



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 2nd July 2018, 7.30 pm, Main Hall, Winscombe Community Centre.

Committee members present: Mr C Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr C Lomas, Mr V Slater and Mr M Williamson.

Other Parish Councillors: Mrs J Corry (not being a committee member, Cllr Corry took no part in any vote during the meeting)

Ward Councillors: Mrs A Harley

Committee members absent: Mrs M Ballard, Mr M Boddy, Mr G Lockett, Mr I Kilpatrick, Dr P Watkins and Mr J Westlake

Clerk: Mrs L Rampton

Members of the public:

Approx. fifty

13. **To receive apologies for absence.** Apologies were received from Parish Councillors M Ballard, I Kilpatrick, P Watkins & J Westlake

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

15. **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

16. **To approve the minutes as a correct record of the previous planning committee meeting held on 4th June 2018**

The minutes were approved as a correct record of the meeting

Proposed: Cllr C Ballard

Seconded: Cllr M Williamson

All committee members present at the last meeting were in favour

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

18. **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.*

a. **Mooseheart Development. To receive a presentation on plans for the future development.**

The new site owner, along with his Planning Agent and Architect presented pre-planning application plans for development of the site on land adjacent to the settlement boundary and in the Mendip Hills Area of Outstanding Natural Beauty (AONB). The site included an unregistered park, garden and ornamental historic wood. Pre-application advice had been sought from the Local Planning Authority (LPA) and whilst plans were 95% developed, these were intended to be of benefit to the community and comments from the Parish were invited at this time.

Current proposals included the retention of trees protected by preservation orders, the restoration and extension of the Victorian Period Kildare House into the 'Royal Forest Country House Hotel' (around 25 rooms), conversion and restoration of outbuildings with new amenities for use by the community such as a restaurant (80 covers), bar, function room (120 covers), gym and spa. An eco-focused glamping site was planned on the former campsite area, along with conversion of existing offices to residential/holiday lets and the gatehouse to staff/hotel accommodation. It was intended to re-instate the ornamental gardens and conserve the woodland. Outline permission would also be sought for 21 new homes in the south east corner of the site on the edge of existing residential development that would be accessed off Knapps Drive, the sale of that land partly financing the development plans.

Responses to questions from both the public and members included:

- Whilst the open green area to the front of the site carried no formal status, plans preserved the open aspect and setting for the house.
- Aside from plans to marginally relocate one public right of way to accommodate new residential development, access from the public would be welcomed and encouraged to the accessible open space.
- Parking and access arrangements were explained when it was suggested that the 30mph speed limit boundary be moved to the Banwell side of the hotel entrance road.
- Strict control over the outline application for new residential homes (if approved) could be requested, although this may be subject to change at the 'reserved matters' planning application stage.
- Current surface water problems for Woodborough Road were highlighted with careful consideration needed to ensure the adequacy of any surface and foul water outlets.
- Should the outline planning permission for new homes be refused, the project may be financially unviable. New homes were currently located around 30m away from existing neighbouring properties.
- If approved at planning application stage, it was intended that works commence Summer 2019.
- The proposals were likely to provide future employment for 35-40 people.
- Further comments were made from the public on the inadequacy of local infrastructure, especially when considering other planned developments in close proximity to the Mooseheart Site. Developer contributions to mitigate the impact of new development and assist with this through the Community Infrastructure Levy charge were explained to the meeting.

With no further questions on the presentation, around 20 members of the public left the meeting.

Land opposite Hale Farm 18/P/3280/FUL. The Chairman of the Cheddar Valley Walk Society, Chairman of the Strawberry Line Management Committee and a neighbour all spoke in opposition to the application to retain a track installed by Bristol Water as part of recent Southern Resilience Scheme siting danger to users of the Strawberry Line Walk from agricultural vehicles crossing the track as one main reason. Other concerns included increased traffic movement entering and exiting the A38 into fast moving traffic as well as the visual impact on the AONB from a substantial amount of stone scalings used to construct the track.

The applicants agent responded to comments made and considered the track to increase safety on the A38 with a recessed access gate allowing farm vehicles to pull off the main carriageway and the hard surfacing would also prevent mud being carried out onto the road in times of wet weather. It was intended that the current 'compound area' would be reinstated to its former use and that an access gate to cross the Strawberry Line had been in situ for a number of years.

Woodborough Farm 18/P/3214/RM. A number of parishioners commented or raised objection to some issues contained in the 'reserved matter' application with main points of note being:

- The Lynch – a number of parishioners present at the meeting considered that this road had largely been ignored from the plan and that traffic from the site would use this road as a cut through to Sidcot Lane rather than using the primary site access and travelling through the centre of the village.
- Details for access for construction traffic had not been included in the application at this time. Heavy vehicles should not be permitted to use The Lynch; a narrow road without any footways to protect pedestrians and signage to that effect was requested.
- Residents already thought that Church Road was used as a 'rat-run' through to the A38 and that more creative traffic calming measures for this road should be included in the application to ensure that the situation did not worsen. A member read a letter of concern that he had received on this topic to the meeting. Consideration should be given to modifying the internal road layout of the plan to limit the number of homes that were able to use the Church Road access as intended in the original approved outline plan.
- Reference was made to the adopted planning document, Core Strategy CS32 and the number of dwellings approved for the site.
- Members of the public were encouraged to submit their comments directly to NSC regarding the application.

With no further members of the public wishing to address the committee, the chairman re-opened the meeting. More parishioners left the meeting, with around 15 remaining.

19. Planning Applications for comment or information:

a. 18/P/3214/RM, Land At Woodborough Road, Winscombe,

Reserved Matters application for appearance, landscaping, layout, scale and means of access within the site for residential development comprising 175no. dwellings with associated access, landscaping and drainage infrastructure pursuant to outline planning permission 15/P/1979/O (outline planning application for up to 175 dwellings with associated access, landscaping and drainage infrastructure. All matters reserved except for access)

Due to another commitment, Cllr Williamson left during the discussion on this item.

It was proposed that with the following recommendations to be made to NSC, the planning committee supported approval of the planning application for 175 dwellings:

- i. **A change to the layout plan for the site now shows large two storey homes in close proximity to 63a&b Woodborough Road, which are single storey bungalows. Due to the topography of the land these new houses would dominate the existing residences and that to preserve the living conditions of those close neighbours, single storey residences only should be permitted in this location on the site boundary.**
- ii. **In accordance with the adopted Residential Design Guide, to preserve the living conditions of close neighbours, all new dwellings should respect the minimum distance between residential dwellings of at least 21m, a fact that has been questioned by a neighbour resident on Woodborough Road.**
- iii. **A change to the internal road layout for the site now allows easy access to the Church Road highway entrance. This access point is referred to as the ‘secondary’ entrance but the circular road layout would encourage those wishing to access the A38 to use this exit and Church Road/Winscombe Hill which are not considered to be suitable for a large amount of traffic. A road design as illustrated in the layout plan submitted as part of the outline planning application would be preferred.**
- iv. **The addition of traffic calming on Church Road was welcomed but the positioning of this was questioned at a popular pedestrian crossing point.**
- v. **When submitted as part of the Construction Environmental Management Plan, careful consideration should be given to the routes deemed suitable for construction vehicles accessing the site. The Lynch, being a narrow road without footways was not considered to be an appropriate route for this and it was requested that signage to that effect be installed.**
- vi. **The introduction of parking bays on the new estate was welcomed, although to prevent road narrowing through on street parking, an increased number of these bays were preferred. Due to the lack of regular public transport available in the parish, it was likely that most of those living on the development would have their own vehicle.**
- vii. **Existing hedgerows must be retained, strengthened and buffered by additional planting of native species, permitting good and sufficient wildlife corridors.**

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr V Slater 6 in favour, 1 against

Disappointment was expressed that neither the developer nor their agent was present to answer questions on the plans at the meeting.

b. 18/P/3356/NMA, Land at Greenhill Lane, Sandford, BS25 5PA.

*Non-material amendment to planning application 16/P/1936/F (Erection of 1no. detached four bedroom dwelling with double detached garage) to change the window frame material from timber to white PVCu. **Notification Only.***

c. 18/P/3266/FUL, Land at Woodborough Road, Winscombe,

Construction of a new private drive for vehicular and pedestrian access from Woodborough Road to serve 5no. new properties approved under outline planning permission 15/P/1979/O.

The planning committee supported approval of the planning application

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

d. 18/P/3280/FUL, Land opposite Hale Farm, Bridgwater Road, Winscombe.

Retention of temporary access and track for agricultural purposes.

Retention of the track was not considered to be appropriate in the AONB and concern was expressed for the safety of pedestrians and cyclists using the Strawberry Line with farm vehicles crossing this. The owners of farmland currently accessed this from Eastwell and Fullers Lane and therefore the track was considered unnecessary.

The planning committee recommended refusal of the planning application

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

- e. **18/P/3392/R32, Next to Railway Bridge that runs over Woodborough Road, Winscombe.**
Advertising consent for 1 No. non illuminated pole sign.
The planning committee recommended refusal of the planning application for a sign in this location, favouring a position closer to the access point to the village and public conveniences.
Proposed: Cllr C Ballard Seconded: Cllr C Lomas All in favour
- f. **18/P/3399/R32, Just after Mead Land and before Sandford Station, Mead Lane Sandford.**
Advertising consent for 1No. non illuminated pole sign..
The planning committee supported approval of the planning application
Proposed: Cllr C Ballard Seconded: Cllr C Lomas All in favour
- g. **18/P/3360/FUH, Fairview, Bristol Road, Winscombe, BS25 1PB.**
Single storey front extension.
The planning committee supported approval of the planning application
Proposed: Cllr C Lomas Seconded: Cllr K Joyce All in favour

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

Planning Applications Approved

| Application no | Address | Brief description |
|-----------------------|------------------------------------|---|
| 18/P/2534/FUL | The Oaks Max Mill Lane | Replace mobile home new family dwelling |
| 18/P/2862/FUL | 12 Wimblestone Road | Erection Double garage change to roof level |
| 18/P/2863/FUH | 59 Church Road | Two storey side extension enlarge first floor |
| 18/P/2866/FUH | 7 Quarry Road | Two storey extension and demo of car port |
| 18/P/2880/FUH | 7 Homestead Way | Two storey extension front & side |
| 18/P/2921/ADV | Land off Woodborough Road | Sign Land Acquired for development |
| 18/P/2913/LDE | Land at Greenhill Road Parcel 2064 | Retention of Agricultural building |
| 18/P/3181/MMA | Martindale, Bridgwater Road | Variation of condition 10 – heat pump |
| 18/P/3121/MMA | Land adj to Sandford House | Minor changes to size & footprint – 4 dwellings |
| 18/P/3356/NMA | Land at Greenhill Lane | Change window frames to white pvcu |

21. Matters for information.

- **Garden Villages - The concept and relation to Strategic Development Locations in North Somerset.** North Somerset Council was proposing the creation of four new communities to meet the need for new housing to 2036. An Issues and Options document for the new Local Plan 2036 was approved at the NSC Executive Committee on 26th June and it was reported that an extended period of consultation was planned to run from September until December 2018. As part of the on-going work to progress the options at the four proposed new communities in North Somerset (north of Banwell and Churchill, south west of Nailsea and west of Backwell), an invitation was extended by NSC to a talk on the Garden Village concept on 25th July. Cllr Forbes would attend to represent the Parish Council.
 As both Banwell and Churchill Garden Villages would directly affect Sandford, it was questioned if the parish could send more than one representative to the meeting?
- **Planning Enforcement** – the arrival of an 8-birth static caravan on Wimblestone Road should be reported to NSC Officers for investigation.

Meeting Closed: 9.25 p.m.

Date of next meeting: Monday 30th July 2018

Signed _____ (Planning Chairman) Date _____