

Planning Committee – 3 June 2015

Present: - Councillors Bowrah (Chairman)
Councillor Coles (Vice-Chairman)
Councillors Mrs J Adkins, M Adkins, Brown, Gage, Hill, Morrell,
Nicholls, Mrs Reed, Townsend, Wedderkopp and Wren

Officers: - Matthew Bale (Area Planning Manager), Tim Burton (Assistant Director
- Planning and Environment), Roy Pinney (Legal Services Manager)
and Tracey Meadows (Democratic Services Officer)

Also present: Councillors Hall, Mrs Blatchford, Habgood, Berry and Mrs A Elder, a
Co-opted Member of the Standards Committee.

(The meeting commenced at 5.00 pm)

60. Apology/Substitution

Apology: Councillor Martin-Scott

Substitution: Councillor Mrs J Adkins for Councillor Martin-Scott

61. Declarations of Interest

Councillors M Adkins, Coles and D Wedderkopp declared personal interests as Members of Somerset County Council. Councillor Nicholls declared a personal interest as he was Clerk to Comeytrowe Parish Council. Councillor Townsend declared personal interests as he was Vice-Chairman to Kingston St Mary Parish Council and Chairman to the Kingston St Mary Village Hall Association. Councillor Wren declared a personal interest as he was Clerk to Milverton Parish Council. Councillors Bowrah and Coles declared that they had received emails from objectors in respect of application No 05/15/0011.

62. Applications for Planning Permission

The Committee received the report of the Area Planning Manager on applications for planning permission and it was **resolved** that they be dealt with as follows:-

(1) That **planning permission be granted** for the under-mentioned development:-

20/15/0005

Change of use from agricultural to equestrian use of 2 No. fields to the south west and 1 No. barn and variation/extension to days and times of operations at Hobby Horse Riding Centre, Pickney Farm, Kingston St Mary (part retention of works undertaken)

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby permitted shall be carried out in accordance with the following plans:-
- (A4) DrNo 2015024 001 Location Plan;
 - (A4) DrNo 2015024 Site Plan;
- (c) The riding stables hereby permitted shall not be operated outside of the following times:-

Tuesday 10:00 - 18:00
Thursday 10:00 - 18:30
Friday 10:00 - 18:00
Saturday 09:30 - 18:00
Sunday 10:00 - 16:00

(Note to applicant:- Applicant was advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council had worked in a positive and pro-active way and had imposed planning conditions to enable the grant of planning permission.)

- (2) That **planning permission be refused** for the under-mentioned development:-

05/15/0011

Erection of residential development comprising of 80 No. dwellings, public open space and associated infrastructure including flood improvements works and attenuation pond on land south of Kinglake, Bishop's Hull (as amended).

Reason

The proposed development is considered to be poorly designed. The design and layout pays little regard to the context and topography of the site and creates unacceptable relationships between existing and proposed development.

These significant and demonstrable harms outweigh the benefits of granting planning permission when considered against the National Planning Policy Framework when taken as a whole and is therefore not considered to be sustainable development.

(The meeting ended at 7.40 p.m.)

