



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 19th November 2018, 7.30 pm,
Amesbury Room, Winscombe Community Centre.**

Councillors 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, Mr J Westlake and Mr M Williamson.

Committee members absent: Mr M Boddy Mr G Luckett, Mr I Kilpatrick, Dr P Watkins,

Clerk: Mrs L Rampton

Members of the public: Fifteen

74. To receive apologies for absence. Apologies were received from Parish Councillors Luckett and Watkins

75. Declarations of interest.

Councillors declared the following interests:

Cllr C Boase	Agenda 7d. Sandford House	Pecuniary	Neighbour to development
Cllr K Joyce	Agenda 7j. The Chestnuts	Pecuniary	Neighbour to development
Cllr M Williamson	Agenda 7h. Myrtle Farm	Non-pecuniary	Thatchers Foundation Trustee

76. 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 M Williamson to speak and vote at this meeting only as the interest was not deemed significant enough to exclude him from participation.

Cllrs Boase and Joyce had not sought dispensation with both to withdraw from the meeting at the relevant time.

77. To approve minutes as a correct record of the previous planning committee meeting held on 15th October 2018

The minutes were approved as a correct record of the meeting

Proposed: Cllr V Slater **Seconded:** Cllr J Westlake

All committee members present at the last meeting were in favour

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

79. 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.*

18/P/4537/FUH, 4 Southcroft. The applicant explained reasons for the application that would replace an old derelict workshop with a garage workshop to accommodate his hobby of restoring old vehicles. The height of the new building was required to house a vehicle lift and, with no higher level windows would only be used for storage purposes at mezzanine level.

18/P/4357/FUL, Laurel Farm, Barton Road. The applicant outlined plans to convert four derelict barns into habitable accommodation that would be sympathetic to, and in keeping with the existing property. There would be no change to the existing footprint.

18/P/2697/FUL, land at The Chestnuts. A number of neighbours to the site spoke in opposition to the application for a further six two storey detached homes. Main objections to the application included:

- i. The loss of a wildlife corridor – over sixty trees would be felled to allow six homes to be built. No mention had been made in the NSC Officer Report on the removal of three trees currently protected by a Tree Preservation Order. An ecological survey carried out during the summer period had detected a significant amount of bat movements with eleven species of bat having been identified on the site.
- ii. The loss of amenity value for neighbours with an overbearing impact due to the close proximity of the large homes as well as the loss of privacy to gardens and habitable rooms.
- iii. Crowded nature of the site – with plots 4, 5 & 6 being moved further away from existing dwellings on Sidcot Drive to respect the 21m distance required between old and new dwellings, this has implications for other new homes on The Chestnuts development that are already completed and occupied. Occupiers of the near completed first phase development would also suffer from over bearing impact and loss of privacy as the 21m ruling to habitable rooms and gardens could not be respected.
- iv. Plots 1, 2 & 3 will look directly into the garden of Longfield House with a proposed first floor window on plot 3 being only 16.5m away from a window into a habitable room in Longfield House.
- v. The plan for a further 6 detached four bedroom homes did not add to the variety of homes available in the parish.
- vi. With the construction of the 24 house 'first phase' addition to The Chestnuts along with the proposed 'second phase' of 6 homes, this would lead to a significant increase in car movements exiting The Chestnuts close to a blind corner on a major 'A' road through the parish.
- vii. Neighbours were disappointed that little or no notice had been taken of previous comments made by both the Parish Council and local residents. Whilst generally accepted that some development of the site would take place, it was hoped that a plan could be agreed that better suited the needs of the parish.

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

80. Planning Applications for comment or information:

As the majority of public present at the meeting were in attendance to hear discussion on planning application for The Chestnuts (18/P/2697/FUL), with the consent of the committee the Chairman varied the order of the agenda at this point to allow amendments to this application to be considered first. For the purposes of the minutes, applications are recorded in the order they appeared on the meeting agenda.

a. 18/P/4376/NMA, Fircot, Hillyfields, Winscombe, BS25 1PH.

*Non-material amendment to application 17/P/5548/FUH to allow: Change pitched and flat roof to pitched roof. Reduction to one from two windows in front elevation, and on the rear extension: change in footprint from 8.7 x 3.8m to 10.1 x 4.1m. **Notification Only***

b. 18/P/4537/FUH, 4 Southcroft, Winscombe, BS25 1JW.

Erection of a detached garage/workshop to rear garden area

With conditions to be applied to any approval notice prohibiting business use for the garage, that the building could only be used ancillary to the main dwelling, not rented out and that the building could not be converted to a residential dwelling, the planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr C Ballard 8 in favour, 1 abstention

c. 18/P/4357/FUL - Laurel Farm, Barton Road, Winscombe BS25 1DX

Proposed conversion of redundant agricultural buildings to 4no. dwelling houses with associated building operations and demolition

The planning committee supported approval of the planning application

Proposed: Cllr J Westlake Seconded: Cllr V Slater All in favour

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

d. 18/P/4418/RM - Land Adjacent To Sandford House, Station Road, Sandford

Submission of reserved matters of appearance for the erection of six residential dwellings and associated garages, pursuant to permission 18/P/3121/MMA (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.)

The planning committee supported approval of the planning application

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

Cllr Boase returned to the meeting

e. 18/P/4492/FUH - 10 South Croft, Winscombe BS25 1JW

Single storey rear extension and internal alterations

The planning committee supported approval of the planning application

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

f. 18/P/4615/NMA - Land To The North-west Of Sandford Primary School, Greenhill Road, Sandford

*Non-material amendment to planning application 17/P/1799/RM to allow changes to porch cill and roof details on plots 2,3,12,14,18,19,38,43,55,79,80,111 and 116. **Notification only***

g. 18/P/3312/FUH - 61 Greenhill Road, Sandford, Winscombe BS25 5PA

Extension to garden wall and new gates

The planning committee supported approval of the planning application

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

h. 18/P/4439/MMA - Myrtle Farm, Station Road, Sandford, Winscombe BS25 5RA

Variation of condition 2 (approved plans) of application 16/P/2171/F (Erection of new warehouse building with ancillary facilities including a new access road, warehouse yard and car parking, lighting scheme, landscaping and surface water attenuation) to allow upper level accommodation to be used as offices; additional 3rd floor level within office accommodation; glazed foyer to office entrance; increase size of office roof lights; provision of car park for use with offices; alteration of glazing layout to offices; alteration of fire escape to SW elevation; alteration of PV panel layout; Re-positioning of warehouse floor to be flush with distribution area; reduction of external ground levels around perimeter of building and Gabion retaining walls to accommodate level change in lieu of sloping banks

Considerable discussion took place on the amended application with differing opinions being aired. One member considered that amendments to the application for the approved warehouse plans for upper levels to be used as office accommodation to be unnecessary and therefore the height of the approved building was not required in the first instance. It was suggested that further camouflage for a number of buildings on site could be better addressed through additional planting.

For reasons contained in the application submission document, a number of members dis-agreed with this opinion.

The planning committee supported approval of the planning application

Proposed: Cllr G Lloyd **Seconded:** Cllr V Slater **7 in favour, 2 abstentions**

i. 18/P/4653/FUL - Pimple Barn, Mead Lane, Sandford, Winscombe BS25 5RG

Erection of a domestic garage and change of use of land from agricultural to garden

The planning committee supported approval of the planning application

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

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

j. 18/P/2697/FUL – Land at The Chestnuts, Winscombe

*Erection of 6 no. dwellings with associated hard/soft landscape works and drainage. **Amended plans submitted***

The Planning Committee having previously recommended refusal of the planning application had the following observations regarding the amended plans submitted:

i. Firstly, the Parish Council was disappointed that the NSC P&R Committee had made a provisional decision on the application during the consultation period, although it was appreciated that comments would be accepted some six days after this meeting took place. It was hoped that the P&R Committee would re-think their decision based on comments submitted by consultees and local residents.

ii. The Residential Design Guide SPD (3) stipulates that to preserve the privacy to neighbouring residents there should be a distance of 21 metres between a proposed upper floor window and an

existing habitable room window. According to amended plans submitted there is a distance of 16.5 metres between the upper floor window of plot 3 and the window into a habitable room of Longfield House. The fact that there may be a 2m high wall to screen the proposed property from the footpath will not negate overlooking from an upper floor window. In addition to this, there should be a distance of no less than 7 metres from the proposed upper floor window and the rear boundary of that property to lessen the impact of overlooking the rear garden of Longfield House and this distance is questioned? The presence of existing intervening vegetation as a screen between the gardens is not sufficient on its own to allow approval of the application as this may easily be removed or die.

- iii. Crowded nature of the site – with plots 4, 5 & 6 being moved further away from existing dwellings on Sidcot Drive to respect the 21m distance required between old and new dwellings, this has implications for other new homes on The Chestnuts development that are already completed and some occupied. Occupiers of the near completed first phase development would also suffer from over bearing impact and loss of privacy as the 21m ruling to habitable rooms and gardens had not been respected.
- iv. It has been noted that as the location of plots 4, 5 & 6 have been adjusted, this has resulted in a more cramped form of development on the new estate and the density of the six proposed homes was not considered to be in keeping with the other new homes on the estate. Additional on-road parking will take place as although garage sizes may comply with the NSC standard, these are not large enough to accommodate the ever-increasing size of new vehicles.
- v. A total of 60+ trees are planned for clearance from the site to allow the six further homes. The removal of this significant number of trees that provide a mature habitat for wildlife species is considered irreplaceable through new planting. Trees to be removed include at least three trees protected by a recently confirmed preservation order. The Committee is concerned over the lack of consultation that has taken place during discussion on this planning application to remove the protected trees with the order to be automatically lifted on approval of this planning application?
- vi. Little regard has been paid to the ecological implications of the development with the importance of the area being a flight path and foraging site for a number of bat species being largely dismissed (NSC adopted the ‘North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document’ in January 2018). The Parish Council is unaware of the current construction of additional floodlighting on the adjoining playing pitches as mentioned in the officer report to P&R Committee? As far as it is aware the only plans to change floodlighting in the area are to REDUCE light spill from the existing football floodlights.
- vii. The current application, consisting of a further six large executive type dwellings does not offer a mixed variety of homes. Smaller single storey dwellings would be preferable.
- viii. When planning permission was granted for 24 dwellings at The Chestnuts (16/P/1607/F) little provision was made for affordable housing with a final figure for this being agreed at well below the required 30%. Whilst the addition of 6 new homes may not require the developer to add to affordable housing on the total site, there is little, if any developer contribution to mitigate the significant negative impacts of this additional development. With a total development of 30 homes, just 3 on-site starter homes have been provided.

The Planning Committee recommend refusal of the application for the reasons outlined above and consider the addition of a further six homes to have an overbearing impact on neighbours and to be over development of the site.

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

Cllr Joyce returned to the meeting

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

Planning Applications Approved

Application no	Address	Brief description
18/P/4168/TPO	Recreation Ground	T4 Oak reduce end weights and remove dead
18/P/4376/NMA	Fircot, Hillyfields	Changes to roof and windows

Planning/TPO Refusals

Application no	Address	Brief description
18/P/3280/FUL	Opp Hale Farm Bridgwater Road	Retention of temporary track

Planning Application Withdrawn

18/P/2437/FUL	Laurel Farm, The Square	9 Dwellings shop and parking.
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82. To receive a report on the two recent Issues and Options Consultation Workshops for the proposed Banwell and Mendip Spring Garden Villages – workshops attended by Cllrs Boase and Joyce

Cllr Boase had circulated a written report to members in advance of the meeting. The workshop was limited to a small number of invited attendees, strictly timetables by NSC and limited to discussion on the concept and alternative scenarios for the two proposed ‘garden villages’. Discussion took place about the theoretical position, design and layout of the new towns that may, or may not be approved as part of the Joint Spatial Plan (JSP). Bypasses for Banwell, Sandford and Churchill were considered necessary to support the proposed garden villages and existing communities and additional transport links would be essential. Whilst the timing of the workshops was considered to be premature prior to the JSP being formally agreed and adopted, wider public consultation by NSC should be encouraged.

83. Matters for information.

- **Land to north west of Greenhill Lane** – Parish Councillors and members of the public had been invited to attend a drop-in consultation event to examine plans for 40 new homes in Sandford. The event would take place in Sandford Village Hall on Wednesday 21st November, 2pm onwards.
- **SLCC Regional Conference, 28th November, Webbington Hotel** – With one place available for a Parish Councillor to attend the conference, interest should be notified to the Clerk before Wednesday 21st November.
- **TPO 1091** – Notification of a copy of a new preservation order that would protect a group of veteran trees at Heatherdale, Greenhill Road had been received. The Order had been served at the owner’s request.
- **Wedmore Neighbourhood Plan** – Sedgemoor District Council have published the plan for a consultation period of six weeks ending on 21st December 2018.
- **NSC Landscape Character Assessment 2018** – NSC adopted the supplementary planning document on 25th September 2018.
- **Kildare House** –the owner had verbally advised that an Environmental Impact Assessment would not be required as part of a planning application for the site.
- **NSC Town and Parish Council Planning Workshop** – the next workshop would take place on Thursday 6th December, 9.30am at the Town Hall, WSM. Interest in attending should be notified to the Clerk as soon as possible.

Meeting Closed: 9.05 p.m.

Date of next meeting: Monday 10th December 2018

Signed _____ (Planning Chairman)

Date _____