



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 20th August 2018, 7.30 pm, Amesbury Room, Winccombe Community Centre.

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

Committee members absent: Mrs M Ballard, Mr M Boddy, Mr I Kilpatrick, Mr C Lomas, Mr G Luckett and Dr P Watkins

Clerk: Mrs L Rampton

Members of the public: Twenty one

32. **To receive apologies for absence.** Apologies were received from Parish Councillors M Ballard, M Boddy, I Kilpatrick, C Lomas and P Watkins
33. **Declarations of interest.** Cllr C Boase declared a pecuniary interest in agenda item 11 (modification order 53 for public right of way AX29/78, Roman Road) as a home owner and resident on Roman Road.
34. **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.)
In response to written requests received, dispensation was granted to Cllr Boase for this meeting to make a statement only at the relevant time in the meeting. The member would withdraw from the room during council discussion and voting on the matter.
35. **To approve minutes as a correct record of the previous planning committee meeting held on 30th July 2018**
The minutes were approved as a correct record of the meeting
Proposed: Cllr G Lloyd **Seconded:** Cllr M Williamson
All committee members present at the last meeting were in favour
36. **Minute Update from previous minutes of the Planning Committee.**
Min 30. NSC Landscape Character Assessment SPD. A response to Parish Council comments submitted to the recent consultation had been received. It was advised that the update merely reflected changes to the landscape between 2003 when the original assessment work was undertaken, and 2017. It was a technical document rather than a policy document. Comment on the proposed local plan would be the vehicle to advocate a strategic gap between Sandford and any new settlement. Extension of the 'Green Belt' was considered to be more difficult with para 135 of the new National Planning Policy Framework (NPPF) setting out circumstances in which new Green Belts could be established.
37. **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.*
6 Lynchmead. The planning applicant explained, and spoke in favour of the application.
The Birches, Hillyfield Way. With vehicular access to the new property being gained from Southmead (an unadopted road), several neighbours and residents of Southmead spoke in opposition to the application. Reasons for objection included problems associated with the narrow access to the site and would mean vehicular encroachment onto neighbouring land, safety of elderly

pedestrians using the road that had no footways and the likelihood that a foul sewer ran from Hillyfields Way to Southmead in close proximity to (if not actually under) the foundations for the new property. It was reported that the main gas pipe serving properties along the lane was laid close to the road surface and would not tolerate increased use of the road by heavy construction vehicles. Development with a large percentage of the site being covered in hard landscaping would lead to flooding issues and it was thought that a lack of drainage detail had been included in the plans. Overlooking and loss of privacy for neighbours would be experienced as not all windows to the rear of the property were shown on the plan as obscure glazed. Due to site levels, the height of the proposed dormer bungalow would be imposing.

Modification Order to a Restricted Byway, Roman Road. Concern was expressed that if the modification from a public right of way was approved, with the increased width of the track this may well lead to future development along the lane. Future maintenance of the track surface was thought to be an issue.

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

38. To authorise Bills for payment.

Direct payments, Unity Bank chq 300028, direct debits, and standing order payments as detailed totalling £14,152.05 (incl. vat) were authorised for payment.

Proposed: Cllr J Westlake **Seconded:** Cllr C Ballard **All in favour**

39. Planning Applications for comment or information:

With the majority of members of the public being present at the meeting to hear debate on a planning application 18/P/3812/FUL Hillyfields Way, with the consent of the committee, the Chairman varied the order of the agenda to allow discussion on this application to take place first. For the purposes of the minutes, items are recorded in the order in which they appeared on the agenda.

a. 18/P/3722/FUH, 22 Oak Road, Winscombe, BS25 1HJ.

Single storey rear extension, extend existing drop kerb 2.7m due south.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce **Seconded:** Cllr V Slater **All in favour**

b. 18/P/3731/FUL, 33 The Chestnuts, Winscombe, BS25 1LD.

Erection of a single garage.

The planning committee supported approval of the planning application

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

c. 18/P/3812/FUL, The Birches, Hillyfields Way, Winscombe, BS25 1AE.

Erection of a new detached dwelling.

There were 10 objections to the planning application shown on the NSC website.

Outline permission for a dwelling on the site, accessed off Southmead had been renewed on a number of occasions dating back to the 1970's although the most recent renewals restricted the height of any development to one storey. This was to ensure there would be no overlooking or loss of privacy to adjacent residents. Plans submitted for a dormer bungalow did not respect the privacy of neighbours and were not considered to be appropriate. The proposed dwelling was considered to be too large for the plot and the cramped form of development would result in the loss of the majority of green space which would be dominated by built development and hard surfacing and lead to increased surface water flooding in the area. It is understood that a foul water sewer pipe and inspection chamber from The Birches runs very close to, or beneath the foundations of the proposed property and should the development proceed, this matter would need to be addressed. Due to the narrow width of the unadopted access road, the size and weight of construction vehicles would need to be limited to protect land belonging to neighbours and the gas pipe along the lane that was reported to laid shallow and close to the road surface.

The planning committee recommended refusal of the planning application

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

d. 18/P/3874/FUH, 6 Lynchmead, Winscombe, BS25 1AT.

Erection of a single storey extension to the front elevation.

The planning committee supported approval of the planning application

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

e. **18/P/3918/HHPA, 11 Knapps Drive, Winscombe, BS25 1BD.**

Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 4.075 metres; 2) have a maximum height of 3.855 metres and 3) have eaves that are 2.345 metres high. Notification only

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

Planning Applications Approved

Application no	Address	Brief description
18/P/2137/LDE	Greenacre Sandmead Road	Cert of lawful development use of caravan
18/P/3266/FUL	Land at Woodborough Road	Construction of Private Drive for 5 houses
18/P/3399/R32	Just after Mead Lane	Advertising for 1no. non illuminated sign

Planning/TPO Refusals

Application no	Address	Brief description
18/P/2723/FUL	Sidcot Premier Inn A38	Erection two storey 14no. bed extension
18/P/3558/FUL	Land at Corner Close, 6 Church Rd	Erection of 1 bed dwelling

Planning Applications withdrawn

Application no	Address	Brief description
18/P/3685/FUL	Pimple Barn Mead Lane	Replace Poly Tunnel with agricultural build

41. To consider notice of intent for puffin crossing on Greenhill Road, Sandford.

Due to the absence of a manned school crossing patrol for Sandford Primary School, located on the busy A368, and the lack of continuous pavement in the vicinity, it was considered essential that a new puffin road crossing was installed (as part of development proposals for an additional 118 homes (Strongvox)) to the East of the Primary School. In addition to the already installed light controlled crossing point to the West of the school, this would allow safe access to school children from either end of the village.

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

Potential traffic congestion with two light controlled crossing points in close proximity to the school were considered as part of the debate. Members were in general agreement that the crossing points were most likely to be used during school drop-off and pick-up times (when an advisory speed restriction of 20 mph was already in place) and therefore added to road safety measures for the parish.

42. To consider NSC Order 8, (Restricted Byway AX29/87 Roman Road Sandford)

NSC had advised the modification order should have stated a 5m width between points B and C on the plan rather than at point A and an amendment to the order would be required. The Parish Council had not previously commented on the modification order, although in responding to consultation on a proposed footpath diversion order for the same path, had stated that they did not support conversion of the PROW to a bridleway at that time.

Due to a previously declared interest, Cllr Boase left the room.

Modification of the PROW to a restricted byway would result in the removal of existing path furniture and possible access by small vehicles and motorbikes.

The view of the Parish Council (in response to the proposed PROW diversion order) should be submitted to NSC (PC meeting 27.02.17, min 154) in response to the modification order. Whilst the Parish Council supported the footpath diversion subject to replacement and repair of some footpath furniture, it did not support the conversion of the PROW to a bridleway. The current order for a restricted byway should also be opposed. Should NSC proceed with the order, a new document specifying correct widths should be made rather than an amendment to the current order.

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

Cllr Boase returned to the meeting.

43. Matters for information.

- *Notification of Appeal – Land North of Greenhill Road. Outline planning permission for 85 dwellings (17/P/0887/O). Notification had been received of an appeal against NSC for failure to*

issue a decision on the application within the appropriate period. The appeal would be determined on the basis of an inquiry with the date and venue to be decided.

An additional meeting of the Planning Committee would be held on 10th September 2018 to consider a Parish Council response to the Planning Inspectorate and possible action/representation at the appeal inquiry under Rule 6.

Meeting Closed: 8.50 p.m.

Date of next meeting: Monday 17th September 2018

Signed _____ (Planning Chairman)

DRAFT

Date _____