



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 March 2017, 7.30 pm, Amesbury Room, Winscombe Community Centre.

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

Clerk: Lynne Rampton

Members of the public:

Seven

95. **To receive apologies for absence.** Apologies were received from Parish Councillors C Boase, M Boddy and P Watkins
96. **Declarations of interest.** Cllr A Forbes declared a pecuniary interest in agenda item 7a as owner of Max Mills Farm. Cllr K Joyce declared a non-pecuniary interest in agenda item 7b, 1 Sidcot Drive as the owner of a near-by property.
97. **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 Joyce to both speak and vote on the declared item for this meeting only as the interest was not deemed significant enough to exclude the member from participating in the debate. No dispensation had been requested from Cllr Forbes with the member to withdraw from the meeting at the relevant time.
98. **To approve minutes as a correct record of the previous planning committee meeting held on 6th February 2017**
The minutes were approved as a correct record of the meeting
Proposed: Cllr M Williamson Seconded: Cllr G Luckett
All committee members present at the last meeting were in favour
99. **Minute Update from previous minutes of the Planning Committee.** There were none
100. **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.*
Land adjacent to 19 The Lynch. A parishioner presented plans for a new property on the site that are shortly to be submitted as a planning application to NSC. Neighbours have been consulted and it was advised that the plans are sympathetic to the street-scene, are of a sustainable design and comply with requirements for off-street parking.
17/P/0248/LB stone slab culvert adjacent to Max Mills Farm. A parishioner spoke on pre-planning application advice that had been sought by NSC from Historic England in 2015 and advised that the stone slab culvert appears to contain medieval fabric. Concern was expressed over the current application to substitute part of the structure with pre-cast concrete, disregarding advice from Historic England.
With no further members of the public wishing to address the committee, the chairman re-opened the meeting
101. **Planning Applications for comment or information:**
Due to a previously declared pecuniary interest, Cllr Forbes left the meeting. Cllr Joyce (Vice-Chairman) took the Chair

- a. **17/P/0248/LB Stone Slab Culvert adjacent to Max Mills Farm, Max Mill Lane, Winscombe, BS25 1DS.**
Replacement of damaged stone deck slabs with pre-cast re-enforced concrete slabs. Masonry repairs to the existing stone abutments. Removal of tree and carry out masonry repairs to the east headwall
 It was explained to the meeting that the proposed works are to a culvert that runs beneath the road surface of Max Mill Lane. In correspondence available on the NSC website, NSC acknowledges the grouping of culvert, mill ponds and mill to be curtilage listed to the Grade II farmhouse. The stone slab culvert appears to contain fabric to pre-date most of the structures on site and demonstrates the long-standing use of the site along with the complex workings of the mill water system. Historic England does not consider the proposed works have been justified in accordance with para 128 of the National Planning Policy Framework.
The Planning committee supported approval of repair works to the highway taking place subject to a survey being undertaken to the existing structure as recommended by Historic England and that Historic England are informed of the results of that survey in order that further advice may be obtained from them.
Proposed: Cllr G Lloyd Seconded: Cllr J Westlake All in favour
Cllr Forbes returned to the meeting and resumed the Chair.
- b. **17/P/0256/TPO, 1 Sidcot Drive, Winscombe, BS25 1LH.**
T7 Monterey cypress – fell.
 It was noted that the application form seeks permission to carry out works to the tree rather than fell. A tree report suggests that the tree is in decline and that works to remove dead branches and foliage will in fact extend the life of the tree.
The planning committee supported approval of the planning application to carry out works to the tree rather than fell this
Proposed: Cllr C Ballard Seconded: Cllr V Slater All in favour
- c. **17/P/0306/F, Mr R Henry, 17 Homestead Way, Winscombe, BS25 1HL.**
Single storey extension to existing bungalow to create a granny annex.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr I Kilpatrick All in favour
- d. **17/P/0358/F, Mr J Richards, Shutefield. Oakridge Lane, Winscombe, BS25 1LZ.**
Replacement of single garage with single garage, store and carport.
 Whilst members were in favour of supporting the planning application, concern was expressed over the removal of a large tree located on adjoining land, close to the AONB.
The planning committee supported approval of the planning application
Proposed: Cllr M Williamson Seconded: Cllr K Joyce
- An amendment to the proposal was made that the tree (T1) is pruned rather than felled.
Proposed: Cllr C Ballard Seconded: Cllr K Joyce 9 in favour, 1 abstention
- With the amendment being carried, it was proposed that the planning committee supported approval of the planning application but that tree (T1 as shown on the plan) is pruned back rather than felled due to the close proximity of this to the AONB.**
Proposed: Cllr K Joyce Seconded: Cllr C Ballard 8 in favour, 2 abstentions
- e. **17/P/0396/F, Dr Miguel Colaco, Honeycomb Dental Clinic, 4 Sandford Road, Winscombe, BS25 1HD.**
Single storey extension to existing dental practice
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr G Lloyd All in favour
- f. **17/P/0426/F, Mr Hubbard, 6 Quarry Road, Sandford, BS25 5RL.**
Extension of roof space into a dormer.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr I Kilpatrick All in favour

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

Planning Applications Approved

Application no	Address	Brief description
16/P/2564/F	Stable Cottage, Winscombe Hill	Single storey extension
16/P/2956/TPO	Sidcot School, Oakridge Lane	T4 beech reduce, T5 Hornbeam reduce
16/P/2962/F	82 Greenhill Road	Amendment to approved application
16/P/3005/F	24b 24c & 22 Woodborough Road	Change of use to flexible use
17/P/0075/F	National Trust office, off Barton Rd	Change of use; replace roof, shutter, doors and windows.

Prior approval not required

Application no	Address	Brief description
17/P/0018/HHPA	8 Brae Road	Erection single storey extension

Prior Approval required and granted

Application no	Address	Brief description
16/P/3029/CUPA	1 Woodborough Mews	Change of use offices to residential

Planning/TPO Refusals

Application no	Address	Brief description
17/P/0126/TPO	Sandford House, Station Road	T1 Yew - fell

103. Update on 18 The Green, Winscombe BS25 1AH.

At this time no further information had been provided by NSC or the applicant's agents. The matter was deferred to a future committee meeting.

104. Matters for information.

- **Sites and policies plan part 2: site allocations plan -submission of plan**

The Sites and Policies Plan Part 2: Site Allocations Plan had been submitted to the Secretary of State on 24 February 2017 for examination and the submission documents were available to view on the North Somerset Council website or at the Town Hall or Castlewood Offices. It was advised that the plan is now at the examination stage. The appointed Inspector would study the submission documents and if necessary come forward with a list of issues and invite participants for the hearings. Further information about hearing dates and attendance at the hearings would be made available in due course, on the website at www.n-somerset.gov.uk/sitesandpolicies.

- **Planning Enforcement.** Following a number of complaints regarding excess mud on the highway, excavation works at Willow Farm, Barton Road have been reported to the NSC Planning Enforcement and Highway departments for further investigation.

Meeting Closed: 8.15 p.m.

Date of next meeting: Monday 3rd April 2017

Signed _____ (Planning Chairman)

Date _____