

application matched the design of a neighbouring property. As Winscombe village had been classified as a 'service village' by NSC, the addition of an affordable one bedroom property should be viewed as an asset to the community. The land was currently overlooked by neighbouring properties. 18/P/3625/OUT, land to the south of Durleigh. Two Sandford residents spoke in opposition to the application for two new homes accessed off a single lane track and 'public right of way' that they considered to be totally inappropriate for increased traffic. Residents were responsible for the up-keep of the unadopted road and increased use of this by construction vehicles would further add to the deterioration of surface.

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

28. Planning Applications for comment or information:

a. 18/P/3558/FUL, Land at the Rear of Corner Close, 6 Church Road, Winscombe, BS25 1BG.

Erection of a one bedroom dwelling with two parking spaces on the land to the rear of Corner Close.

Four comments of objection to the application from close neighbours appeared on the NSC website.

Although the dwelling was described as a dormer bungalow, in the supporting planning application documentation the ridge height of this matched the height of the neighbouring 3 bedroom, two storey dwelling. Reference was made to the NSC adopted Residential Design Guide Supplementary Planning document that stated the new two storey development should be 12m distant from neighbouring properties – this application fell far short of this. Previous reasons for refusal by NSC had been identified as failing to meet the Technical Housing Standards and result in sub-standard accommodation (due to its size as advised by the applicant). As the size of the property had been amended to meet those standards, the impact on neighbours had been intensified.

Concern was expressed that with increased development in this area, existing residents from the close would be forced to park on Church Road. Due to approved consent for an additional 175 homes, parking restrictions through road markings would not permit this.

The planning committee recommended refusal of the planning application

Proposed: Cllr P Watkins Seconded: Cllr C Boase 7 in favour, 2 against

b. 18/P/3608/NMA, Land at Woodborough Road, Winscombe.

Non material amendment to 15/P/1979/O (Outline planning application for up to 175 dwellings with access, landscaping and drainage infrastructure. All matters reserved except for access) to alter the wording of three planning conditions (10, 22 and 23) stipulated on the outline permission.

Notification Only.

Due to a previously declared interest, Cllr Luckett left the meeting

c. 18/P/3136/TPO, Flat 1, Dunster Court, Woodborough Road, Winscombe, BS25 1AG.

T1-Ash-Crown lift epicormic growth to 5m, reduce limbs over car parking spaces by 2m to a suitable growth point. T2- Lime-Crown lift to 4m and a 2m reduction of limbs over car parking areas to suitable growth points.

Although the T2 Lime Tree was in actual fact a Sweet Chestnut, the planning committee supported approval of the TPO work application so long as works were restricted to the dormant season for the trees.

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

Cllr Luckett returned to the meeting

d. 18/P/3516/FUH, 19 Woodborough Drive, Winscombe, BS25 1HA.

Single storey rear extension.

The planning committee supported approval of the planning application

Proposed: Cllr G Luckett Seconded: Cllr M Williamson All in favour

e. 18/P/3623/OUT, Land to The South of Durleigh, Hill Road, Sandford.

Outline planning permission for the erection of 2no. 4 bedroom dwellings with attached garages.

Access via a track off Hill Road. All matters reserved for subsequent approval.

Although an outline planning application at this stage, information had been submitted as part of the application to protect the privacy of close neighbours to the site. The location was situated inside the settlement boundary of Sandford, and to address one previous reason for planning refusal, existing hedgerow would be retained. The application for two, rather than three properties would decrease suggested use of the track, and highway access onto Hill Road. Although comments from the NSC

v. **Impact on the AONB and on listed buildings.** It was recommended in the pre-planning advice given that a Landscape Visual Impact Assessment (including views from the AONB) should accompany any planning application. At this time, we have been unable to locate this assessment. The development will be visible and detrimental to views from the close by Mendip Hills AONB, especially from Sandford Hill and night lighting will not respect the 'dark skies' of the AONB. There is a Grade II listed residence immediately opposite the proposed site entrance and it is claimed by the developer that the three storey apartments/flats have been included to respect and reflect this. The Council disputes this as the mentioned property is in fact a thatched cottage and three storey buildings are not in keeping with Sandford Village.

Whilst strongly opposed to the planning application and development, the Parish Council does however recognise that some planning applications may be viewed differently by North Somerset Council and/or the Planning Inspectorate at a Planning Appeal. Should this be the case and the application were to be approved, the Parish Council would request that to assist a rapidly expanding community, that an area of land is set aside within the final plan for the proposed development of a new village hall, along with parking facilities. The Parish Council would further fully endorse the Section 106 application from the Sandford Neighbourhood Group for additional facilities and services for the village to mitigate the detrimental effects of this development.

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

g. **18/P/3648/FUH, Folly Cottage, 93 Sandford Road, Winscombe, BS25 1JJ.**
Replacement/rebuild of existing conservatory with extension of the same footprint.

The planning committee supported approval of the planning application
Proposed: Cllr G Lloyd Seconded: Cllr M Williamson All in favour

h. **18/P/3704/LDP, Southwinds, 13 Well Close, Winscombe, BS25 1HG.**
*Application for a Lawful Development Certificate for proposed creation of a single storey rear extension. **Notification Only***

i. **18/P/3685/FUL, Pimple Barn, Mead Lane, Sandford, Winscombe, BS25 5RG.**
Replace poly tunnel with agricultural building.
The planning committee supported approval of the planning application
Proposed: Cllr M Williamson There was no second and the motion failed

The site was considered to be a small-holding rather than farm and it was considered no justification for agricultural need.

The planning committee recommended refusal of the application as there was no justification for agricultural need.

Proposed: Cllr P Watkins Seconded: Cllr C Boase
3 in favour, 4 against, 2 abstentions MOTION FAILED

As the committee had failed to reach a decision on this application, no comments should be submitted to NSC.

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

Planning Applications Approved

Application no	Address	Brief description
18/P/2502/FUL	Land to rear of Yew Tree House	Erection of detached dwelling
18/P/2869/FUL	The Barn, Hillyfields	Erection of 1 no detached house & garage
18/P/3230/R32	Strawberry Line near Recreation G	Advertising consent pole mounted sign.
18/P/3243/TPO	9 Church Road	Reduce in height & reduce lateral branches
18/P/3392/R32	Railway Bridge, Woodborough Rd	Advertising board non illuminated

Planning Application withdrawn

Application no	Address	Brief description
18/P/3229/FUL	Plot 24 The Chestnuts	Change Condition 2 - add single garage

30. NSC Consultation;

- a. The NSC Landscape Character Assessment Supplementary Planning Document (SPD). An updated document has been produced and is available to view and comment through the North Somerset Council consultation webpage. The consultation will close at midday on 10th Aug 2018.**

The importance of this document was stressed as it was used in appeals and other planning matters by developers. The North Somerset Landscape Character Assessment 2005 was adopted as a supplementary planning document in 2005 but the document was becoming increasingly out of date, with a need to refresh references, photos, and incorporate recent built development, consequential changes to boundaries and descriptions and note any changes in condition since 2005. The main visual difference between the 2005 and 2018 replacement version of the SPD being that the original character areas excluded the towns but “washed over” the villages, whereas the refreshed study works to the Core Strategy settlement boundaries for the larger villages and expansion of settlements, notably Weston-super-Mare Villages, Yatton (north), Nailsea (south-west).

The new National Planning Policy Framework (NPPF) makes reference to the creation of a Green Belt to separate new large developments such as Garden Villages (para 72). It was questioned if NSC would consider including such a gap for the Churchill/Sandford Garden Village site and Sandford Village? No information had been included on the Cheddar Valley Railway Walk in appendix 5 to the SPD

If this document was intended to replace rather than update the 2005 document, the usefulness of its approach to planning for this parish was considered to be deficient with it not being entirely clear in its objectives. A clear and concise planning strategy would be welcomed.

31. Matters for information.

- **Street Naming.** NSC has requested that councils start to consider and submit potential new street names to their Street Naming and Numbering Department early into the planning process. Members considered that this could take place at discussion of the Reserved Matters application for larger planning applications.

Meeting Closed: 8.55 p.m.

Date of next meeting: Monday 20th August 2018

Signed _____ (Planning Chairman)

Date _____