



T1 Oak – reduction by up to 1.5 metres, pruning back to a suitable growth point

The planning committee supported approval of the TPO work application.

Proposed: Cllr M Boddy                      Seconded: Cllr G Lloyd                      All in favour

c. **18/P/4391/TPO, Sidcot School, Oakridge Lane, Winscombe, BS25 1PD.**

T1 Beech- shorten longer branches on building side to south by 3-4m back to suitable growth points.

The planning committee supported approval of the TPO work application

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

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

*Planning Applications Approved*

Application no	Address	Brief description
18/P/3874/FUH	6 Lynchmead	Single storey rear extension
18/P/3812/FUL	The Birches Hillyfields Way	Erection of New detached dwelling
18/P/3731/FUL	33 The Chestnuts	Erection of new garage
18/P/3722/FUH	22 Oak Road	Single storey rear extension
18/P/3704/LDP	13 Well Close	Lawful Development certificate
18/P/3360FUH	Fairview Bristol Road	Single storey front extension
18/P/2744/FUL	82 Greenhill Road Sandford	Vary condition 2 amend ground floor plan
18/P/4003/FUH	23 Brae Road	Ground floor bedroom and utility extension

*Planning/TPO Refusals*

Application no	Address	Brief description
18/P/3623/OUT	Land to South Durleigh, Hill Road	Erection 2 4 bed dwellings
18/P/2375/FUH	51 Greenhill Road Sandford	Erection 2 new dwellings

*Prior Approval not required*

Application no	Address	Brief description
18/P/3918/HHPA	11 Knapps Drive	Erection of New detached dwelling

*EIA required*

Application no	Address	Brief description
18/P/4067/EIA	Land at Mooseheart	Environmental Impact Statement required

70. **Consultations:**

a. **NSC - Join the discussion for Affordable Housing**

Affordable housing was defined as housing provided to those who are unable to buy a property at normal open market values. The type and amount of affordable housing to be provided on individual developments would be determined through negotiation, and guided by local housing need surveys and data. Recently there have been a number of changes to affordable housing guidance. The new Local Plan will have to review this, and NSC are intending to introduce new approaches to existing policies and new policies to respond to the changes in planning legislation, national guidance and changing local circumstances.

Members were encouraged to look at the information available on the NSC website and respond on an individual basis to the discussion.

b. **Yatton Neighbourhood Plan. NSC is undertaking a further period of submission consultation on the revised documents to ensure that there is an additional opportunity for comments to be made.**

Members did not consider a need to respond to the plan centered on Yatton Parish.

c. **18/P/3757/FUH, 24 Sandford Road.** NSC had received amended details for this planning application that significantly altered the proposal. Comments should be sent to NSC by 23<sup>rd</sup> Oct 2018.

Previously, it was considered by the Planning Committee that the addition of a 2m high fence would not mitigate the loss of privacy for neighbours at 7 Plumtree Close with their garden and habitable rooms being overlooked from the 1<sup>st</sup> floor bi-fold doors and Juliette balcony. It was suggested that

alternate measures to allow light into the newly created bedroom should be considered that would also meet building regulation standards.

Amended plans showed the replacement of the bi-fold doors and balcony with a standard sized window and velux windows. Also additional planting of trees between the two properties.

**With the amendments as now proposed, the planning committee supported approval of the planning application**

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

**d. NSC Local Plan 2036: Issues and Options. Closing date 11<sup>th</sup> Dec 2018.**

NSC were preparing a new Local Plan to provide detailed policies and additional housing, employment and other land allocations up to 2036. It will review and roll-forward policies and allocations in existing development plan documents and plan for the amount of housing, jobs and infrastructure set out in the Joint Spatial Plan. This is an early stage in the plan making process, and the purpose of the issues and options document is to identify the challenges that need to be addressed.

Comments on the plan would be considered by the Parish Council at their meeting to be held on 26<sup>th</sup> November following workshop discussion group meetings on both the Banwell and Mendip Spring Garden Villages (refer: min 72 below).

**71. To consider street names for Woodborough Farm Development. Formally known as Pigeon House Farm.**

In order to speed up the street naming process Parish Councils had been asked to submit potential street names to the NSC Street Naming and Numbering Department at early planning stages. As Woodborough Farm is now at the full planning application stage members had been invited to submit suggestions to the Parish Office in advance of this meeting. For a development of over 120 plots, at least 6 names had been requested.

As the former farm had had cattle in the fields for as long as members could remember, a theme of cattle breeds was favoured, with the following to be submitted to NSC for consideration:

Guernsey Road, Dexter Way, Angus Close, Holstein Avenue, Longhorn Way, Hereford Close and Redpoll Way.

**72. Invitation for representatives to attend a workshop to discuss the possible Mendip Spring garden village, which is proposed as part of the Local Plan 2036.**

Three representatives from the community have been invited to attend workshops to discuss both the proposed Banwell and Mendip Spring Garden Villages. Representatives from surrounding parishes would also be present. Representatives could include local businesses, school governors or others to ensure the right balance of need and interest is represented for the parish.

In discussion members agreed that one Parish Councillor representative should attend (Cllr K Joyce), a local business/employer as well as a representative of the Sandford Neighbourhood Group.

**73. Matters for information.**

- *Land to east of Greenhill Lane, Sandford* – following a public consultation event held in Winscombe, a further meeting with councillors had been requested by the Planning Agent to gain the support of the council before submission of the formal application. Should the support of the council be secured at pre-planning stage, an area of land for a new Sandford Village Hall would be included. Members considered the consultation event had not been adequately advertised and without an open public meeting in Sandford, or significant support from the community behind the application, the council could not endorse the application at this time. The application should follow due process and be considered by the planning committee following planning submission.

**Meeting Closed: 8.40 p.m.**

**Date of next meeting: Monday 12<sup>th</sup> November 2018**

Signed \_\_\_\_\_ (Planning Chairman)      Date \_\_\_\_\_