



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

**A meeting of the Planning Committee was held
on Monday 9th April 2018, 7.30 pm,
Amesbury Room, Winccombe Community Centre.**

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

Members absent: Mr V Slater, Dr P Watkins

Clerk: Mrs L Rampton

Members of the public: approximately forty

- 128. To receive apologies for absence.** Apologies were received from Parish Councillors V Slater and P Watkins
- 129. Declarations of interest.** None were declared
- 130. 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.** None
- 131. To approve the minutes as a correct record of the previous planning committee meeting held on 5th March 2018.** The minutes were approved as a correct record of the meeting
Proposed: Cllr K Joyce **Seconded:** Cllr M Williamson
All committee members present at the last meeting were in favour
- 132. Minute Update from previous minutes of the Planning Committee.** There were none
- 133. 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/2502/FUL, land to rear of Yew Tree House – A neighbour to the site spoke in favour of the application, which he considered would tidy an un-used area. The applicant explained an intention to remove the commercial element from the land and his desire for a family home.
Planning application 18/P/2437/FUL, Laurel Farm – Several parishioners spoke in objection to the current planning application and/or voiced suggestions to make this more acceptable to the community. Main areas of concern voiced by members of the public included:
- i. Erosion of, and visual impact on the Area of Outstanding Natural Beauty (AONB);
 - ii. Community shop – concern for the viability of this facility in a remote location and lack of consultation with near neighbours;
 - iii. Highway safety – it was considered that planned modifications to the site entrance on a blind bend would serve to increase traffic speed. Access and turning for delivery/refuse vehicles had not been incorporated into the plan;
 - iv. Parking – inadequate parking had been provided for some properties and those spaces that had been provided failed to meet the ‘lifetime homes’ standard. No provision for disabled parking had been accommodated in the ‘communal’ car park. The lack of allocated parking to the properties would likely lead to use of the ‘communal’ car park by residents;
 - v. Overdevelopment of the site;
 - vi. The need for smaller homes in the parish rather than 4 bed-detached properties;
 - vii. Environment – no clear plan to mitigate the impact on protected species had been detailed;
 - viii. The proposed development, in its current form was considered to be totally unsustainable;
 - ix. It was reported that a number of inaccuracies were contained in the application documents.

Plans to tidy the poor condition of the current site were welcomed by some although less dwellings and the conversion of existing buildings seemed a more favourable solution. One person suggested the introduction of a roundabout to replace 'The Square' as a form of traffic calming that would also reduce current inappropriate parking. Whilst this suggestion was not met with general favour by those present, should the development proceed residents would welcome traffic calming measures for Church Road and Winscombe Hill around the site entrance.

In response to concerns and objections raised, representatives of the planning applicants present at the meeting advised that, where possible, they hoped to incorporate reasonable suggestions into a future scheme.

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

As the majority of public present wished to hear debate and Parish Council recommendation for the Laurel Farm planning application, with the agreement of the committee the Chairman varied the order of the agenda to allow discussion on this item to take place first. For the purpose of the minutes, items are recorded in the order that they appeared on the agenda.

134. Planning Applications for comment or information:

- a. **18/P/2415/NMA, Mr P Langston, Fox Hollow, Parsons Way, Winscombe, BS25 1BT.**
*Non material amendment to 17/P/5523/FUH (Single storey rear extension and new rear deck/terrace) to change the rear extension flat roof to a 15 degrees pitched roof with two velux windows, change the fenestration style, reduce the rear deck in size and remove the chimney. **Notification Only.***
- b. **18/P/2375/FUL, Mr & Mrs T Cottle, 51 Greenhill Road, Sandford, Winscombe, BS25 5PA**
Erection of 2No. dwellings.
Sandford had been classified as an 'in-fill village' and the application was considered to meet criteria for development within the settlement boundary.
The planning committee supported approval of the planning application
Proposed: Cllr C Boase Seconded: Cllr M Boddy 10 in favour, 2 against
- c. **18/P/2376/FUL, Mrs L Cox, Heatherdale, Greenhill Road, Sandford, Winscombe, BS25 5PF.**
Application for removal or variation of condition Nos 6 and 11 on application 17/P/1906/F.
Planning permission (17/P/1906/F) had been granted but with a pre-commencement condition attached that related to soil contamination and the need to carry out an intrusive soil contamination survey. The survey came back showing negligible risk and so an application to approve details reserved by a condition was made via the planning portal website. The applicant advised that an incorrect box was selected to remove or vary the condition when making the online application, hence notification of a full planning application.
- d. **18/P/2451/FUL, Mr N Peretz, 48 Greenhill Road, Sandford Winscombe, BS25 5PB.**
Erection of a bungalow.
The Planning Committee had previously **not supported** a similar planning application for the site (17/P/2110/F) voicing concerns for the limited amenity space for two separate dwellings. That application had subsequently been refused by NSC on grounds of cramped development, out of character for the area and parking arrangements. Members could see little difference between the previous and current application.
The planning committee recommended REFUSAL of the planning application due to lack of amenity space for two separate dwellings, over development of the site and proposals for parking arrangements that would likely lead to increased on-road parking.
Proposed: Cllr M Boddy Seconded: Cllr G Lloyd 10 in favour, 2 against
- e. **18/P/2463/FUH, Mr J Rooks, Muritai, Mead Lane, Sandford, Winscombe, BS25 5RG.**
Demolition of main roof and reconstruction with gables facing North-East and South-West.
The planning committee supported approval of the planning application
Proposed: Cllr M Boddy Seconded: Cllr C Ballard All in favour
- f. **18/P/2153/FUL, Mr S Saade, 35 Moorham Road, Winscombe, BS25 1HS.**
Change of use of part of dwelling and rear garden to holiday accommodation.
The planning committee supported approval of the planning application
Proposed: Cllr M Boddy Seconded: Cllr C Boase 11 in favour, 1 against

- g. **18/P/2223/FUL, Miss Z Gault, Former Winscombe Community Meals Kitchen, 20A Wimblestone Road, Winscombe, BS25 1JR.**

Extension and conversion of former meals on wheels kitchen building to residential dwelling. Demolition of garage with erection of store building.

Flood maps indicate that part of the land where the proposed single story dwelling will be situated is at a high risk of flooding.

The planning committee supported approval of the planning application but would recommend that conditions as suggested by the Environment Agency regarding flooding are incorporated into any approval notice.

Proposed: Cllr K Joyce Seconded: Cllr I Kilpatrick All in favour

- h. **18/P/2534/FUL, Mr D Laver, The Oaks, Max Mill Lane, Winscombe, BS25 1DS.**

Replacement of existing mobile home and associated out buildings with the construction of a new self-build single storey family dwelling and associated landscaping.

The Planning Committee had previously considered that the proposed dwelling along with the removal of old buildings and mobile home would enhance views in the AONB by tidying up of a jumbled site (17/P/1843/F) and had supported approval of the previous planning application on the existing buildings footprint.

The planning committee supported approval of the planning application

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

- i. **18/P/2437/FUL, The Yatman Trust, Laurel Farm, The Square, Winscombe BS25 1BS.**

Erection of 9 No. dwellings, a village shop and public parking following the demolition of existing buildings.

Considerable debate took place amongst members regarding the application for substantial development sited on land outside the settlement boundary and in the AONB. Members were encouraged to hear that the applicant wished to listen to the local community and incorporate reasonable suggestions into a plan where possible.

Highways - Grave concern was expressed for the significant increased number of daily vehicle movements from the site at a poor highway access point on a blind bend in the road. It was reported that when occasional parking for events took place on the land, marshals were usually engaged to assist cars in safely leaving the farm. Current proposals to improve the poor visibility from the current access would likely lead to increased traffic speed and should the planning application be approved, traffic calming measures to either side of the entrance would be needed

Sustainability - The location for a development of this scale, remote from the village centre and distant from employment sources was considered to be unsustainable. Members were not aware of any consultation that had taken place with neighbours regarding the community shop and it was thought that proposals for a shop would be unlikely to succeed and were mis-considered.

Overdevelopment and AONB- Whilst it was acknowledged that some works would tidy a neglected farm yard, plans as submitted overdeveloped the site and a net benefit to the community had not been demonstrated by the application to make this permissible in the AONB. Nine new properties, the density and design of which were considered to be out-of-keeping with the area, along with a shop would be prominent on the landscape and visually intrusive from a number of footpaths. The development including a shop and public parking would also impact on the 'Dark Skies' of the AONB. It was not considered that the allocated parking for the affordable homes met the required standard and it was requested that any revised design for the site should include an adequate number of parking spaces for the properties and meet the 'lifetime homes' size standard.

Drainage – Development of this scale would lead to considerable additional surface water run-off at a location up-hill of an area of Winscombe already prone to flooding following heavy rainfall and as such, prejudicing the conditions of the occupiers of neighbouring properties. It was also questioned if the current design capacity of the foul-water sewer would cope with the proposed number of additional households?

Planning Policy - The planning application is contrary to a number of national and local policies including CS5, CS11, CS14, CS33, DM25, NPPF paras 14, 116, 117 and the site had not been included in the sites and policies allocation plan.

As NSC were the planning authority deciding on the outcome of this application, members of the public present at the meeting were encouraged to make their views known to the local authority via their website regarding the application. Should the planning application be referred to the NSC Planning and Regulatory Committee for decision, to also ensure representation at that meeting.

The planning committee recommend REFUSAL of the planning application in its current form for the reasons outlined above.

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

j. 18/P/2552/FUH, Mr S Hughes, 20 The Lynch, Winscombe, BS25 1AN.

Single storey side extension.

The planning committee supported approval of the planning application

Proposed: Cllr G Lloyd Seconded: Cllr C Ballard All in favour

k. 18/P/2502/FUL, Land to the rear of Yew Tree House, Hill Road, Sandford, BS25 5RJ.

Erection of a detached dwelling.

The planning committee supported approval of the planning application

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

l. 18/P/2592/FUH, Mr T Winsland, 1 Woodborough Crescent, Winscombe BS25 1AW.

Erection of a two storey side extension.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr M Boddy All in favour

m. 18/P/2724/FUH, Mr R Wheway, 1 Woodborough Drive, Winscombe, BS25 1HA.

Proposed erection of 3 front dormers to enlarge loft conversion under construction.

The planning committee supported approval of the planning application

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

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

Planning Applications Approved

Application no	Address	Brief description
17/P/1799/RM	Strongvox Homes	Reserved matters landscaping etc
17/P/5249/FUH	3 Plumtree Close	Side Extension
17/P/5383/ADV	Shute Shelve Auto Point	Replacement and relocation of totem signs
17/P/5548/FUH	Fircot Hillyfields.	Side Extension and conservatory.
1/P/5600/FUH	Headingley Bridgwater Road	Single storey extension
17/P/5602/FUH	76 Sandford Road	Two storey side and rear extension
18/P/2035/FUL	Barton Grange	Change of use care home to residential
18/P/2060/FUH	The Lodge Winscombe Court	Alteration & extension of roof structure
18/P/2061/FUH	5 Risedale Road	Front extension & timber shed
18/P/2103/FUH	54 The Lynch	Replacement garage roof
18/P/2218/FUH	21 Church Road	Deck area front extension and balcony
18/P/2415/NMA	Fox Hollow Parsons Way	Change from flat roof to 10 degrees pitched

It was noted that the Parish Council had not been advised by NSC of, and therefore had not commented on the Barton Grange development due to website issues encountered by NSC in a change to their planning systems.

136. To consider the production of a Parish Infrastructure Delivery Plan.

Guidance by NSC for Parish Councils regarding the introduction of the Community Infrastructure Levy (CIL) had been circulated to members in advance of the meeting. CIL was explained as a way of collecting financial contributions from new developments towards the provision of infrastructure required to support growth in North Somerset. As a Parish Council without a Neighbourhood Development Plan in place, 15% of CIL receipts (up to a maximum of £100 per pre-existing dwelling per annum) would be passed to the Parish Council.

It had been recommended by NSC that the Parish Council now considered the production of an Infrastructure Delivery Plan (IDP) that could be used as a useful starting point for the prioritisation of infrastructure projects and input into the NSC wider Infrastructure Delivery Plan. Engagement should take place to ensure that all members of the community had an opportunity to contribute to determining how CIL monies would be spent.

Members were in agreement that an initial short article would be included in the next (June edition) of the Parish Council newsletter advising parishioners of the introduction of CIL. Contact would be made

with NSC Planning Officers to seek further guidance before engaging in community consultation with all members of the community.

137. Matters for information.

- **Improvement works at Ilex Lane Cemetery (17/P/1817/F)** – works were to commence 23rd April 2018.
- **Street Naming for land north of Greenhill Road** – The previous suggestion of the Parish Council for 'Pippins Way' had been rejected by NSC as another development in the county carried a similar name. Consent of the Avery family would be required for the second PC suggestion. It was requested that suggestions for alternate 'apple related names' were submitted to the office before Wednesday 11th April, 12 noon to enable these to be forwarded to NSC.

Meeting Closed: 9.20 p.m.

Date of next meeting: Monday 30th April 2018

Signed _____ (Planning Chairman)

Date _____