



Clerk: Mrs. L Rampton
 Parish Council Office,
 Winscombe Community Centre,
 11 Sandford Road, Winscombe,
 North Somerset BS25 1JA
 Tel: 01934 844257 Fax: 01934 844292

**A meeting of the Planning Committee was held on Monday 9th January 2017,
 7.30 pm at The Sidcot School Arts Centre**

Councillor Members Present: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr I Kilpatrick, Mr G Lloyd, Mr C Lomas, Dr P Watkins, Mr J Westlake and Mr M Williamson.

Ward Councillors: Mrs A Harley

Clerk: Mrs L Rampton
Press: Mr S Frost, NS Mercury

Members of the public: approx. 50

The Committee Chairman thanked Sidcot School for hosting the meeting. A larger alternate venue was required at short notice to accommodate parishioner interest in a large planning application for the parish, with other usual larger meeting rooms being unavailable for hire.

74. To receive apologies for absence. Apologies were received from Parish Councillors Boddy and Lockett

75. Declarations of interest. The following interests were declared by Councillors:

| | | | |
|-------------------|-----------------|---------------|--|
| Cllr I Kilpatrick | Agenda item 7 d | Pecuniary | Employee of applicant |
| Cllr G Lloyd | Agenda item 7 b | Non-pecuniary | Resident of Church Road |
| Cllr K Joyce | Agenda item 8 | Non-pecuniary | Objector to application is a Financial supporter of another Committee the member serves on |
| Cllr M Williamson | Agenda item 7 a | Non-pecuniary | Former resident of Broadleaze Way |
| Cllr C Lomas | Agenda item 7 c | Non-pecuniary | Applicant known to member |

76. 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.)

In response to written requests received, dispensation was granted by the Clerk for this meeting only to the following Councillors as their interests were not deemed significant enough to exclude them from the debate or vote:

| | | |
|-------------------|-----------------|--|
| Cllr I Kilpatrick | Agenda item 7 d | No dispensation requested – member to leave meeting |
| Cllr G Lloyd | Agenda item 7 b | Speak & vote – dispensation granted |
| Cllr K Joyce | Agenda item 8 | No dispensation requested with the member not participating |
| Cllr M Williamson | Agenda item 7 a | Speak & vote – dispensation granted |
| Cllr C Lomas | Agenda item 7 c | Vote only, not participate in discussion –dispensation granted |

77. To approve minutes as a correct record of the previous planning committee meeting held on 12th December 2016.

The minutes were approved as a correct record of the meeting

Proposed: Cllr K Joyce **Seconded:** Cllr M Williamson

8 committee members present at the last meeting were in favour, 1 member abstained from voting

78. Minute Update from previous minutes of the Planning Committee. There were none

79. 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.*

16/P/3003/F 18 *The Green* – the Chairman of the Strawberry Line Society spoke in opposition to the planning application. She advised members that a similar previous application for permission had been refused by NSC with that decision being supported by the Planning Inspectorate at an appeal.

16/P/2795/O *Broadleaze Farm* - Ten parishioners spoke in opposition to the application. Concerns included:

- Land was outside the Winscombe settlement boundary
- Scale of the development and the proposed number of new houses
- Views of the site from the AONB and Strawberry Line, local nature reserve
- The build over Wessex Water sewers
- Parishioners advised of two covenants recorded at land Registry restricting new dwellings
- A previous report commissioned for Affordable Housing by the Parish Council and English Rural Housing Association in 2009 had discounted the site as 'distant from the village centre' and with restrictive covenants
- Development of the site would in the opinion of residents join the villages of Winscombe and Sandford
- Privacy and human rights for adjacent residential properties
- As part of the land was within a flood risk zone, it was advised that new properties would have to be built at a higher level, possibly dwarfing neighbouring homes
- Deep concern was expressed for the only highway access (and the width of this) for the new number of homes onto Sandford Road along with a possible conflict between pedestrian/cyclists with farm vehicles on the accommodation roads
- Lack of current car-parking in Winscombe shopping centre
- Impact on local services such as schools and doctors surgeries
- Ecological – impact on wildlife including bat corridors, protected species in Winscombe brook and badger setts
- Some residents considered that further documents should have been submitted as part of the planning application
- The number of new homes already granted outline planning permission in the parish and traffic impact on surrounding areas including Banwell
- Neighbours considered that the proposed development brought no positive impact to the parish and a holistic view to all new developments in the parish should be taken by NSC

The Planning Agent responded to points made by members of the public. It was advised that following public consultation in 2015 and further consultation in 2016, the master plan for the site had been revisited and updated.

A number of issues and questions from both members of the public and Parish Councillors that included the following points were answered by representatives from Mead Realisations:

- It was explained that the Parish Council are unable to request additional information from the local authority regarding planning applications
- In the last round of consultation, residents contacting Mead Realisations were sent individual responses copied to the Parish Council
- Little response has been received from the planning authority with regard to highways issues and affordable housing
- The planning application is in an outline form at this time with the detail to be submitted as part of a full application should the scheme progress
- Submission of the application had been delayed to allow further ecology reports to be carried out
- It was confirmed that the traffic surveys had been carried out during school term times
- Visibility was good from the only proposed access to the development with the width of the road not being an issue

With no further members of the public wishing to address the committee, the chairman re-opened the meeting

79. Planning Applications for comment or information:

a. 16/P/2795/O, Mead Realisations Ltd, Broadleaze Farm, 85 Sandford Road, Winscombe, BS25 1JJ.

Outline application with details of access and layout for the erection of up to 80 Units of residential accommodation and associated infrastructure. All other matters of appearance, landscaping and scale are reserved for subsequent approval.

Considerable discussion amongst members took place with items of note being:

- i. The site is abutting, but outside the Winscombe settlement boundary and due to the size of the proposed development does not comply with policy CS32 of the NS Core Strategy
- ii. Concern was expressed over the total number of planning applications for large developments in the parish and the inability of NSC to prove a 5 year supply for new homes
- iii. The application site was considered to be unsustainable and remote from the village centre.
- iv. The only vehicular entrance to the development was on a busy road and the access road was considered to be narrow with a sharp bend making it unsuitable for an increased number of vehicles
- v. Inadequate highway infrastructure and the volume of traffic generated by the development through out-commuting would lead to an increased bottleneck in Banwell at peak times.
- vi. The site is in close proximity to the Strawberry Line Local Nature Reserve, the AONB and a wildlife corridor runs through the site.

In conclusion, the planning committee recommend refusal of the application to NSC as the site lies outside the Winscombe settlement boundary and due to its size is considered to be overdevelopment of the land and contrary to policy CS32 of the Core Strategy. The only vehicular access to the site is unsuitable for the increased number of cars due to its width and the sharp bend just beyond the junction with Sandford Road. There is inadequate highway infrastructure to support another large development in the parish and out-commuting would add to the bottleneck in Banwell at peak times. The plan submitted will have a significant visual impact from the AONB and does not respect policy CS4 of the Core Strategy with regard to bio-diversity.

Proposed: Cllr G Lloyd Seconded: Cllr C Boase 10 in favour, 1 abstention

Should the application be approved by either North Somerset Council, or a Planning Inspector at an appeal, the Parish Council would request that consideration be given to the following request for Section monies for the parish:

- i. **The Parish Council support an application from the Winscombe Community Centre for a sum of £210,000 towards a new centre.**
- ii. **Vehicle activated road signs should be installed in the vicinity of the development**
- iii. **Improvements to current play areas**
- iv. **Further allotment space should be provided**
- v. **A contribution to Winscombe library as well as local schools and doctors surgeries**

b. 16/P/2852/F, Mr & Mrs J Titchener, 6A Church Road, Winscombe, BS25 1BG.

Application for the removal or variation of condition Nos. 1, 2 and 6 on application 15/P/0714/F (Erection of a three-bed dwelling (part retrospective)) to allow the variation of landscaping scheme, the omission of the timber cladding and its replacement with render and lead flashing details, and variation of the parking plan.

The planning committee supported approval of the planning application

Proposed: Cllr M Williamson Seconded: Cllr I Kilpatrick

9 in favour, 1 against, 1 abstention

c. 16/P/2868/F, Mr J Prince, 12 Oakridge Close, Winscombe, BS25 1LY.

Single storey side extension.

The planning committee supported approval of the planning application

Proposed: Cllr J Westlake Seconded: Cllr C Boase All in favour

Due to a previously declared interest, Cllr Kilpatrick left the meeting

d. 16/P/2956/TPO, Sidcot School, Oakridge Lane, Winscombe, BS25 1PD.

T4 beech-reduce long low branch extending to west by 6m and remove major deadwood; T5 hornbeam-reduce branches on north side to give 2m clearance to building.

The planning committee supported approval of the TPO works application

Proposed: Cllr G Lloyd Seconded: Cllr M Williamson All in favour

Cllr Kilpatrick returned to the meeting

e. 16/P/2962/F, K James, 82 Greenhill Road, Sandford, Winscombe, BS25 5PB.

Amendment to approved application 16/P/0478/F (Erection of 1no dwelling).

The planning committee supported approval of the planning application

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

f. 16/P/2966/F, Mr A Drane, 2 The Green, Winscombe, BS25 1AL.

Erection of single storey extension to front (North) elevation.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce **Seconded:** Cllr M Williamson **All in favour**

g. 16/P/2967/SWE, Western Power Distribution, Land to North of Mead Lane, Sandford.

Replacement electricity poles and laying of underground electricity cables. Notification only

h. 16/P/3003/F, Mr & Mrs Croker, 18 The Green, Winscombe, BS25 1AH.

Erection of a timber sleeper retaining wall and close boarded fencing and works to the ground levels of the rear garden (part retrospective)

Plans to terrace the garden, removal of a number of railway sleepers and re-location of the garden shed were explained to the meeting. In discussion members considered that there was little change to application 14/P/2284/F, previously refused permission by NSC with that decision being upheld at a planning appeal. It was considered that planned amendments did not go far enough to address the concerns of the Planning Inspectorate.

The planning committee recommended refusal of the planning application

Proposed: Cllr G Lloyd **Seconded:** Cllr C Ballard **9 in favour, 2 against**

i. 16/P/3005/F, Mr C Jones, Ground Floor 24B, 24C & 22 Woodborough Road, Winscombe, BS25 1AD.

Change of use of ground floor no. 24B & 24C Woodborough Road to flexible use (A1/A2/B1) and change of use of ground floor 22 Woodborough Road to a flexible use of (A1/A2).

The planning committee supported approval of the planning application

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

j. 16/P/3029/CUPA, Mr G Leather, 1 Woodborough Mews, 7 Nippors Way, Winscombe, BS25 1HF.

Prior approval for a change of use from Use Class A2 (Financial & Professional Services) offices to 1no. residential dwelling (Use class C3) with no operational development. Notification only.

8. Consideration of amended plans for 16/P/2440/F, 1 Brimridge Road, Winscombe, BS25 1EZ.

Erection of a new dwelling.

A number of objections from neighbours appear on the NSC website, with some also being sent to the Parish Office following consideration of the original application at the November Planning Committee meeting. Revised plans were shown to the meeting where the original chalet style bungalow had been reduced in height to a single storey dwelling.

The planning committee supported approval of the revised planning application

Proposed: Cllr M Williamson **Seconded:** Cllr C Lomas
8 in favour, 2 against. Cllr Joyce abstained from the vote due to a previously declared interest.

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

Planning Applications Approved

| Application no | Address | Brief description |
|-----------------------|-----------------|-------------------------------------|
| 16/P/2171/F | Thatchers Cider | New warehouse landscaping and pond. |
| 16/P/2617/TPO | St Monicas | Ash T2 and Oak T4 works to trees |

Planning Applications Refused

| Application no | Address | Brief description |
|-----------------------|--------------------------|---------------------------------|
| 16/P/2814/PDA | Land to West Barton Road | New steel agricultural building |
| 16/P/2698/O | Land South of Durleigh | Erection of 4x 3 bed dwellings |

It was noted that closure of public rights of way had not been agreed as part of the Thatcher's warehouse planning approval.

81. Consultations: North Somerset Council has made a decision to cancel a Direction under Article 4(4) and Schedule 3,1(13) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Article 4(1) Direction Decision made on 22 August 2016 will not come into effect on 1 January 2017.

An Article 4 direction was made on 22 August 2016 to remove permitted development rights to control the temporary use of any land for not more than 28 days in total in any calendar year. It was specifically targeted at removing the use of land for the storage, parking, cleaning, maintenance or repair of any motor vehicle of any description providing it was not used in association with the authorised use of the land. The area of land to which the Direction was to apply is an area contained within the Bristol and Bath Green Belt to the north of the North Somerset district.

A wide consultation process was carried out which has identified a number of issues which need to be considered. The timescale before the Article 4(1) direction was due to come into effect on 1 January 2017 did not provide the local planning authority a sufficient opportunity to take into account all representations received during the representation period. Cancelling the Article 4(1) Direction will enable NSC sufficient time to take into account all representations received before moving forward to consider whether to make a further direction. Any representations concerning the CANCELLATION of the direction should be made to North Somerset Council between 4 January 2017 and 17 February 2017.

82. Matters for information. There were none

Meeting Closed: 9.45 p.m.

Date of next meeting: Monday 6th February 2017

Signed _____ **(Planning Chairman)**

Date _____