

Ms Jenny Service
Clerk of the Council
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Street, Somerset
BA16 0HA



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15th November 2023,

PLEASE NOTE VENUE. DATE. TIME

Dear Sir/Madam,

You are summoned to attend a meeting of the Planning Committee which will be held **on Tuesday 21st November 2023 at Room 6 Crispin Community Centre, Leigh Road, Street at 6:30 PM** for the purpose of transacting the business specified in the following agenda. Public Question Time will commence at **6:25 pm**. The Chair will allow each person who has registered with the Clerk to speak for up to 3 minutes on any subject/s and will firstly explain the procedures for the meeting.

Anyone experiencing Covid symptoms should not attend.

In accordance with standing orders 13 c and d, a member with a disclosable pecuniary interest must leave the meeting and be placed in the waiting room during the relevant item of business, unless permitted to remain following the grant of a dispensation. Councillors with an interest in relation to any item of business being transacted at a meeting under Appendix B (Other Interests) or where a matter relates to a financial interest of a friend, relative or close associate, may (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted but must thereafter leave the meeting and be placed in the waiting room, unless permitted to remain following the grant of a dispensation. At a convenient time, the Chair will also give this opportunity to any members of the public who have registered to speak with the Clerk prior to the meeting.

Yours faithfully,

J. Service
Clerk of the Council

AGENDA

1. APOLOGIES FOR ABSENCE - acceptance of any reasons offered.
2. MINUTES - To approve as a correct record the minutes of the meeting of the Planning Committee on 17th October 2023. **Pages 3 - 4**
3. DECLARATIONS OF INTEREST AND DISPENSATIONS - To receive declarations of interest from Councillors on agenda items and to receive written requests for dispensations for disclosable pecuniary interests (if any). Clerk to grant any requests for dispensation as appropriate.
4. DRAFT BIODIVERSITY NET GAIN (BNG) GUIDANCE – Slides from the Somerset Council draft BNG Guidance are attached separately for members. Members are asked to go through the PowerPoint prior to the meeting and bring any salient points forward to the planning meeting.

The council has the opportunity to put forward comments for consultation by 27th November.

It is recommended that the Planning Committee either answers collectively (please see questions and supporting documents) or due to the volume of information, and complexity of the brief, members can delegate the responsibility to an officer and an appropriate councillor to peruse and feedback accordingly.

5. PLANNING APPLICATIONS **Page 5**
6. INFORMATION TO RAISE AT NEXT MEETING – members are asked to put forward pertinent suggestions to be considered for the next meeting and/or future agenda(s).

To: Councillors P Goater, P. Birch, N. Howiantz, B. Knickerbocker, T. Napper & L. Wolfers

AGENDA ITEM 2:

STREET PARISH COUNCIL

Meeting of the Planning Committee held in Room 6, Crispin Community Centre, Leigh Road, on 17th October 2023 at 6:30pm.

PRESENT: Councillor: P Goater (Chair)
Councillors: N. Howiantz, B. Knickerbocker and L. Wolfers

IN ATTENDANCE: Acting Deputy Clerk D. Price
Somerset Council Councillor L. Leyshon

APOLOGIES: Councillors: P. Birch and T. Napper

1. MINUTES

The minutes of the meeting held on 19th September were accepted as an accurate record and signed by the chair.

2. DECLARATIONS OF INTEREST AND DISPENSATIONS

No declarations were made.

3. PLANNING APPLICATIONS

The Assistant Clerk submitted a report which had been circulated.

2023/1763/HSE | Proposed extension to porch and living room | 28 Brookfield Way Street Somerset BA16 0UE. Recommendation to approve. This was deemed a straightforward proposal which should not impact on others, as it is contained within the applicant's own back garden.

2023/1746/HSE | Alterations to porch and single storey side extension | 25 Queens Road Street Somerset BA16 0NQ. Recommendation to approve.

2023/1551/FUL | Installation of an awning at high level to the existing shopfront. | Unit 53 Clarks Village Farm Road Street Somerset BA16 0BB Recommendation to approve. It was considered to offer an improved seating environment for customers and staff alike.

2023/1524/FUL | Change of use from residential (Use Class C3) to Business Use (Use Class E). | Flat 1

16 Farm Road Street Somerset BA16 OBJ. Recommendation to approve to support the local business' operations.

2023/1709/FUL | Change of use of first floor commercial to residential, raise roof and extend with rooflights. Aluminium Bi-fold door to ground floor front elevation, and new entrance door to rear elevation. | 106 High Street Street Somerset BA16 OEW. Recommendation to approve - Discussed potential impact of material consideration 9 for inadequate parking, however, it was felt creating two new residential properties outweighed any objections, as this is much needed in the local area.

2023/1926/TCA | T1 - Ash: Dieback present and worsening, close to highway. Fell to ground level. T2- Leylandii: single tree on the end of the group (nearest driveway) dead. Fell to ground level. | 53 Overleigh Street Somerset BA16 OTJ - ***This was a notification only.***

The meeting finished at: 6:54 pm

Chair _____

AGENDA ITEM 5:

2023/2013/HSE | Proposed first floor, side and rear single storey extensions. To include permission for dropped kerb onto Brooks road. | 25 Brooks Road Street Somerset BA16 0PN.

2023/2003/TCA | Magnolia (1) - Raise over roof to give 1m clearance. Cut back side growth by 1 to 1.5m to reduce end weight. Fig (2) - Reduce by 40%. thin by 20%. Mulberry (3) - Thin by 10%. Reduce crown by 1.5m | 25 Leigh Road Street Somerset BA16 0HB – **notification only**.

2023/2053/HSE | Proposed demolition of existing conservatory and erection of single storey extension to south elevation | 17 Isaacs Close Street Somerset BA16 0LS.

2023/2124/HSE | Removal of existing uPVC porch and replace with brick and tiled Porch | 18 Beech Road Street Somerset BA16 0RY.

2023/2008/ADV | Installation of 1no. internally illuminated fascia sign. | Unit 81 Clarks Village Farm Road Street Somerset BA16 0HN.

2023/1962/ADV | Installation of 1no. fascia sign and 1no. projecting sign. | Unit 44 Clarks Village Farm Road Street Somerset BA16 0BB.