



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 3rd April 2017, 7.30 pm, Amesbury Room, Winscombe Community Centre.

Councillors present: Mr C Ballard, Mrs M Ballard, Mr M Boddy, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr I Kilpatrick, Mr G Lloyd, Mr C Lomas, Dr P Watkins, Mr J Westlake and Mr M Williamson.

Clerk: Lynne Rampton

Members of the public: Eight

105. **To receive apologies for absence.** Apologies were received from Parish Councillors C Boase and V Slater
106. **Declarations of interest.** No interests were declared
107. **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.** None
108. **To approve minutes as a correct record of the previous planning committee meeting held on 6th March 2017**
The minutes were approved as a correct record of the meeting
Proposed: Cllr M Williamson Seconded: Cllr C Ballard
All committee members present at the last meeting were in favour
109. **Minute Update from previous minutes of the Planning Committee.** There were none
110. **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.*
17/P/0606/O Sweeting & Sons, Station Road – the owner of the site explained reasons for the residential planning application.
17/P/0668/F land adjacent to 19 The Lynch – the applicant explained details of the application for the benefit of those members who were not present at the March committee meeting. Questions were answered in relation to retention of the majority of the stone wall and obscure glazing for a window on the north elevation.
18 The Green – the property owners spoke on plans to remove wooden sleepers and fencing to the garden and replace these with stepped gabions, topped with 4ft high laurel hedging. Whilst the close-boarded fencing would be retained close to the house to maintain privacy, the shed was to be located to a less visually prominent position in the garden. This was considered to improve the visual impact from the adjacent public right of way and was in keeping with gabions on the railway embankment on the opposite side of Woodborough Road. A number of questions were answered by the owners and assurance was given that the increased attachment to the railway bridge was to be removed under current proposals. As there were a number of questions in relation to the gabions that could not be answered, contact would be made with the Planning Agent, or he would be asked to attend a future meeting of the Planning Committee.
With no further members of the public wishing to address the committee, the chairman re-opened the meeting
111. **Planning Applications for comment or information:**
 - a. **17/P/0486/CUPA, Mr Brian Heal, Barn at Westleigh Farm, Mead Lane, Sandford, Winscombe, BS25 5RG.**
Change of use prior approval for conversion of an agricultural barn to form 1no. residential unit plus associated operational development comprising the new windows/doors and insertion of new

openings; alterations to and re-covering of roof and recladding to the upper parts of the walls.
Notification Only Plans for the proposal were shown to the meeting.

b. 17/P/0547/F & 17/P/0548/LB, St Monica Trust, Station Masters House, 3 Hapil Close, Sandford, Winscombe, BS25 5AA

Erection of a first floor extension over existing single storey extension to side elevation.

Members considered that the proposal changed the character of the Grade II listed building

The planning committee recommended refusal of the planning application

Proposed: Cllr G Lloyd

Seconded: Cllr J Westlake

9 in favour, 1 against, 1 abstention

c. 17/P/0601/LB & 17/P/0602/F, Mr M Spalding, Garage and Dutch Barn at Home Farm, Barton Road, Winscombe, BS25 1DX.

Proposed conversion of existing double garage into 1 no. two-bedroom holiday let. Erection of a single storey 1 no. two-bedroom holiday let following demolition of the existing Dutch Barn.

The application site is outside the settlement boundary and in the AONB.

Members wished to consider the planning application in two parts due to the constraints of new buildings in the AONB.

The planning committee supported approval of the planning application to convert the existing double garage into 1 no. two bedroom holiday let, but would request that to match other buildings on site, all natural materials should be stone rather than wood.

Proposed: Cllr M Boddy

Seconded: Cllr M Williamson 10 in favour, 1 abstention

The planning committee recommended refusal of the application to demolish a Dutch barn and erect a single storey two-bedroom holiday let as this constitutes a new-build property in the AONB. Should NSC be mindful to approve the application, it is requested that all materials match other buildings on site and are of stone rather than wood.

Proposed: Cllr K Joyce

Seconded: Cllr J Westlake

All in favour

d. 17/P/0606/O, Mr Sweeting, F Sweeting & Sons, Station Road, Sandford, BS25 5RQ.

Outline application for residential development (of up to 16 dwellings) with all matters reserved for subsequent approval.

The application is to change a mixed-use employment site to a residential development, outside the settlement boundary, close to the AONB and adjacent to the parish boundary. The site falls within flood risk zone 1 as Towerhead Brook runs to the West of the site.

Members considered the proposal for 16 three-storey dwellings on the village gateway to be out of keeping with other properties within the parish, and in an unsustainable location. The site is far removed from Sandford Village shop and School, and does not benefit from a continuous footway to either. Concern was expressed for the safety of vehicles exiting the site due to the speed traffic travels at when exiting the parish.

The planning committee recommend refusal of the planning application

Proposed: Cllr P Watkins

Seconded: Cllr C Ballard

9 in favour, 2 abstentions

e. 17/P/0668/F, Mr & Mrs Reid, Land adjacent to 19 The Lynch, Winscombe, BS25 1AN.

Erection of a 3 bedroomed dwelling following the demolition of the existing garage and the removal of existing stone wall to widen the existing vehicular/pedestrian access (resubmission of 16/P/0177/F).

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce

Seconded: Cllr J Westlake

All in favour

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

Planning Applications Approved

Application no	Address	Brief description
17/P/0023/F	Cothill, Station Road, Sandford	Erection of a new dwelling
17/P/0256/TPO	1 Sidcot Drive Winscombe	T7- cypress prune

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

Following information provided by the property owners in advance of, and at the meeting, members considered that the stone gabions represented an improvement on the wooden structures currently in situ. As suggested to the property owners during the 'public participation' section of the meeting, it

may be advantageous for the Planning Agent to attend a future meeting of the Planning Committee to answer questions in relation to attachment of the gabions to the Railway Bridge and building on the embankment. A member disputed a statement that there was nothing formerly retaining the garden.

114. Matters for information.

- **Parrot** – a family pet had been reported as mimicking the sound of a fire alarm, causing concern for neighbours.
- **Generator noise** – in the vicinity of Sandford Road had been reported to NSC for investigation.
- **Land to the North of A368** – following a request from the Parish Council, a meeting has been arranged with a Strongvox representative on 12th April. Parish Council representatives will be the Chairman and both the Chairman and Vice-Chairman of Planning Committee, along with Cllr Boase as the former Neighbourhood Development Plan Chairman and representative for the Sandford Community. The Spokesperson for the Sandford Neighbourhood Group (SNG) will also be in attendance. Members expressed concern for the repeated inference from a member over the impartiality of other members.
- **Planning Enforcement** – NSC Officers have reported that that if the finished development at Willow Farm, Barton is completely in accordance with the approved drawings and details (15/P/1337/F) then NSC would not take any further Planning Enforcement action. Due to demolition by natural causes, it had not been possible to retain some existing structures as planned.

Meeting Closed: 8.35 p.m.

Date of next meeting: Monday 8th May 2017

Signed _____ (Planning Chairman)

Date _____