



## A meeting of the Planning Committee was held on Monday 31<sup>st</sup> July 2017, 7.30 pm, Amesbury Room, Winscombe Community Centre.

**Committee members present:** Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr C Lomas, Mr V Slater, Mr J Westlake and Mr M Williamson.  
**Other Parish Councillors:** Ms J Corry  
**Guest Speaker:** Ms C Carter, Mendip Hills AONB Service Landscape and Planning Officer  
**Clerk:** Mrs L Rampton  
**Members of the public:** Seven

32. **To receive apologies for absence.** Apologies were received from Parish Councillors Mr K Joyce (Vice-Chairman), Mr I Kilpatrick, Mr G Lloyd and Dr P Watkins,
33. **Declarations of interest.** Cllr C Boase declared a pecuniary interest in agenda item 7e. (planning application 17/P/1672/O) as the owner of a neighbouring property to the site.
34. **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.** No requests for dispensation were received with Cllr Boase to leave the meeting at the appropriate time.
35. **To approve minutes as a correct record of the previous planning committee meeting held on 3<sup>rd</sup> July 2017.** The minutes were approved as a correct record of the meeting  
**Proposed: Cllr V Slater                      Seconded: Cllr C Ballard**  
**All committee members present at the last meeting were in favour**
36. **Minute Update from previous minutes of the Planning Committee.** There were none
37. **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/1510/F Brookside, Greenhill Road – a relative of the applicant advised that a condition had been applied to the original planning consent tying use of the land to the occupier of the property. The scale of the site did not make a viable proposition for farming, being too small and, also the age of the current occupier meant that she was no longer able to tend the land.*  
*17/P/1672/O, land at Sandford House, Station Road – the applicant explained the content of the detailed outline planning application to the meeting. It was hoped to create a low-density community within Sandford that respected the character of the neighbouring properties. Access and transport issues had been addressed and parking provision exceeded for the site. A large portion of existing hedgerow and trees were to be retained with further planting of fruit trees to take place to mitigate the removal of some trees. Neighbours, Parish Council Representatives and Ward Councillors had previously been invited to attend a pre-planning application consultation event. The applicant answered a number of questions from Councillors.*
  - a. **To receive guidance from Cindy Carter from the Mendip Hills AONB Service on responding to planning applications impacting on the AONB.**  
It was advised that the part-time, former planning officer worked with five different authorities covering the Mendip Hills AONB. Although the service was a non-statutory consultee, her duties involved project work along with commenting on major planning applications having a significant impact on/from the AONB. Reference was made to planning policies affording protection of the AONB (especially Section 85 of the CROW act that was particularly relevant to this parish), but also to the impact of a lack of a proven '5 year housing supply' in North Somerset. A number of policies within NS were considered to be 'out of date' due to this fact.

*Cllr J Corry arrived at the meeting*

A number of questions were answered from those present at the meeting including how a local authority planning officer would arrive at their decision after carefully considering the special qualities and benefits of a scheme weighed against other considerations. Each planning application for new development should be carefully assessed individually with ribbon development close to existing developments being preferable to random new development dotted on open land in the AONB.

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

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

- a. **17/P/1510/F, Ms E Curry, Brookside, Greenhill Road, Sandford, Winscombe, BS25 5PF.**  
*Removal of condition No.4 (this dwelling house and garage shall not be let, sold or otherwise disposed of except in conjunction with O.S plots nos. 306,307 and 310 (1930 edition) from application A/1968. (The erection of a dwelling house and a private garage on land adjoining the Banwell-Churchill County Road A363 at Sandford, and the formation of a vehicular access) to allow for disposal without restriction.*

Members did not consider the plot to be viable as a stand-alone business and as there was no previous agricultural tie to the dwelling, supported removal of the planning restriction.

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

**Proposed: Cllr M Williamson      Seconded: Cllr C Lomas      7 in favour, 1 abstention**

- b. **17/P/1559/NMA, Mr David Purnell, Land at Appleton House, Mead Lane, Sandford, BS25 5RG.**  
*Non material amendment to planning permission 15/P/1145/F (Erection of a new dwelling within the existing domestic curtilage) to allow a change to the exterior finish from full cladding to half height render up to eaves level and cladding above. **Notification only.** Permission now granted.*  
Details of the application were shown to members by way of a visual presentation.

- c. **17/P/1582/HHPA, Mr & Mrs R North, 28 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 5.2 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 2.8 metres high. **Notification only.***  
Details of the application were shown to members by way of a visual presentation.

- d. **17/P/1589/TPO, Fountain Tree Care, 101 The Lynch, Winscombe, BS25 1AR.**  
*T1 horse chestnut – reduce crown by 1m and remove 3 storm-damaged limbs on the west side.*  
**The planning committee supported approval of works to the tree protected by a TPO**  
**Proposed: Cllr C Lomas      Seconded: Cllr M Williamson      All in favour**

*Due to a previously declared interest, Cllr Boase left the meeting*

- e. **17/P/1672/O, Mr & Mrs Witter, Sandford House, Station Road, Sandford, Winscombe, BS25 5RA.**  
*Outline planning for six residential dwellings, with parking provision, an altered access from Station Road and new internal access road; Access, Landscaping, Layout and Scale for approval; Appearance reserved for subsequent approval.*

The application is for development on land outside the settlement boundary, although abutting this in the SE corner. The site is adjacent to dwellings on Roman Road (although the closest property is over 20m away from plot 1), and close to the St Monica Trust Retirement Village. In discussion it was noted that highway issues had been addressed through an improved access and flooding was of low risk, orientation of the 3, 4 and 5 bed properties resulted in no 'overlooking' of neighbours with most mature hedging on site being retained.

The Winscombe and Sandford Archaeological Society may request a 'watching brief' on the site.

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

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

*Cllr Boase returned to the meeting*

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

*Planning Applications Approved*

Application no	Address	Brief description
17/P/0879/ADV	Sidcot School	Various signs

17/P/1112/F	21 Orchard Drive	Single storey glass canopy to rear.
17/P/1346/F	8 Brae Road	Garage extension

*Planning/TPO Refusals*

Application no	Address	Brief description
17/P/1035/F	Muritai, Mead Lane	New bedroom roof space Plus dormers
17/P/0753/TPO	17A Brae Road, Winscombe	Lime x 2 reduce, Cypress reduce
17/P/1409/TPO	Sandford House Sandford Rd	1 x Yew fell

*Planning Applications withdrawn*

17/P/1324/CUPA	Land Off Greenhill Road	Change of use to dwelling house.
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**40. To receive an update on the current situation in respect of the strategic locations proposed in the West of England Joint Spatial Plan.**

Parish Councillors C Boase, A Forbes and M Williamson had attended a meeting at NSC, Town Hall, WSM on 31<sup>st</sup> July for NSC Planning Officers to update Banwell, Churchill along with Winscombe and Sandford Parish Councils on proposals for this area to 2036. Little firm information was offered, but initial proposals suggested a new development of 1,900 dwellings in the Wolvershill/Court Farm area of Banwell, followed by a development of up to 2,900/3,000 homes to the north of Churchill/Langford. A Banwell Bypass that would accommodate traffic from the M5 motorway junction to A38 close to Bristol Airport would accompany this. Further development plans were likely to be released by NSC in October 2017.

**41. To form a Working Group of the Planning Committee to assess and review settlement profiles that will be provided by NSC for consultation over the summer period 2017.**

Details of the settlement profiles had been circulated to members in hard copy in advance of this meeting. It was generally agreed that an informal meeting would take place before the 21<sup>st</sup> August Planning Committee meeting to compile a response to the NSC Consultation. The results of this would be approved at the next committee meeting before being submitted back to NSC in time for the 28<sup>th</sup> August 2017 deadline. All Parish Councillors would be welcome to attend.

**42. Matters for Information**

- *Strawberry Line* – an emergency meeting of the NSC Committee had been called for Friday 4<sup>th</sup> August to consider the continued delays by Bristol Water in the re-opening of the popular walk/cycle route through the parish.
- *NSC Public Rights of Way Committee meeting, 26<sup>th</sup> July* – it was reported that three footpath modification orders for this parish had been approved by the committee, although one (Roman Road) was subject to confirmation of land ownership.

**Meeting Closed:** 9.45 p.m.

**Date of next meeting:** Monday 21<sup>st</sup> August 2017

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

Date \_\_\_\_\_