



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 5th February 2018, 7.30 pm,
Amesbury Room, Winscombe Community Centre.**

Councillors present: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr M Boddy, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr C Lomas, Mr V Slater, Dr P Watkins, Mr J Westlake and Mr M Williamson.

Clerk: Mrs L Rampton

Members of the public: Six

- 109. To receive apologies for absence.** Apologies were received from Parish Councillors G Lloyd and G Luckett
- 110. Declarations of interest.** Cllr K Joyce declared a non-pecuniary interest in agenda item 7(f), (17/P/5559/FUH, 31 Church Road) as a driver for the Winscombe Contact Scheme – the planning applicant was a Contact Scheme Committee member.
Cllr M Boddy declared a non-pecuniary interest in agenda items 7(b) (17/P/5347/FUH, 80 Church Road) and 7(f) (17/P/5559/FUH, 31 Church Road) as the applicants were fellow Committee members of the Winscombe Community Association.
- 111. 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 planning matters, the Parish Council is a consultee rather than a decision maker. In response to written requests received, dispensation was granted for this meeting only to both Cllrs M Boddy and K Joyce to speak and vote on the requested agenda items as the interests were not deemed significant enough to exclude the members from the discussion or voting.
- 112. To approve minutes as a correct record of the previous planning committee meeting held on 8th January 2018**
The minutes were approved as a correct record of the meeting
Proposed: Cllr M Williamson Seconded: Cllr C Ballard
All committee members present at the last meeting were in favour
- 113. Minute Update from previous minutes of the Planning Committee.** There were none
- 114. 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.*
17/P/5608/FUH) First Floor Flat, 4 Rockeries Drive. The planning applicant explained reasons for the submission that included an upgrade to the property to accommodate a growing family and preserve the old Coal Shed as a historic building. It was considered that signage in the turning circle would address current issues of inappropriate parking.
17/P/5347/FUH, 80 Church Road. The applicant spoke of intentions to construct a double garage for the detached property to possibly house and charge a hybrid car. The garage location had been chosen to avoid drain issues, and close to the boundary next to a neighbouring property blank wall. As a 2m high already surrounded 80 Church Road stonewall, the applicant considered that there would be little, if any visual impact on the current street scene.

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

115. Planning Applications for comment or information:

a. 17/P/5608/FUH, First Floor Flat, 4 Rockeries Drive, Winscombe, BS25 1DN.

Conversion of garage/barn to additional living accommodation for existing dwelling. Demolition of single storey entrance lobby and erection of two storey extension providing access to converted garage and to existing first floor flat. Building of a dedicated bat attic.

Three objection comments currently appeared on the NSC planning website, mainly relating to parking issues.

In consideration of this application, members noted that there was little impact on the footprint of the current residence, and with no change to the number of bedrooms it was unlikely that there would be an increase to the number of residents at the property. Therefore, current parking issues would not be exacerbated due to the development, although signage advising of no parking in the turning circle may improve the current situation.

Members noted confusion over the elevations being marked incorrectly on the available plans, although the applicant had advised that these revised plans were submitted at the request of NSC.

The planning committee supported approval of the planning application, although signage deterring parking in the highway-turning bay could improve current parking issues for the cul-de-sac

Proposed: Cllr K Joyce Seconded: Cllr V Slater 10 in favour, 1 against

b. 17/P/5347/FUH, 80 Church Road, Winscombe, BS25 1BP.

Erection of a detached double garage.

The planning committee supported approval of the planning application

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

c. 17/P/5523/FUH, Fox Hollow, Parsons Way, Winscombe, BS25 1BT.

Single storey rear extension and new rear deck/terrace.

The planning committee supported approval of the planning application

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

d. 17/P/5433/FUH, 30 Woodborough Drive, Winscombe.

Single storey rear/side extension.

The planning committee supported approval of the planning application

Proposed: Cllr M Williamson Seconded: Cllr V Slater All in favour

e. 17/P/5548/FUH, Fircot Hillyfields, Winscombe.

Erection of a side extension and a conservatory following the demolition of existing outbuilding

The planning committee supported approval of the planning application

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

f. 17/P/5559/FUH, 31 Church Road, Winscombe.

Proposed single storey side extension to provide a ground floor bedroom and accessible en-suite for the use of a disabled family member.

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas Seconded: Cllr M Boddy All in favour

g. 17/P/5653/FUH, 22 Brae Road, Winscombe.

Proposed two storey side extension over garage and rear single storey extension together with internal alterations

The planning committee supported approval of the planning application

Proposed: Cllr M Boddy Seconded: Cllr J Westlake All in favour

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

Planning/TPO Refusals

Application no	Address	Brief description
17/P/5566/TPO	11 Sidcot Lane	Ash Fell
17/P/5377/FUH	11 Sidcot Lane	Two storey extension and garage.

117. Matters for information.

- North Somerset Council adopted the 'North Somerset and Mendip Bats Special Area of Conservation Guidance on Development' Supplementary Planning Document on 9th January 2018.
- Community Infrastructure Levy (CIL) – NSC guidance on the new way of collecting financial contributions from developments towards the provision of infrastructure required to support growth had been circulated to members (NSC Town and Parish Digest January 2018).
- Thatchers Cider meeting – members were reminded of a meeting that was to take place on 6th February, 7pm at Winscombe Community Centre for Parish Councillors at the request of Thatchers Cider Co.

Meeting Closed: 8.15 p.m.

Date of next meeting: Monday 5th March 2018

Signed _____ (Planning Chairman)

Date _____