



Clerk: Mrs. L Rampton  
Parish Council Office,  
Winscombe Community Centre,  
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North Somerset BS25 1JA  
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## A meeting of the Planning Committee was held on Monday 5<sup>th</sup> March 2018 at 7.30 pm, Amesbury Room, Winscombe Community Centre.

**Councillors present:** Mr C Ballard, Mrs M Ballard, Mr M Boddy, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr V Slater, Mr J Westlake and Mr M Williamson.

**Clerk:** Mrs L Rampton

**Members of the public:**

Seven

**118. To receive apologies for absence.** Apologies were received from Parish Councillors C Boase, C Lomas and P Watkins,

**119. Declarations of interest.** None were declared

**120. 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.). None*

**121. To approve minutes as a correct record of the previous planning committee meeting held on 5<sup>th</sup> February 2018.** The minutes were approved as a correct record of the meeting

**Proposed:** Cllr V Slater                      **Seconded:** Cllr M Williamson

**All committee members present at the last meeting were in favour**

**122. Minute Update from previous minutes of the Planning Committee.**

*Min 117 – Parish Councillor meeting with Thatchers Cider Co. A member reported of an invitation on 7<sup>th</sup> & 8<sup>th</sup> March to local residents from Thatchers Cider Co to view plans recently shared with Parish Councillors.*

**123. 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.*

**5 Risedale Road 18/P/2061/FUH** – a neighbour to the planning application site spoke in opposition to the application that included a timber shed to be located forward of the principle house elevation and towards the highway. A number of reasons for the objection were sited that included the overbearing impact of the shed and loss of light to their lounge and garden. The proposed 'music room' was also of concern and in order to mitigate noise they suggested a condition regarding fixed windows and acoustic ventilation.

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

**124. Planning Applications for comment or information:**

**a. 17/P/5249/FUH, 3 Plumtree Close, Winscombe, North Somerset.**

*Proposed side extension with conservatory to rear.*

**The planning committee supported approval of the planning application**

**Proposed:** Cllr C Ballard

**Seconded:** Cllr M Boddy

**All in favour**

- b. **17/P/5383/ADV, Shute Shelve Autopoint, Bridgwater Road, Winscombe**  
*Replacement and relocation of existing totem sign.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr M Boddy                      Seconded: Cllr J Westlake                      All in favour**
- c. **17/P/5600/FUH, Headingley, Bridgwater Road, Winscombe.**  
*Single storey side extension.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr G Lloyd                      Seconded: Cllr V Slater                      All in favour**
- d. **17/P/2024/OUT, F Sweeting and Sons, land adjacent to Orchard Lea, Station Road, Sandford.**  
*Outline application for residential development (of up to 16 dwellings) with all matters reserved for subsequent approval.*  
 The Chairman advised of 3 emails of objection to the application currently appearing on the NSC website. Main reasons being size, height, location and road safety for the development.  
 The site falls within flood risk zone 1 as Towerhead Brook runs to the West of the site and is on a Brownfield site.  
 Considerable discussion took place on this application with members being reminded of a previously withdrawn proposal (17/P/0606/O) for 16 three-storey dwellings that the Parish Council had recommended refusal of.  
 Members were pleased to note that the new outline application now consisted of more affordable plans for 2 bedroom, 2 storey properties which were considered to be much needed in the parish and the orientation of the properties fronting Station Road had been re-aligned to lessen the impact on the village gateway. Concern was still expressed for the safety of vehicles exiting the site due to the speed traffic travels at when exiting the parish but consideration could be given to improving the visibility splay (especially East towards Sandford Village) and the relocation of the 30mph speed change restriction when entering the parish to the West of the development.  
**The planning committee supported approval of the planning application subject to the full ‘reserved matters consent’ being restricted to up to 16 two storey, two bed dwellings, the site highway visibility splay being improved and a move of the speed limit change to include the development within the 30 mph restriction.**  
**Proposed: Cllr M Boddy                      Seconded: Cllr K Joyce                      All in favour**
- e. **18/P/2171/DCO 18/P/2173/DCO 18/P/2178/DCO 18/P/2179/DCO Hinckley Point C Connection Project.** *Formal submission to discharge Various Requirements.*  
 These were not planning applications and details concerning the discharge of planning requirements were provided to the meeting for information purposes only.
- f. **17/P/5602/FUH, 76 Sandford Road, Winscombe, BS25 1JF.**  
*Two storey side and rear extension with associated works.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr K Joyce                      Seconded: Cllr V Slater                      All in favour**
- g. **18/P/2046/FUH, Wringstone Farm, The Barton, Barton, Winscombe, BS25 1DY.**  
*Conversion of garage to include a first floor extension to form a residential annex.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr G Lloyd                      Seconded: Cllr M Boddy                      All in favour**
- h. **18/P/2060/FUH, The Lodge Winscombe Court, Winscombe Hill, Winscombe. BS25 1DE.**  
*Proposed partial alteration & extension of the existing roof structure to replace sections of flat roof.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr K Joyce                      Seconded: Cllr V Slater                      All in favour**
- i. **18/P/2152/HHPA, 13 South Croft, Winscombe, BS25 1JW.**  
*Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5.5 metres; 2) have a maximum height of 3.4 metres and 3) have eaves that are 2.798 metres high.*  
 Details of the application had been provided for notification purposes only with a decision on permitted development criteria to be determined by NSC.

- j. **18/P/2174/MMA, Heatherdale, Greenhill Road, Sandford, Winscombe, BS25 5PF.**  
*Application for variation of condition No. 2 on application No. 17/P/1906/F to allow various changes as detailed in the support statement.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr M Boddy                      Seconded: Cllr J Westlake                      All in favour**
- k. **18/P/2103/FUH, 54 The Lynch, Winscombe, BS25 1AR.**  
*Proposed replacement garage roof.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr M Williamson                      Seconded: Cllr J Westlake                      All in favour**
- l. **18/P/2218/FUH, 21 Church Road, Winscombe, BS25 1BH.**  
*Proposed raised deck to rear of property, and front extension to ground floor (under existing balcony). Additional Balcony section to front.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr G Lloyd                      Seconded: Cllr C Ballard                      All in favour**
- m. **18/P/2061/FUH, 5 Risedale Road, Winscombe, BS25 1LF.**  
*Proposed front extension to existing detached dwelling, and new timber shed forward of principle elevation.*  
 Members considered that a number of changes had taken place to properties in this area over recent years and were in support of the proposed front extension. Concern was however expressed for the timber shed proposed to be forward of the principle elevation and considered that this would change the street scene for the area, and also impact on the living conditions of a neighbouring property.  
**The planning committee supported approval of the planning application for the front extension but would recommend refusal of the application for a timber shed forward of the principle elevation. It was considered that there was sufficient space in the rear garden of the property to house a shed and to position this to the front elevation would considerably impact on the street scene of the cul-de-sac and have a detrimental effect on a neighbouring property.**  
**Proposed: Cllr G Lloyd                      Seconded: Cllr M Williamson                      All in favour**

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

*Planning Applications Approved*

| <b>Application no</b> | <b>Address</b>              | <b>Brief description</b>                      |
|-----------------------|-----------------------------|---|
| 17/P/0426/F           | 6 Quarry Road               | Extension of roof space to dormer             |
| 17/P/5347/FUH         | 80 Church Road              | Erection of detached double garage            |
| 17/P/5433/FUH         | 30 Woodborough Drive        | Single storey rear/side extension             |
| 17/P/5523/FUH         | Fox Hollow, Parsons Way     | Single storey rear extension and rear decking |
| 17/P/5559/FUH         | 31 Church Road Winscombe    | Single storey side extension.                 |
| 17/P/5183/FUH         | Wimblestone Road            | Two storey side extension with front dormers. |
| 17/P/5061/FUL         | Land to West of Barton Road | Erection of agricultural building             |

**126. To accept 'Settlement profiles' for Winscombe and Sandford – updated by NSC with Parish Council comments**

Settlement profiles as now amended by NSC and circulated to members had been submitted to the Parish Council for acceptance. It was noted that all comments (with the exceptions of those noted below) previously submitted by the Parish Council had been incorporated by NSC into the final document with maps to be updated by the GIS team.

- Changes to bus services for the parish were due to take place in 2018
- NSC had advised that 'population and household' figures quoted only included those properties within settlement boundaries. Population figures for the parish from the 2011 census will not equate to figures shown in the document.
- Listed buildings in the parish only relate to those shown within the settlement boundaries.

**It was proposed that settlement profiles for Winscombe and Sandford, as amended are accepted by the Parish Council**

**Proposed: Cllr M Williamson                      Seconded: Cllr M Boddy                      All in favour**

**127. Matters for information.**

- NSC has now received the independent planning inspectors report into the Site Allocations Plan.

**Meeting Closed:**                      **8.35 p.m.**

**Date of next meeting:**              **Monday 9<sup>th</sup> April 2018**

**Signed** \_\_\_\_\_ **(Planning Chairman)**

**Date** \_\_\_\_\_