

Discussion took place amongst members and it was considered that the building was required to store machinery associated with the agricultural contracting business that already operated from site, and was unlikely to lead to an increase in traffic movement from this. Concern was however expressed for the water run-off from a new building in an area of Barton Road that was already prone to water retention following heavy rainfall.

The planning committee supported approval of the planning application but would request that a check is made to ensure that the soak-away included in the plans is adequate to meet the requirements of the additional building and will not exacerbate flooding issues already associated with Barton Road.

Proposed: Cllr M Williamson **Seconded:** Cllr C Lomas **9 in favour, 1 against**

b. 17/P/5183/FUH, 6 Wimblestone Road, Winscombe, North Somerset, BS25 1JR

Erection of a two-storey side extension and a loft conversion with dormers to front and rear.

The planning committee supported approval of the planning application

Proposed: Cllr C Boase **Seconded:** Cllr M Williamson **9 in favour**

Cllr C Ballard having previously declared an interest in the application took no part in the vote

c. 17/P/5377/FUH, 11 Sidcot Lane, Winscombe, North Somerset, BS25 1LA.

Erection of two-storey side extension to create granny annexe and double garage. Demolition and rebuild of single storey rear extension. Demolition of existing garage.

The planning committee supported approval of the planning application

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

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

Planning Applications Approved

Application no	Address	Brief description
17/P/2573/ADV	Junction of Greenhill Rd & Lyncombe Drive	Illuminated banners and signs. Split Decision
17/P/2559/F	11 Homefield Close	Two story extension with lean to element.

Planning Applications withdrawn

Application no	Address	Brief description
17/P/2402/F	Barton Grange, Barton Road	Change of use from residential care home to Residential apartments.
17/P/2573/ADV	Junction of Greenhill Rd & Lyncombe Drive	Illuminated banners and signs. Split Decision

106. To agree a Parish Council response to the North Somerset Local Plan to 2036 and West of England Joint Spatial Plan (JSP). The Committee Chairman explained that responding to the two consultations was considered to be highly confusing as a lot of elements contained within the documents were repeated. It was advised that a Parish Council response should be submitted to both the NSC Local Plan to 2036 as well as the West of England Joint Spatial Plan.

A lengthy discussion ensued mainly centred on the creation of two new 'Garden Villages' or Strategic development Locations (SDL), one to the west of Banwell (1,900 dwellings) and the second to the north of Sandford, Churchill and Langford (2,800 dwellings) along with proposals for the associated infrastructure including a new M5 junction 21a and Banwell bypass (with spurs into Sandford and Churchill) linking directly to the A38 close to Bristol Airport. With airport expansion taking place, most were in agreement that the bypass in its entirety was a necessity.

The Planning Committee chose to respond to issues that directly affected Winscombe and Sandford Parish only, although members were encouraged to submit their personal comments as an individual to the consultation proposals.

Banwell Garden Village

No new housing should be built before the Bypass is completed in its entirety. To complete this piecemeal would only serve to transfer Banwell congestion problems onto the A368 in Sandford and create a greater flow of traffic and bottlenecks through Sandford and Churchill. It is preferred that the J21a is an all direction junction to alleviate 'rat runs' to J21. Once achieved, a traffic-calming scheme could be appropriate in surrounding villages.

Churchill Garden Village

The Parish Council believes that the Churchill SDL proposed to the north of Sandford is misconceived, excessive and unacceptable for the following reasons:

1. There is insufficient room in the identified area for a development of this size without effectively joining a number of communities together. If the Garden Village was to proceed it is unlikely that a meaningful separation gap would be possible and residents of Sandford would be cut off from the open countryside by a swathe of new houses. The creation of a village of this size would change the area to an urban environment.
2. Environmental or green corridors around, and through the development would be essential to separate the settlements and is considered important both environmentally, and so that the distinctive characteristics of both old and new villages would be preserved and enhanced. As previously stated, there is insufficient land available in the location to achieve this.
3. The area identified is considered to be in an unsustainable location, poorly served by public transport with the majority of residents already commuting out by private car to employment in Bristol and other large centres. The allocation of 7.2ha employment land is not adequate to address this issue in a Garden Village of this size.
4. It is accepted that there is a critical need to significantly boost housing supply in the area, particularly that of affordable housing. From documentation available (Paribas Report), it is understood that the Churchill SDL is unlikely to be viable within the Plan period and will provide little, if any affordable housing in line with Planning Policy requirements.
5. The Churchill SDL will be clearly visible from the Mendip Hills AONB and have a significant impact on views from the protected landscape. The Garden Village would add a significant amount of light pollution and have a negative impact on the dark skies and sense of tranquillity of the area. The Mendip Hills AONB Partnership has written a letter of objection to the inclusion of the Churchill Garden Village and those views are endorsed by the Parish Council.
6. As a village greatly affected by this SDL, Sandford has not been directly consulted with and measures to protect the needs, social welfare and enhance the lives of local residents not explored. This consultation has taken place in both Banwell and Churchill.

With no clear division between the settlements, it is considered that the Churchill SDL does not conform to a Garden Village Model. The Churchill SDL is in the wrong place and should be removed from the plan and a better, more sustainable alternate site such as The Vale by the South Bristol Link Road explored.

It was proposed that the above responses are submitted to the NSC Consultation on the NS Local Plan to 2036 with regard to the Banwell and Churchill Garden Villages.

Proposed: Cllr M Williamson Seconded: Cllr C Ballard All in favour

Banwell Garden Village (Policy 7.5) – All three elements of Question 2 of the JSP representation form should be left blank. The Parish Council did not wish to participate at the examination hearings.

Proposed: Cllr K Joyce Seconded: Cllr G Lloyd All in favour

It was proposed that the above response is submitted to the West of England JSP with regard to the Banwell Garden Village.

Proposed: Cllr M Boddy Seconded: Cllr K Joyce 9 in favour, 1 abstention

It was proposed that the above response is submitted to the West of England JSP with regard to the Churchill Garden Village (Policy 7.6). The first and third elements of Question 2 of the JSP representation form should be left blank with the Parish Council considering that the North Somerset element of the JSP is not sound. The Parish Council did not wish to participate at the examination hearings.

Proposed: Cllr C Boase Seconded: Cllr C Ballard All in favour

107. 18 The Green, Winscombe. To consider recently installed fencing and gabions as part of approved planning application 16/P/3003/F

Following a further complaint to the Parish Council regarding remedial works recently carried out at The Green, after consideration and examination of photos, the Committee concluded that works had been carried out in accordance with the planning approval. A request to report this again to the NSC Planning Enforcement Officer was not favoured by the committee.

108. Matters for information.

- Notice of a meeting on 9th January regarding the Centenary of the World Wars I and II, 7.30pm at Winscombe Community Centre was advised.
- On enquiry from a member, affordable housing at The Chestnuts (site currently under construction) was not in their opinion considered to be 'affordable' at around £300k per dwelling.

Meeting Closed: 9.20 p.m.

Date of next meeting: Monday 5th February 2018

Signed _____ (Planning Chairman)

Date _____