



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 6th February
2017,
At 7.30 pm, The Amesbury Room, Winscombe Community Centre.**

Councillor Members Present: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr C Lomas, Mr G Lockett, Mr V Slater, Mr J Westlake and Mr M Williamson.

Office Assistant: Sue Kent

Members of the public: 4

85. **To receive apologies for absence.** Apologies were received from Parish Councillors P Watkins & I Kilpatrick.
86. **Declarations of interest.** Non-pecuniary interests were declared by:
Cllr C Boase Agenda item 7e No dispensation requested Next door neighbour
87. **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.**
There were none
88. **To approve minutes as a correct record of the previous planning committee meeting held on 9th January 2017.**
The minutes were approved as a correct record of the meeting
Proposed: Cllr M Williamson Seconded: Cllr K Joyce
All committee members present at the last meeting were in favour
89. **Minute Update from previous minutes of the Planning Committee.** There were none
90. **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 Sandford resident discussed the Strongvox planning application advising that on the original plans there was provision for a new Community Hall, which has since been withdrawn. He advised that there is a strong feeling in the village that there will be a need for a larger hall, to accommodate the greater need of the community. On behalf of the Community Group in the village, he would like to ask if the Parish Council could speak to North Somerset Council to see if it's possible at this late stage to reserve a plot of land for a future community hall within their development. The Strongvox final plan provision does not allow for any kind of village hall site, whereas the previous plan did. Thanks were given to Strongvox for the Friday evening consultation event and for providing copies of the display boards at the event. These are available in the Parish Office.

Cllr C Lomas joined the meeting, and was asked if he had any Declaration s of Interest, he advised no he did not.

The Agent / Architect spoke about application number 17/P/0140/F, pointing out its sustainability. A summer house in the grounds has in the past been used by the owners. The plans show that the slope is being used to hide the bulk of the building, single storey structure, green roof, and very low profile metal roof. Whole site surrounded by trees, some old ornamental trees. Green sedum roof, gentle sloping curved roof, the spine wall that runs through the middle will be constructed in Mendip stone. Entrance from existing access point on A38, along tarmac un-adopted highway shared with a neighbour. Summer house currently used to store garden equipment.

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

91. Planning Applications for comment or information:

With the permission of the Committee, The Chairman varied the order of the agenda to allow a member of the public to leave the meeting early. For the purpose of the minutes these are recorded as per the meeting agenda.

a. 17/P/0023/F, Mrs S Downs, Cothill, Station Road, Sandford, Winscombe, BS25 5RQ.

Erection of a new dwelling.

2 objection comments on the web site. Outside settlement boundary.

The planning committee supported approval of the planning application

Proposed: Cllr M Williamson Seconded: Cllr C Ballard 9 in favour, 2 against

b. 17/P/0070/PDA, Dr & Mr P Hart, Winterhead Farm, Bristol Road, Winscombe, BS25 1PP.

Prior notification for the erection of a machinery/ fodder store. Notification only

Notification received today, prior approval not required

c. 17/P/0075/F, Mrs K Campbell Hards, National Trust, Agricultural Building, off Barton Road, Winscombe, BS25 1DU.

Change of Use from agricultural use to business use, office/workshop/storage (B1). Refurbishment works to include: replacement of asbestos roof covering, infill of internal yard, increase size of mezzanine, new window and door to the internal South elevation, glazed door and new roller shutter to the East elevation and installation of PV panels to the South facing roof slope (part retrospective)

Outside settlement boundary and in AONB.

The planning committee supported approval of the planning application

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

d. 17/P/0118/HHPA 8 Brae Road, Winscombe, BS25 1LH.

Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 4.5 metres; 2) have a maximum height of 4 metres and 3) have eaves that are 2.1 metres high. Notification only

Cllr C Boase left the meeting due to a previously declared interest.

e. 17/P/0126/TPO Glen Hooper Tree Care, Sandford House, Sandford Road, Sandford, Winscombe, BS25 5RA.

T1 yew – Fell.

Extracts were read out from a letter received from W Witter & P Witter.

Roots lifting the floor in the dining room, driveway and pathway.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr C Lomas 9 in favour, 1 abstention

Cllr C Boase returned to the meeting.

f. 17/P/0140/F Mr John Harding & Mrs Jenny Stew, Previously developed land adjacent to Premier Inn and, Martindale, Bridgwater Road, Winscombe, BS25 1NN.

Erection of 1no. three bedroom dwelling.

Six comments of support on the web site. The proposed application is a new build within the AONB. The summer house is to be removed. Although some members thought the design was exciting and very well thought out, they were mindful that the Council has not previously approved applications for new dwellings within the AONB.

The planning committee recommend refusal of the planning application due to it being a new build within the AONB, and outside settlement boundary.

Proposed: Cllr K Joyce Seconded: Cllr G Lloyd All in favour

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

Planning Applications Approved

Application no	Address	Brief description
16/P/2778/F	Sidcot School	Erection of new boarding house
16/P/2440/F	1 Brimridge Road Winscombe	Erection of new dwelling
16/P/2868/F	12 Oakridge Close Sidcot	Single storey side extension
16/P/2852/F	6A Church Road Winscombe	Removal or variation of conditions 1 ,2 & 6
16/P/2966/F	2 The Green	Single storey extension

Planning Permission not required

Application no	Address	Brief description
16/P/2585/F	Land at Grove Farm, Bristol Road	Temporary siting of a caravan for accommodation.
17/P0070/PDA	Winterhead Farm Bristol Road	Removal of condition 1,2 & 6
16/P/2967/SWE	Land to North Mead Lane Sandford	Replacement of electricity poles

93. Consultations:

a. Consultation re Planning Application Requirements – Parts 2 and 3 (Drawings). Consultation ends 15th February 2017.

b. North Somerset Core Strategy: Adoption of consequential to policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, and CS33. Period for challenge ends 21st February 2017.

c. North Somerset Council Call for Sites 2017. To be submitted no later than Friday 17th February 2017. No response to the above consultations.

94. Matters for information. – There were none

Meeting Closed: 8.20 p.m.

Date of next meeting: Monday 6th March 2017

Signed _____ (Planning Chairman)

Date _____