



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 11th January 2016, 7.00 p.m. Amesbury Room Winscombe Community Centre

Councillor Members Present: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr M Boddy, Mr A Forbes, Mr K Joyce, Mr I Kilpatrick, Mr G Lloyd, Dr P Watkins, Mr J Westlake, & Mr M Williamson.

Clerk: Mrs L Rampton
Members of the public: Nine
Press: Ms C Fay-Fineran, Cheddar Valley Gazette

91. To receive apologies for absence. Apologies were received from Parish Councillors C Lomas, G Luckett & V Slater

92. Declarations of interest. Non-pecuniary interests were declared by the following members:

Cllr M Williamson	Strongvox planning appeal	Trustee of Thatchers Foundation
Cllr M Ballard	Strongvox planning appeal	Sandford resident
Cllr C Boase	Strongvox planning appeal	Sandford resident
Cllr P Watkins	Strongvox planning appeal	Sandford resident
Cllr C Ballard	15/P/2876/F 31 Wimblestone Road	Applicant known to member

A pecuniary interest was declared by Cllr J Westlake as part owner of the site subject to a planning appeal by Strongvox Homes. This interest is noted on the published 'Register of Interests for Members'. Cllr Westlake had been listed as an Appellant in this case.

93. 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 by the Clerk for this meeting only to Councillors Boase and Watkins to speak and vote on the planning appeal as being Sandford residents not residing immediately adjacent to the site, their views were likely to be representative of other Sandford residents. Dispensation was granted to Councillors C Ballard and M Williamson to speak but not vote on their declared items of interest as the non-pecuniary interests were not deemed significant enough to exclude the members from discussion on the topics. Neither Councillors M Ballard nor J Westlake requested to speak or vote on their declared interests with Cllr Westlake to withdraw from the meeting at the appropriate time.

94. To approve minutes as a correct record of the previous planning committee meeting held on 21st December 2015.

With the addition of the word 'on' being inserted before '2nd November' at approval of minutes, min 81, 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

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

96. Public Participation. *The chairman suspended the meeting to allow public participation and stated that this was the only time during the meeting that members of the public present would be allowed to address the Planning Committee.*

Planning Appeal APP/D0121/W/15/3139633, Land to the north-west of Sandford Primary School, off Greenhill Road, Sandford. Sandford residents commented on the lack of observation made by the Parish Council on the impact of traffic on Nye Road and surrounding roads. It was suggested that the Planning Inspectorate be requested to visit these rural roads between 8.00am and 9.30am rather than the middle of the day to access suitability of these roads for a nearby new development. Sandmead Road was not considered an ideal road for children to walk along due to the narrow carriageway without footways. The Chairman advised Sandford residents that a letter appears on the NSC website confirming the appellant request for the appeal to be heard by a 'Hearing' procedure.

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

97. Planning Applications for comment or information:

- a. **15/P/2806/F Mr R Corfield, Oracabessa, 9 Bramley Close, Sandford, BS25 5NY.**

First floor extension to provide new bedroom.

The planning committee supported approval of the planning application

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

- b. **15/P/2819/F Mr & Mrs Elson, Linden Lea, Hillyfields Way, Winscombe, BS25 1AE.**

Erection of a single storey extension to side and front elevation of bungalow following the demolition of existing garage.

The planning committee supported approval of the planning application

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

- c. **15/P/2876/F Mr & Mrs A York, 31 Wimblestone Road, Winscombe, BS25 1JR.**

Single storey rear/side extension.

The planning committee supported approval of the planning application

**Proposed: Cllr K Joyce Seconded: Cllr G Lloyd
8 in favour with Cllr C Ballard abstaining from the vote due to a previously declared interest.**

98. Notification of Planning Approvals/Refusals/Tree Preservation Orders

Planning Applications Approved

Application No.	Address	Brief description
15/P/2400/F	74 Sandford Rd, Winscombe	Erection of single storey side extension
15/P/2709/F	14 Southmead	0.75m trellis on top of 1.8m high fence

Planning Applications Refused

Application No.	Address	Brief description
15/P/2504/F	Oakridge Courtyard, Oakridge Lane	Conversion to holiday let with extension and alterations to use

99. Notification. An appeal has been made to the Planning Inspectorate against NSC failure to issue a decision on The Land to the north-west of Sandford Primary, off Greenhill Road, Sandford. Appeal ref APP/D0121/W/15/3139633.

Members to consider any additional comments that they may wish to be submitted to the Planning Inspectorate for consideration.

Due to a previously declared pecuniary interest, Cllr Westlake left the meeting

The Parish Council, through its Planning Committee has now been afforded the opportunity to make comment, or modify/withdraw previous representations submitted to NSC regarding the planning application.

Members proposed that Parish Council comments on the application be modified and sent to the Planning Inspectorate in view of further public comment and also due to changes made to the application since this was considered by the Council. These included:

- The impact of additional traffic is considered unsuitable on surrounding rural roads such as Nye and Sandmead Road especially with children walking on narrow highways without footways.
- Access to Winscombe – this has been described by the appellant as easy on foot, by cycle, or by public transport. Members disagreed with this considering there is no continuous footway between the villages, the distance of some 2,100m with an uphill gradient and the infrequency of public transport.
- A number of recent modifications proposed by the developer to Sandford Primary School may impact on access to the site.
- Sandmead Road pumping station – there is no clear evidence that an already overloaded pumping station for sewerage has had an improvement scheme agreed with Wessex Water.
- Some members questioned the commitment to additional employment contained in the plan.
- Pollution from increased Stationary traffic, especially by Sandford Primary School was of concern.

Sandford was considered by some members to have a fragile current infrastructure with sewerage and sustainability of great concern

It was proposed that a letter be sent modifying/adding to previous comments of the council as outlined above

Proposed: Cllr C Boase Seconded: Cllr P Watkins

All in favour aside from Cllrs M Ballard & M Williamson abstaining from the vote due to a previously declared interest

Cllr Watkins requested that it be recorded in the meeting minutes that Thatchers Cider had invited an informal meeting with Parish Councillors on 6th July 2015. A number of Councillors did attend this meeting to be advised, in confidence of possible future plans for the company.

Cllr Westlake returned to the meeting

100. Consultation: West of England Joint Transport Study & Joint Spatial Plan – to discuss comments received from members and consider Parish Council response if appropriate.

No comments had been received from members and therefore no comments from the Parish Council would be submitted to the consultation.

101. Matters for information

- **Parish Council meeting to consider Strongvox application 15/P/0583/O** – it was noted the date of the meeting had been incorrectly recorded on the meeting minutes as 20th April and has now been amended on the website to 23rd April. A note has made on the already approved meeting minutes.

Meeting Closed: 7.35 p.m.

Date of next meeting: Monday 9th February 2016

Signed _____

(Planning Chairman) Date _____