



**A meeting of the Planning Committee was held  
on Monday 30<sup>th</sup> April 2018, 7.30 pm,  
Amesbury Room, Winscombe Community Centre.**

**Committee Members present:** Mr C Ballard, Mrs M Ballard, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr I Kilpatrick, Mr G Lloyd, Mr C Lomas, Mr G Lockett, Mr J Westlake and Mr M Williamson.

**Committee Members absent:** Ms C Boase, Mr M Boddy, Mr V Slater, Dr P Watkins

**Clerk:** Mrs L Rampton

**Members of the public:**

Twelve

**138. To receive apologies for absence.** Apologies were received from Parish Councillors Boase, Slater and Watkins

**139. Declarations of interest.** As a near neighbour to the site, Cllr Joyce declared a pecuniary interest in planning application 18/P/2697/FUL, land to the east of The Chestnuts. Cllr I Kilpatrick declared a pecuniary interest in the same application due to an interest by his employer. Cllr Williamson declared a non-pecuniary interest in planning application 18/P/2863/FUH, 59 Church Road as a fellow Trustee of Winscombe Community Association along with the applicant.

**140. 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.).* Dispensation was not sought by Cllrs Joyce and Kilpatrick with the members to leave the meeting at the appropriate time. Dispensation was granted for this meeting only to Cllr Williamson to both speak and vote on his declared interest as this was not deemed significant enough to exclude him from the debate and subsequent vote on the application.

**141. To approve the minutes as a correct record of the previous planning committee meeting held on 9<sup>th</sup> April 2018.** The minutes were approved as a correct record of the meeting  
**Proposed: Cllr K Joyce** **Seconded: Cllr J Westlake**  
**All committee members present at the last meeting were in favour**

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

**143. Public Participation.** *The Chairman suspended the meeting to allow public participation and stated that this was the only time during the meeting that members of public present would be allowed to address the Planning Committee.*

**Planning application 18/P/18/P/2697/FUL, land at The Chestnuts** – Several neighbours to the site all spoke in opposition to the planning application for an additional 6no. four bedroom, two storey homes on land adjacent to the previously approved development site. A neighbour to the approved development gave a visual example of ‘over looking’ from the new development into habitable rooms in their home and did not wish to see this repeated in the supplementary planning application. Main reasons for objection from members of the public present at the meeting included:

- inaccuracy of plans – proposed homes were considered to be closer to properties of neighbours than specified in the application documents;
- additional features such as extensions and conservatories for a number of neighbouring properties had not been shown on site plans;
- over-bearing impact, over-looking, loss of light and loss of privacy for amenity space including gardens to near neighbours;
- any new development, as with Sidcot Drive in 1996 should have clear planning conditions to protect the privacy of the existing properties;

- gardens for plots 1-3 were considered to be small for a family home and existing building lines not respected;
- little, if any consultation had taken place by the developer with close neighbours;
- Bio-diversity – two lines of trees scheduled for removal will result in the removal of the majority of natural habitat and a wildlife corridor from the site. More should be done to incorporate the existing trees into the development;
- Some clearance works had already taken place with at least two/three trees (shown to screen new to existing properties) already having been felled;
- Some neighbours expressed a preference for re-alignment of houses shown within the plan, or single storey homes in order to safe-guard the privacy of their homes and gardens.

**Planning application 18/P/2863/FUH, 59 Church Road** – the applicant explained reasons for the extension/alteration application to the committee. It was considered that the proposed property was more visually appealing and also in keeping with a number of other residences in close proximity. *With no further members of the public wishing to address the committee, the chairman re-opened the meeting*

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

*With the majority of public present in attendance to hear debate on ‘The Chestnut’ application, and with the consent of the committee, the Chairman varied the order of the agenda to allow discussion on this planning application to be considered first. For the purpose of the minutes, items were recorded in the order as shown on the agenda.*

**a. 18/P/2723/FUL, Bristol Sidcot Premier Inn, Bridgwater Road, Winscombe, BS25 1NN.**

*Erection of a two storey 14no.bedroom hotel extension and associated works.*

The application was for an extension to the hotel on land outside the settlement boundary and in the AONB. Members considered that the extension on an area currently used for car parking would enhance local employment and adequate space for parking was provided.

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

**Proposed: Cllr M Williamson      Seconded: Cllr I Kilpatrick      All in favour**

*Having previously declared an interest in this application, Cllrs Joyce and Kilpatrick left the meeting*

**b. 18/P/2697/FUL, Land at The Chestnuts, Winscombe**

*Erection of 6no. dwellings with associated hard/soft landscape works and drainage*

All six properties would overlook existing homes and gardens on Sidcot Drive as well as Longfield House and result in the destruction of a wildlife corridor for local habitat. Little consultation had taken place on the proposals and it was considered that there was a need for smaller single/one and a half storey homes in the parish.

**The planning committee recommended refusal of the planning application in its current form. The proposal would result in an overbearing impact for a number of neighbours as well overlooking and loss of privacy and was contrary to policies DM32, RL6 and the Residential design Supplementary Planning Document.**

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

*Cllrs Joyce and Kilpatrick returned to the meeting*

**c. 18/P/2744/FUL, 82 Greenhill Road, Sandford, Winscombe, BS25 5PB**

*Application to vary condition no 2 on application 16/P/2962/F to allow change to amend ground floor plan and front elevation*

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

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

**d. 18/P/2801/FUL, Trelleck, Nye Road, Sandford, Winscombe, BS25 5QD**

*Change of use and minor alterations of existing detached single storey annexe to form holiday-let accommodation*

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

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

**e. 18/P/2863/FUH, 59 Church Road, Winscombe, BS25 1BP**

*Two storey side extension and enlargement of first floor, including replacement roof structure following demolition of existing garage and conservatory*

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

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

- f. **18/P/2873/FUH, 11 Homefield Close, Winscombe, BS25 1JE**  
*Proposed erection of a single storey porch to the principal (northern) elevation*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr M Williamson      Seconded: Cllr I Kilpatrick      All in favour**

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

*Planning Applications Approved*

Application no	Address	Description
18/P/2174/MMA	Heatherdale Greenhill Road	Removal/variation of a condition

**146. NSC notifications:**

**a. NSC Adoption of the North Somerset Sites and Policies Plan Part 2: Site Allocation Plan**

The Sites and Policies Plan Part 2: Site Allocations Plan was adopted by NSC on 10 April 2018 and now formed part of the development plan for North Somerset. The Site Allocations Plan looks ahead to 2026 and allocates sufficient residential and employment land to meet the Core Strategy requirements. It also identified the settlement boundaries and designated land for community facilities, local green spaces and strategic gaps. The plan replaces the remaining policies of the Replacement Local Plan.

Members were advised that any person aggrieved by the adoption of the Sites and Policies Plan Part 2: Site Allocations Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act. Any such application should be made promptly and in any event no later than the end of the six week challenge period, 22 May 2018.

Inclusion in the site allocation plan was however not an authority for developers to build new homes without first following the due planning application process.

**b. Town and Parish Workshop – 10th May 2018**

The next Town & Parish Council Workshop had been scheduled for 10 May 2018 from 9.30am until noon in the New Council Chamber, Town Hall with likely issues for discussion to include:

- Planning policy update
- Changes to the National Planning Policy Framework (NPPF)
- Consultation procedures
- General update

Other NSC Officers will join the meeting towards the end of the session to explain planned changes to the waste collection routes. This may result in the session ending a little later than normal. Members wishing to attend the workshop should inform the Clerk by Thursday 3<sup>rd</sup> May.

**147. Matters for information.**

- **Development in the parish** – plans for the expansion of both Winscombe and Sandford primary schools had been incorporated into the recent NSC education consultation.
- **Local businesses** – a member provided an update on future plans for two shops in the parish.

**Meeting Closed:                      8.30 p.m.**

**Date of next meeting:              Monday 4<sup>th</sup> June 2018**

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

Date \_\_\_\_\_