



**A Meeting of the Planning Committee
was held virtually, via Zoom
on Monday 24th August 2020, at 7.30 pm**

Those present at the meeting:

Committee members: Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mrs C Boase, Mrs E Buckland, Mr G Lloyd, Mrs L Stephens and Dr P Watkins

Councillor: Mr L Van Haaren

Deputy Clerk: Ms C McGrath

Members of the public: 1

Committee members absent: Cllr Boddy, Kilpatrick, Lomas, Nicholson, Slater, Taviner

23. To receive apologies for absence. Apologies had been received from Cllr Boddy, Slater and Taviner.

24. Declarations of interest

Cllr A Forbes

Non-Pecuniary agenda item 7a

Neighbour to site

Cllr C Boase

Non-Pecuniary agenda item 7b

Friends with applicant

25. To consider & decide upon any requests for dispensation from members to allow them to participate in a discussion or vote on a matter in which he/she may have a disclosable pecuniary or non-pecuniary interest. *Dispensations are granted to Parish Councillors under section 33 of the Localism Act 2011 and the Parish Council delegated the power to grant dispensations (s 101 of the Local Government Act 1972) to the Clerk or appointed Deputy (see PC meeting 23.07.12 min 52 iv.) – No dispensations requests received.*

26. To approve the minutes as a correct record of the previous planning committee meeting held on 3rd August 2020.

Proposed: Cllr C Boase

Seconded: Cllr L Stephens

All committee members present at the last meeting were in favour

27. Update from the previous minutes of the Planning Committee. None

28. Public Participation. *The Chairman suspended the meeting to allow public participation and stated that this was the only time during the meeting members of public present would be allowed to address the Planning Committee. – No members of the public present wished to speak.*

Cllr A Forbes left the meeting at this point and Cllr K Joyce took the Chair

29. Planning Applications for comment or information:

a. 19/P/2763/FUL - Max House Farm, Max Mill Lane, Winscombe

Amended Plans - Demolition of existing dwelling and coach house. Construction of replacements

The Parish Council understood the reasoning for the demolition and construction of a replacement for the main house and recommend approval of this, however, as the linked new walkway/living space and replacement coach house were not on the original coach house footprint, this should be treated as a new build within the AONB. With this in mind, it did not meet some of the specifications of paragraph 79 of the National Planning Policy Framework (e.g. being architecturally outstanding) and therefore, did not meet

accordance with the protection of the AONB, the Parish Council therefore recommend refusal of this part of the application. In addition, the suggested height modification to what was being called the cow shed, is unnecessary for it to become a bat loft (the one at Woodborough Grange is to be 3.1m high), therefore, the Parish Council recommend refusal of this part of the application.

Proposed: Cllr C Boase **Seconded:** Cllr G Lloyd **All in favour**

*Cllr A Forbes returned to the meeting at this point
Cllr C Boase left the meeting at this point*

b. 20/P/1713/FUH – Meadowland, Barton Road, Winscombe, BS25 1BL

Erection of prefabricated field shelter and hay store.

The Planning Committee recommended approval of the planning application.

Proposed: Cllr G Lloyd **Seconded:** Cllr K Joyce
5 for, 1 against

Cllr C Boase returned to the meeting at this point

c. 20/P/1548/MMA - Kayos, Hill Road, Sandford, BS25 5RH

Minor material amendment to application 19/P/1336/RM (Submission of reserved matters for access, appearance, layout, scale and landscaping for erection of 2no. dwellings pursuant to outline permission 17/P/1277/O (outline planning application for the erection of 2no. dwellings with all matters reserved for subsequent approval at the submission of a Reserved Matters application)) to change the roof covering to Plot 2.

The Planning Committee recommended approval of the planning application.

Proposed: Cllr K Joyce **Seconded:** Cllr L Stephens **All in favour**

d. 20/P/1685/FUL - Hill Side, Barton Road, Winscombe, BS25 1DY

Provision of a movable timber, open fronted field shelter.

The Planning Committee recommended approval of the planning application.

Proposed: Cllr K Joyce **Seconded:** Cllr C Boase **All in favour**

e. 20/P/1778/FUH - Whychwood, Fullers Lane, Winscombe, BS25 1NE

Demolition of existing garage and car park and proposed erection of a single storey front/side extension.

How many parking spaces would be available following extension – Approximately 3

The Planning Committee recommended approval of the planning application.

Proposed: Cllr G Lloyd **Seconded:** Cllr E Buckland **All in favour**

f. 20/P/1752/NMA - 6 Wimblestone Road, Winscombe, BS25 1JR - Information only

Non-material amendment to application 17/P/5183/FUH (Erection of a two storey side extension and a loft conversion with dormers to front and rear) to change garage to bedroom and replace garage door with a window; change utility room to a bathroom and replace the door with an obscured window.

30. Notification of Planning Approvals/Refusals/Tree Preservation Orders for information only

Planning Approvals since the last committee meeting

Application No.	Address	Brief description
20/P/1371/FUH	63C Woodborough Road	<i>Proposed Infill side extension link with annex.</i>

31. Planning Committee to consider (and respond if appropriate) North Somerset Council New Local Plan 2038 www.n-somerset.gov.uk/newlocalplan:

The Planning Committee believed that responding to the plan was premature following the impending Government Consultations and that some of the questions were too personal to respond as a Committee, therefore, individual Councillors are to respond according to personal opinions. However, the Committee would like to reserve the right to discuss and respond once the Government Consultation reports have been published.

Proposed: Cllr C Boase **Seconded:** Cllr K Joyce **All in favour**

32. Planning Committee to consider (and respond if appropriate) Ministry of Housing, Communities and Local Government consultations on reform of the planning system:

- i. Changes to the current planning system (NALC deadline for responses 17 September)
- ii. Planning for the future - the planning white paper (NALC deadline for responses 15 October)
- iii. Transparency and competition: a call for evidence on data on land control (NALC deadline for responses 16 October)

The Planning Committee did not feel that they had enough time to read through and digest the questions thoroughly and therefore deferred these items to a Chairman's Committee to be held virtually by Zoom on Monday 14th September at 7.30pm. Committee Members were encouraged to read the questions with a view to discussing them (see original email sent on the 17th August 2020).

33. To Authorise Bills for Payment

Direct payments, cheques, direct debits and standing order payments as detailed totalling £13,926.33 (incl. vat) were authorised for payment.

Proposed: Cllr E Buckland

Seconded: Cllr L Stephens

6 for, 1 abstention

34. Matters for information.

- Provisional TPO – 29A Greenhill Road
- ALCA Remote Training – 'Planning in Plain English' – 1st September 7pm-9pm – *Now fully booked.*
- Letter from Walsingham Planning on behalf of Progress Land (Sandford) Ltd and Aurora Land and Design – *A representative from Walsingham Planning will be 'attending' the Sept meeting.*

With there being no further business, the meeting closed at 8.35pm

Date of next meeting: Monday 21st September 2020

Signed _____ (Planning Committee Chairman)

Date _____