



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 21st August 2017, 7.30 pm, Amesbury Room, Winscombe Community Centre.

Committee members: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr C Lomas, Mr G Lockett, Mr V Slater, and Mr J Westlake.

Clerk: Mrs L Rampton

Members of the public: Twelve

For the benefit of those present, the Chairman advised that an audio recording of the meeting was being made.

43. **To receive apologies for absence.** Apologies were received from Parish Councillors Mr I Kilpatrick Dr P Watkins and Mr M Williamson
44. **Declarations of interest.** Cllr Westlake declared a pecuniary interest as a landowner in agenda item 7c, 17/P/1799/RM, Strongvox application to approve reserved matters.
45. **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.)
Cllr Westlake did not seek dispensation, with the member to leave the meeting at the appropriate time.
46. **To approve minutes as a correct record of the previous planning committee meeting held on 31st July 2017**
The minutes were approved as a correct record of the meeting
Proposed: Cllr J Westlake **Seconded:** Cllr K Joyce
All committee members present at the last meeting were in favour
47. **Minute Update from previous minutes of the Planning Committee.** There were none
48. **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/1817/F The Oaks, Max Mills Lane – the architect explained that the application is a more modest application than previously submitted for the site. The building design reflects the surrounding farm buildings and incorporates a number of ecological features making this a sustainable home. The site has consent for residential use, and trees largely screen the proposed dwelling that will replace a collection of buildings and mobile home.
17/P/1802/F Queensmead Court, Bristol Road – the architects advised that re-submission of a previous planning application was due to the similarities of the case to a number of recent planning approvals by NSC for new-build properties in the AONB. Visual impact of the proposed home had been carefully assessed with this being carefully sited close to the A38, close to other buildings and mostly screened by trees rather than in the open countryside. Ecological features of the proposed property were explained and access along the public right of way would remain unaltered.
With no further members of the public wishing to address the committee, the chairman re-opened the meeting.
49. **To authorise list of August bills for payment Annex 1**
Cheques (Unity) 300009, along with direct payments, direct debits and standing orders as detailed were authorised for payment

Proposed: Cllr J Westlake **Seconded:** Cllr C Ballard **All in favour**

50. Planning Applications for comment or information:

a. 17/P/1783/PDA, Keedwell Bros, Droveaway Farm, Nye Road, Sandford, Winscombe, BS25 5QF.

Prior notification of proposed extension to an existing agricultural building at Droveaway Farm.

Notification Only. The application has been decided by NSC and prior approval is not required.

b. 17/P/1784/MMA, Mr & Mrs E Brown, Buttercliff, Winscombe Hill, Winscombe, BS25 1DQ.

Minor material amendment to planning permission 17/P/0786/F (Erection of a two storey extension to the north east elevation with a first floor balcony) to allow the re-orientation of extension to be in-line with existing building: to reduce the amount of bank that needs to be removed resulting in a lower retaining wall. Incorporation of half of the South East elevation ground floor wall with the retaining structure – to reduce impact of retaining structure and avoid significant underpinning of the existing building.

The planning committee supported approval of the planning application

Proposed: Cllr G Lloyd **Seconded:** Cllr C Lomas **All in favour**

Due to a previously declared interest, Cllr Westlake left the meeting

c. 17/P/1799/RM, Strongvox Homes & Mr M Thatcher, Mr J Thatcher, Ms A Thatcher, Mr R Thatcher, Mr H Lloyd, Mr R Lloyd.

Submission of Reserved matters of (appearance, landscaping, layout and scale) for the erection of up to 118 no. dwellings including 35 no. affordable housing units (30%), along with the provision of informal public open space, car parking, sports pitch, vehicular access from the A368 and associated works pursuant to Outline Planning Permission 15/P/0583/O for (Outline application for erection of up to 118 no. dwellings including 35 no. affordable housing units (30%) along with provision of informal public open space, car parking, sports pitch, vehicular access from the A368 and associated works with details of access. All other details to be reserved for subsequent approval).

- It was noted with disappointment that although previously requested by the Parish Council, an area of land had not been set aside for a village hall.
- Members were pleased to see a number of bungalows backing onto properties on Greenhill Road had been included to protect the privacy of neighbours, but to further protect the privacy and security of the resident at no. 43, a four foot wall, rising to six foot at the rear garden should be constructed on demolition of no. 45 Greenhill Road. The planting of a tree close to that property should also be reconsidered as this would interfere with the dwelling foundations.
- It was noted that future responsibility of the on-site play area would pass to a management company rather than the Parish Council, but it was still considered preferable that the play equipment was not of a timber construction so as to extend the useful life of those pieces.
- It had previously been suggested that ownership of the playing pitch would pass to the school on completion (although the current plan suggests that responsibility of this would pass to the management company). Members questioned the standard of drainage for the pitch to ensure that it remained in a playable condition throughout the winter season with both school and community use?
- It had been previously pointed out that there was no easy access to the playing area and football pitch from the school with those school children having to walk out onto the main A368 to access these. This matter could be simply rectified by the inclusion of a footbridge across the rhyne that separates the school from the new development.
- As the management company would assume responsibility for large areas of the development, it is asked how the company would be financed and would tenants have the right to change that management company at a future date?
- The ecological scheme detail contained within the application was considered to be inadequate with buffer zones less than the width advised, and the maintenance areas for the boundaries, especially along the rhyne encroaching on the foraging zones of protected species.
- Surface water flooding of the site, and the impact on the surrounding area including highways of localised flooding was of great concern with the down-stream water flow expected to exceed the downstream capacity of the receiving watercourse. Not having had sight of an engineering report, proof of the suitability of the proposed scheme should be a condition of any approval, also with the objections from the North Somerset Levels Internal Drainage Board being fully addressed (letter to NSC dated 21.08.17) and the developer to agree off-site improvements for the water run-off with the local authority.

The planning committee objected to the reserved matter application in its current form for the above reasons:

Proposed: Cllr C Lomas **Seconded:** Cllr C Boase **All in favour**
Cllr Westlake returned to the meeting

d. 17/P/1802/F, Mr Nunzio Notaro, Queensmead Court, Bristol Road, Winscombe, BS25 1PR.

Erection of a single dwelling with associated landscaping and access.

The planning application for a new-build property, outside the settlement boundary and in the AONB had previously been refused by the Parish Council and North Somerset Council (16/P/2431/F). Subsequently, a number of planning applications for new properties in the AONB had been approved by the local authority and therefore clarification from the AONB Service had been sought. Their view was that cluster or ribbon development was preferable to isolated dwellings.

Although members considered the design of the proposed dwelling to be outstanding, there were differing opinions about approval of any new-build property in the AONB, despite the current stance of NSC to approve properties due to the lack of 5-year housing supply.

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas **Seconded:** Cllr K Joyce **3 in favour, 7 against**
Motion failed

e. 17/P/1804/F, Mr Brewin, Meeting House Cottage, Oakridge Lane, Winscombe, BS25.

Change of use of Meeting House Cottage from residential (Use class C3) to office and meeting rooms for Sidcot School (Use class D1)

The planning committee supported approval of the planning application

Proposed: Cllr C Boase **Seconded:** Cllr C Lomas **All in favour**

f. 17/P/1807/SWE, Western Power Distribution, Land to the north of Mead Lane, Sandford.

Notification of proposed erection of new poles and stays and dismantle of overhead lines as shown in plan No. SANDFORD S/S submitted.

The application had been included for notification purposes only and therefore no comment on the application was made.

g. 17/P/1817/F, Winscombe & Sandford Parish Council, Cemetery, Ilex Lane, Winscombe.

Erection of a new cemetery store and pergola, and creation of additional parking area following demolition of existing cemetery waiting area/storage building.

As the application had been submitted with the approval of the Parish Council, no comment on this application was made.

h. 17/P/1843/F, Mr D Laver, The Oaks, Max Mill Lane, Winscombe, BS25 1DS.

Replacement of existing mobile home and associated out buildings with the construction of a new self-build single storey family dwelling and associated landscaping.

The planning application was on land outside the settlement boundary and in the AONB.

The proposal was to replace a number of old outbuildings and mobile home with a modern family home, sympathetic to farm buildings in the area. NSC had granted lawful use of the site for residential purposes.

In discussion, members considered that the proposed dwelling, and removal of old buildings and mobile home would enhance views in the AONB by tidying up a jumbled site.

The planning committee supported approval of the planning application

Proposed: Cllr V Slater **Seconded:** Cllr J Westlake **All in favour**

i. 17/P/1874/F, Mr & Mrs Lovell, Vardells, Fox Lane, Winscombe, BS25 2NF.

Erection of a two storey extension to west elevation; single storey lean-to extension to rear elevation (north) and dormer extension to rear elevation (north). Replacement of existing single garage with a building comprising of a double carport, garage and tool store with gym above.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce **Seconded:** Cllr G Lloyd **All in favour**

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

Planning Applications Approved

Application no	Address	Brief description
17/P/0863/F	60 Church Road	Demolition of existing bungalow and replace

17/P/1510/F	Brookside, Greenhill Rd, Sandford	Removal condition No. 4
17/P/1783/PDA	Droveyway Farm, Nye Road	Extension to agricultural building

Planning/TPO Refusals

Application no	Address	Brief description
16/P/0793/LUP	Shangrila Cottage Nye Road	Siting of mobile home for use as annexe

52. Consultations:

NSC Site Allocations Plans: Further Assessment of Residential Sites.

North Somerset Council's Site Allocations Plan identifies the locations required to deliver the Core Strategy housing requirement to 2016. The Plan is currently being examined and following hearings held in May 2017, the Planning Inspector identified the need for NSC to test the provision of additional housing sites to help provide flexibility and certainty that the Core Strategy housing requirement could be met and to support the demonstration of a five year housing supply.

28 additional sites have been identified but the list does not revisit sites which had been refused or are awaiting an appeal decision. NSC emphasised that not all of the sites on the schedule will be assessed as being suitable or deliverable. Each of the sites had been assessed in terms of its suitability, availability, achievability and sustainability to contribute to additional housing supply in accordance with the Inspector's wishes. This evidence had been published in advance of the formal consideration of the Council's response to the Inspector's letter at the NSC Executive Committee on 5 September 2017. Sites in the parish were identified for the benefit of the meeting and it was noted that the Woodborough Road Studley site had not been included although it was known the pre-planning advice had been sought for residential homes in this location. Although included, sites at Coombe Farm and Shipham Lane had previously been refused approval by a Government Inspector. It was noted that pre-planning advice had been sought for up to 42 new residences at Mooseheart, Woodborough Road on land in the AONB. Comments should be submitted to NSC in this regard.

53. To agree Settlement Profile comments for Winscombe and Sandford Annex 2

A small group of Councillors had met to agree amendments to the NSC settlement profiles for the parish. Population figures for both Winscombe and Sandford were questioned with NSC to be asked to reconcile these using the Lower Super Output figures (area code E01014745) from the 2011 Census excluding hamlets and outlying areas of Winscombe in the count for Sandford. It had been suggested that using this calculation, the number of households in Sandford was closer to 508, rather than the 259 as detailed in the NSC settlement profile for Sandford, with a population of closer to 1117. With two amendments to the circulated profile papers and a check to be made as to the status of a public right of way shown on the Award Land, these should be submitted to NSC for amendment.

54. Matters for information.

- **Sandford Primary School Crossing Patrol** – details of a proposal to relocate the current crossing service to a point east of the current site had been circulated to members in advance of the meeting. The new location, closer to the pedestrian access point, offered better visibility and enabled the lollipop attendant to carry out their duties from the correct side of the road, which they were currently unable to do. Members were generally in favour of this change. Thatchers Foundation were commended for financially supporting the school crossing patrol for the coming academic year.
- **NSC's Community Infrastructure Levy (CIL)** was adopted by resolution of a full NSC Council meeting on 18th July 2017 and will take effect on 18th January 2018. Development that is granted planning consent on or after this date may be liable to pay the CIL, even if the application was registered beforehand, or if development is granted under permitted development rights.

Meeting Closed: 9.05 p.m.

Date of next meeting: Monday 18th September 2017

Signed _____ (Planning Chairman) Date _____