



Clerk: Mrs. L Rampton  
Parish Council Office,  
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## A meeting of the Planning Committee was held on Monday 5<sup>th</sup> June 2017, 7.30 pm, Amesbury Room, Winscombe Community Centre.

**Councillors present:** Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr J Westlake and Mr M Williamson.

**Clerk:** Lynne Rampton

**Members of the public:**

Seven

13. **To receive apologies for absence.** Apologies were received from Parish Councillors Mr M Boddy, Mr I Kilpatrick, Mr G Lloyd, Mr C Lomas, Mr G Luckett, Mr V Slater and Dr P Watkins
14. **Declarations of interest.** None declared
15. **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
16. **To approve the minutes as a correct record of the previous planning committee meeting held on 24<sup>h</sup> May 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**
17. **Minute Update from previous minutes of the Planning Committee.** There were none
18. **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.*  
Muritai, Mead Lane – the applicant explained reasons for the planning application were to allow more headroom in the upstairs bedroom and improve internal layout of the house.  
*With no further members of the public wishing to address the committee, the chairman re-opened the meeting*
19. **Planning Applications for comment or information:**
  - a. **17/P/1035/F, Muritai, Mead Lane, Sandford, Winscombe, BS25 5RG.**  
*Proposed new bedroom in roof space including one Dormer to front elevation and one to rear.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr K Joyce      Seconded: Cllr C Boase      All in favour**
  - b. **17/P/1042/F, 7 Small Down End, Winscombe, BS25 1JT.**  
*Single storey side and rear extension and front porch following demolition of existing conservatory and garage.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr M Williamson      Seconded: Cllr C Boase      All in favour**
  - c. **17/P/1050/NMA, Willow Farm, Barton Road, Winscombe, BS25 1DP.**  
*Non material amendment to 15/P/1337/F (Conversion of existing farm buildings to live/work dwelling with access from existing drive. Proposed installation of new doors/windows, change flat roof to pitched, infill extension and part demolition to create a courtyard) to change asymmetrical pitched roof to symmetrical pitched roof over bedroom wing, to change garden wall to a continuous curved wall with double entrance gate, to make changes to external appearance of windows and doors, to add an external flue to the coach house South elevation and to change the external finish of the rear elevation from stone to render.*  
The application had been withdrawn and was therefore not considered by the meeting

d. **17/P/1108/HHPA, 30 Homefield Close, Winscombe, BS25 1JE.**

*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 3.6 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 1.2 metres high.*

The application had been provided for notification purposes only.

e. **17/P/1112/F, 21 Orchard Drive, Sandford, Winscombe, BS25 5RD.**

*Addition of a single storey Glass Canopy to rear elevation.*

**The planning committee supported approval of the planning application**

**Proposed: Cllr K Joyce                      Seconded: Cllr J Westlake      6 in favour, 1 abstention**

20. **Notification of Planning Approvals/Refusals for information purposes only**

*Planning Applications Approved*

Application no	Address	Brief description
17/P/0814/F	58 & 60 The Lynch	Decking to garden area

*Planning Application Withdrawn*

Application no	Address	Brief description
17/P/1050/NMA	Willow Farm	Changes to roof, wall, exterior finish etc.

21. **Consideration of information contained in the NSC Winscombe and Sandford sustainability reports.** Cllr Boase explained that the reports had been used by NSC when giving pre-planning guidance to developers for large planning applications, and also by developers at appeal hearings to prove sustainability of a settlement. The documents were reported to be updated biennially by NSC, which was not thought to be adequate when large numbers of homes had been approved for the parish in recent months.

A lengthy, and sometimes heated discussion took place amongst members concerning Councillor suggestions to update the reports. Whilst it was agreed that Winscombe and Sandford villages, along with surrounding hamlets are classed as one parish, sharing facilities, in considering and updating NSC's Sustainability Assessment document, which assesses each village in North Somerset separately in terms of sustainability, separate comments for Winscombe and Sandford would have to be submitted. The two villages have separate settlement boundaries with Winscombe defined as a 'Service Village' and Sandford an 'Infill only Village' with fewer local facilities. Disappointment was expressed at the limited response to the previous request for Councillor comments on the reports.

*It was proposed that a separate Working Group of the Planning Committee is formed to meet and agree on amended wording for the Winscombe & Sandford Sustainability Reports*

*Proposed: Cllr C Boase                      Seconded: Cllr M Ballard*

*2 in favour, 4 against, 1 abstention      MOTION FAILED*

**The importance of updated reports was agreed and it was proposed that Parish Council suggestions to update reports would be considered at a future meeting of the Planning Committee before submission to NSC. All Parish Councillors would be expected to provide input on the reports.**

**Proposed: Cllr M Williamson              Seconded: Cllr C Boase                      All in favour**

22. **Matters for information.**

- **18 The Green** – In response to a Building Regulation enquiry regarding the strength/stability and durability of wire gabions and sleepers to retain the garden, NSC Building Control had advised that it has no control or power (as this is not a building) until the structure is considered to be dangerous, even if adjacent to a public right of way.
- **17/P/0887/O, Land to North of Greenhill Road** – there was speculation as to whether the developers would take the application to an appeal hearing should planning permission be refused by NSC

**Meeting Closed: 8.35 p.m.**

**Date of next meeting: Monday 3rd July 2017**

Signed \_\_\_\_\_ (Planning Chairman) Date \_\_\_\_\_