



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 8th May 2017, 7.30 pm, Amesbury Room, Winscombe Community Centre.

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

Clerk: Mrs L Rampton

Members of the public: Ten

115. **To receive apologies for absence.** Apologies for absence were received from Parish Councillors C Ballard, M Boddy and P Watkins. Cllr Lomas had apologised for his late arrival due to traffic.

116. **Declarations of interest.** No interests were declared.

117. **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

118. **To approve minutes as a correct record of the previous planning committee meeting held on 3rd April 2017** The minutes were approved as a correct record of the meeting
Proposed: Cllr K Joyce **Seconded: Cllr M Williamson**
All committee members present at the last meeting were in favour

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

120. **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/0786/F Buttercliff, Winscombe Hill The applicant explained plans to update the current bungalow into a modern family home. The application addressed turning and parking issues through a new improved driveway as well as rectifying existing drainage issues and managing previously neglected trees.

17/P/0814/F 58 and 60 The Lynch Due to the topography of the sites with land falling sharply away from the houses, a number of neighbouring properties had already set a precedent by building up boundary walls and installing decked areas to increase usable areas of the garden. Neighbours had been consulted and were being kept informed of current plans.

17/P/0863/F 60 Church Road Following professional advice, the applicants spoke on plans to demolish and rebuild their home rather than altering the existing bungalow. The design remained the same as that approved under planning reference 16/P/0623/F.

17/P/0900/F Woodview Bungalow, Sandmead Road Details of the application, as displayed on the North Somerset Council website were clarified for the benefit of a neighbour.

17/P/1015/CUPA Heatherdale, Greenhill Road A relative of the applicant outlined reasons for the CUPA application to convert a machinery and tool store to residential accommodation. Having grown-up at the property, it was his desire to return to the family home to raise his own family whilst supporting elder family members.

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

121. **Planning Applications for comment or information:**

- a. **17/P/0739/F, Mr M Hullah, Westhay Properties Ltd, 1 Brimridge Road, Winscombe, BS25 1EZ.**
Erection of a single storey side extension
The planning committee supported approval of the planning application
Proposed: Cllr M Williamson **Seconded: Cllr V Slater** **All in favour**

- b. **17/P/0753/TPO, Mrs Gillian Constable, 17A Brae Road, Winscombe, BS25 1LN.**
Lime x 2 – reduce to previous pruning points; Monterey Cypress – remove deadwood.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr V Slater 8 in favour, 1 abstention

Cllr Lomas arrived at the meeting

- c. **17/P/0768/ F, Mr K Johns, 1 Underwood End, Sandford, Winscombe, BS25 5RT.**
Rendering of external brickwork elevations and replacement of existing cement hanging tiles to front of house with cedar cladding.
The planning committee supported approval of the planning application but would request that the colour of the render finish to the front of the property is in keeping with the colour of neighbouring properties to preserve the street scene.

Proposed: Cllr G Lloyd Seconded: Cllr M Williamson All in favour

- d. **17/P/0786/F, Mr & Mrs E Brown, Buttercliff, Winscombe Hill, Winscombe, BS25 1DQ.**
Erection of a two storey extension to the north east elevation with a first floor balcony.

The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr V Slater All in favour

- e. **17/P/0814/F, Hooper, Fryer and Taylor, 58 and 60 The Lynch, Winscombe, BS25 1AR.**
Proposed alterations and extension to the rear balconies, decking, step and garden arrangements.

The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr J Westlake All in favour

- f. **17/P/0863/F, Mrs Jan Bishop, 60 Church Road, Winscombe, BS25 1BJ.**
Demolition of existing bungalow and construction of replacement dwelling

The planning committee supported approval of the planning application
Proposed: Cllr C Boase Seconded: Cllr V Slater All in favour

- g. **17/P/0879/ADV Mrs Hilary Atkin, Sidcot School, Entrance to Playing fields/bus shelter/fence adjacent to Bridgwater Road and bridge over A38, Near Sidcot School, Oakridge Lane, Winscombe, BS25 1PD**

Display of 8no. Non-illuminated advertisement signs consisting of 2no. free standing signs, 2 no. banner signs and 4no.fence mounted signs. (Retrospective)

The planning committee supported approval of the planning application
Proposed: Cllr G Lloyd Seconded: Cllr C Lomas All in favour

- h. **17/P/0900/F Mr R Pike, Woodview Bungalow, Sandmead Road, Sandford, Winscombe, BS25 5Q**
Single storey extension & rear conservatory.

Whilst some members did not consider the submitted block plan to be representative of the current site layout, the planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr C Lomas All in favour

- i. **17/P/1015/CUPA, Mrs Linda Cox, Heatherdale, Greenhill Road, Sandford, Winscombe, BS25 5PF.**
Prior approval for a change of use from Storage/Distribution (B8) to dwelling house (C3).

Notification only.

Previous applications presented to this committee for a ‘change of use – prior approval’ (CUPA) application had been to convert former agricultural buildings into residential accommodation. Whilst sympathetic to the applicant and their reasons for the application, the committee awaited with interest the NSC decision on this ‘notification only’ application.

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

Planning Applications Approved

Application no	Address	Brief description
17/P/0306/F	17 Homestead Way, Winscombe	Single storey extension to create granny annex
17/P/0396/F	Honeycomb Dental Surgery	Single storey extension
17/P/0601/LB	Home Farm, Barton Road	Conversion of existing garage and barn to holiday lets.

Planning/TPO Refusals

Application no	Address	Brief description
17/P/0547/F	Station Masters House, Hapil Close	1 st Floor extension plus single extension
17/P/0548/LB	Station Masters House, Hapil Close	1 st Floor Extension plus single extension

- 123. Consider up-dating information contained in the NSC Winscombe & Sandford sustainability reports.** Cllr Boase spoke on the reliance of NSC Planning Officers on sustainability reports when offering pre-planning advice and guidance to applicants submitting significant applications, and therefore the need for these reports to be updated. Some areas of land mentioned in the current report are in private ownership rather than public open spaces and there is little in the way of early Years Provision in the parish. Concern over the number of available primary school places was also voiced. Following planning consent for 300 new homes in the parish, split between Woodborough Farm and the Strongvox site on land to the north of Greenhill Road, it was considered that the current reports are out of date. With all members invited to submit comments of the document, Cllr Boase was to draft a summary report for discussion at the June Planning Committee meeting.
- 124. Update on 16/P/3003/F 18 The Green, Winscombe BS25 1AH.**
The Planning Case Officer has advised that the application will now be submitted for approval with gabions replacing the current fencing fronting the highway and adjacent public right of way. Concerns had been expressed by some members and parishioners concerning the strength/stability and durability of the wire gabions and sleepers which will form part of the foundations of the Strawberry Line. Whilst it was accepted that this was not a matter for consideration with the planning application the Clerk was instructed to make a Building Regulation enquiry regarding the matter.
- 125. Matters for information.**
- **17/P/0887/O land North of Greenhill Road, Sandford** – an additional meeting of the Parish Council Planning Committee had been arranged to consider a single planning application for up to 93 dwellings on land adjacent to the approved Strongvox site for 118 dwellings on land north of Greenhill Road. This would take place on Wednesday 24th May 2017, 7.30pm in Sandford Village Hall.
 - **Sandford News** – it was reported that a newsletter had recently been produced and distributed to homes in Sandford by the Sandford Neighbourhood Group. The Committee Chairman considered some information contained in this to be misleading.

Meeting Closed: 8.45 p.m.

Date of next meeting: Wednesday 24th May 2017

Signed _____ (Planning Chairman)

Date _____