

8. **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.*

One applicant advised that although The Compliance Monitoring Officer had decided that no breach of planning had occurred and closed his file, he had been advised by another planning officer that he should submit a planning application.

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

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

- a. **18/P/2862/FUH, 12 Wimblestone, Road, Winscombe, BS25 1JR.**

Erection of a double garage and alteration of roof level and materials on existing dwelling.

The garage will be close to the boundary, but there will still be room to maintain the garage wall.

The planning committee supported approval of the planning application

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

- b. **18/P/2866/FUH, 7 Quarry Road, Sandford, Winscombe, BS25 5RB.**

Two storey side extension and demolition of existing car port canopy structure.

The planning committee supported approval of the planning application

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

- c. **18/P/2880/FUH, 7 Homestead Way, Winscombe, BS25 1HL.**

Proposed two storey front/side/rear extension and single storey rear extension.

The planning committee supported approval of the planning application

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

- d. **18/P/2913/LDE, Barn-05, OS Parcels 2064 and 3063 Greenhill Road, Sandford.**

*Retention of agricultural building. **Notification Only.***

- e. **18/P/2921/ADV, Redrow Homes, Land at Woodborough Road, Road, Winscombe.**

Display of Coming Soon, Land Acquired sign to identify the development land.

The planning committee supported approval of the planning application

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

- f. **18/P/2869/FUL, The Barn, Hillyfields, Winscombe, BS25 1PH.**

Demolition of existing dwelling and integral garage/workshop. Erection of 1no. detached house with integral double garage.

The application falls outside the settlement boundary and in the AONB. Members considered that the planned new dwelling will enhance views in the AONB by tidying up a jumbled site.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr M Williamson 7 in favour 2 against

- g. **18/P/3121/MMA, Land Adjacent to Sandford House, Station Road, Sandford BS25 5RA.**

Minor Material Amendment to condition 4 (approved plans) of permission 17/P/1672/O (Outline planning for six residential dwellings, with parking provision, an altered access from Station Road and new internal access road; Access, Landscaping, Layout and Scale for approval; Appearance reserved for subsequent approval) to allow minor changes to the size and footprint of four dwellings, minor changes to the position of three garages, and the slight repositioning of the plots boundaries between four plots.

Although the application is in the name of the land owner, it has been submitted on their behalf by the proposed developer.

One objection from a near neighbour concerned about some trees on the boundary, this will come under Reserve Matters when this comes in.

The planning committee supported approval of the planning application

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

- h. 18/P/3181/MMA, Bridgwater Road, Winscombe, BS25 1NN.**
Application to vary condition No.10 on application 17/P/0140/F (Erection of 1no. three bedroom dwelling) to allow existing condition to be replaced with “ The dwelling hereby approved shall not be occupied until an air source heat pump, referred in the energy statement REV A has been installed and is fully operational. Thereafter it shall be permanently retained in accordance with the approved details”.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr J Westlake All in favour

- i. 18/P/2137/LDP, Greenacre, Sandmead Road, Sandford, Winscombe, BS25 5QG.**

Certificate of lawful development for the proposed use of a caravan incidental to the dwelling.

Outside the settlement boundary. Note on the file that the Compliance Monitoring Officer has now closed the matter. But following an objection the new planning officer has suggested that the applicant submit this application.

Discussion took place about the wording for the application as the caravan is already being used.

The planning committee supported approval of the planning application

Proposed: Cllr G Lloyd Seconded: Cllr A Forbes 8 in favour 1 against

Having previously declared an interest in this application Cllr Kilpatrick left the meeting.

- j. 18/P/3229/FUL, Winscombe Development Ltd, Plot 24, The Chestnuts, Winscombe, BS25 1LD.**

Application for a change of condition No.2 on application 16/P/1607/F (Erection of 24no. dwellings) to allow the addition of a single garage to plot 24.

The planning committee supported approval of the planning application

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

Cllr Kilpatrick returned to the meeting.

- k. 18/P/3230/R32, North Somerset Council, On Strawberry Line Path By Recreation Ground Linking The Vinery And Yadley Way, Winscombe, BS25 1AX.**

Advertising consent for 1 No. non illuminate Pole mounted sign.

The planning committee supported approval of the planning application

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

Cllr Lomas joined the meeting.

- l. 18/P/3243/TPO, 9 Church Road, Winscombe, BS25 1BG.**

T – 1) Common Walnut – Reduction in height by 1-2 m to reduce likelihood failure. 2) Reduce in length lateral branches with multiple cavities in particular those on the south side by up to 2-3m to appropriate pruning points, to reduce likelihood failure 3) Reduce in length subsiding secondary branch on South side by approximately 2m to a suitable pruning point, to reduce likelihood of failure

The tree is 11-12 metres tall with a crown spread of approx. 17 metres. The inspection was carried out using binoculars. The tree is close to the road and buildings. One member expressed their concern that the tree is very large and looks to be dangerous, with the possibility of branches falling into the road.

The planning committee supported approval of the planning application

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

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

Planning Applications Approved

Application no	Address	Brief description
17/P/5653/FUH	22 Brae Road	Two storey side extension single rear ext
18/P/2153/FUL	35 Moorham Road	Change of use to holiday let
18/P/2174/MMA	Heatherdale Greenhill Road	Variation of condition 2
18/P/2463/FUH	Muritai Mead Lane	Demolition of main roof and re construction
18/P/2552/FUH	20 The Lynch Winscombe	Single storey extension
18/P/2592/FUH	1 Woodborough Crescent	Two storey extension
18/P/2724/FUH	1 Woodborough Drive	3 front dormers and enlarge the loft
18/P/2801/FUL	Trelleck Nye Road	Change of use and minor alterations for holiday let.
18/P/2873/FUH	11 Homefield Close	Single storey porch
18/P/2223/FUL	20a Wimblestone Road former kitchen	Extension & Conversion to dwelling

Planning/TPO Refusals

Application no	Address	Brief description
18/P/2451/FUL	48 Greenhill Road	Erection of a bungalow

11. Consultations:

- a. **NSC, Adoption of North Somerset Accessible and Adaptable Housing Needs Assessment: Supplementary Planning Document.** North Somerset Council adopted the above supplementary planning document on the 10th April 2018.

- b. **Bristol Airport Master Plan Consultation – Stage 2; Development Proposals and Options – including proposals to raise capacity to 12 million passengers a year.** Consultation will run from 14th May to 6th July. Full details can be found at www.bristolairport.co.uk/future including dates and venues for 20 public drop-in events being held across South West England and South Wales.

12. Matters for information.

The Woodborough Farm Development Reserved Matters application is now available on the NSC Website and will be on the next planning agenda 2nd July 2018 for discussion.

Meeting Closed: 8.20 p.m.

Date of next meeting: Monday 2nd July 2018

Signed _____ (Planning Chairman)

Date _____