



*Clerk: Mrs. L Rampton
Parish Council Office,
Winscombe Community Centre,
11 Sandford Road, Winscombe,
North Somerset BS25 1JA*

**A meeting of the Planning Committee was held on Monday 18th
September 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 C Lomas, Mr G Luckett, Dr P Watkins, Mr J Westlake and Mr M Williamson.

In response to a question, the Chairman confirmed that this section of the meeting was to allow members of the public to comment on planning matters. Other issues could be raised at a meeting of the full Parish Council.

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

61. Planning Applications for comment or information:

With the agreement of the meeting, the Chairman varied the order of the agenda to allow a planning applicant to hear discussion on his application before departing for Fire Service Training. For the purposes of the minutes, items are recorded in the order they appeared on the meeting agenda.

Cllr Lomas arrived at the meeting

- a. **17/P/1906/F, Mrs Linda Cox, Heatherdale, Greenhill Road, Sandford, Winscombe, BS25 5PF.**
Change of use of builders store building to dwelling house with associated operational development consisting of new replacement green roof, new doors/windows and external thermal cladding; the demolition of an existing timber framed metal clad building and lean to; the erection of 2no. new buildings to be used as domestic stores and the re-cladding of an existing workshop building.

The planning committee supported approval of the planning application

Proposed: Cllr M Williamson Seconded: Cllr C Ballard All in favour

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

- b. **17/P/1915/F, Strongvox Homes & Mr M Thatcher, Mr J Thatcher, Ms A Thatcher, Mr R Thatcher, Mr R Lloyd. Land to the North of A368, Garden Plot No.18, Sandford, BS25 5QB.**

Change of use of land from agricultural to residential garden (Plot 18).

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr A Forbes All in favour

Cllr Westlake returned to the meeting

- c. **17/P/2049/F, Mr J Barattini, Wychwood, Fullers Lane, Winscombe, BS25 1NE.**

Application to remove conditions 4 (parking space now in place), 5 (details of facilities for storage and collection of waste shown on revised site plan), 6 (details of measures to generate 10% of the energy requirements on site), and amend condition 2 (to allow for revised drawings to show amendment to utility room layout and change to south facing window) of planning permission 15/P/0887/F (change of use from studio annex to a separate dwelling with the erection of an extension and a modified vehicular access). There was confusion amongst members as to why an application had been made to remove conditions that appear to have been satisfied? A small extension to the studio annex was considered to be retrospective.

The planning committee seek assurance from NSC that all conditions of the original planning application have been discharged, and that these should remain in force to prevent future works to reverse them. The planning committee recommend refusal of this application

Proposed: Cllr C Lomas Seconded: Cllr C Boase 9 in favour, 1 abstention

- d. **17/P/2106/F, Mr Van Oostrom, 8 The Green, Winscombe, BS25 1AJ.**

Replace the flat bitumen roof of existing extension with a pitched tiled roof. Replace the door and window of the existing rear elevation with bi-fold doors. Replace the existing front entrance porch by extending the newly proposed pitched roof over the extension

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas Seconded: Cllr C Boase 9 in favour, 1 abstention

- e. **17/P/2110/F, Mr N Peretz, 48 Greenhill Road, Sandford, Winscombe, BS25 5PB.**

Erection of a detached two bedroom Bungalow and associated works

Whilst members acknowledged that planning permission currently exists for an extension to the existing dwelling, a new application for a separate dwelling on the same/slightly-reduced footprint was considered to be a different scenario. Discussion took place regarding the impact of very limited garden/amenity space for two separate households versus the need for smaller affordable homes in the parish.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr G Luckett 4 in favour, 6 against

MOTION FAILED

- f. **17/P/2115/F, Thatchers Cider Co Ltd, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA.**
Erection of a single storey extension to the side elevation of the Jubilee packaging building (the transfer building).

Some members expressed concern that proposed building works were planned to take place over a current PROW and that in their opinion, the diversion of the footpath should be decided before a decision was made on the current planning application.

It was proposed that the planning committee support approval of the planning application subject to the PROW footpath diversion order being properly considered and determined by NSC prior to planning consent being granted

Proposed: Cllr C Ballard Seconded: Cllr K Joyce

An amendment was made to the afore proposal that 'the footpath diversion order should be properly considered and determined by NSC prior to building works commencing'

Proposed: Cllr M Williamson Seconded: Cllr K Joyce 7 in favour, 3 against

The planning committee supported approval of the planning application subject to a condition being included on any approval notice that the footpath diversion order is properly considered and determined by NSC prior to building works commencing

Proposed: Cllr M Williamson Seconded: Cllr K Joyce 7 in favour, 3 against

- g. **17/P/2119/F, Mr & Mrs M Lukins, 37 The Grove, Winscombe, BS25 1JH.**

Single storey side extension.

As plans for this application were not available on the NSC website, consideration of this item was deferred to the next meeting.

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

Planning Applications Approved

Application no	Address	Brief description
17/P/1582/HHPA	28 Homefield Close	Prior approval not required.
17/P/1784/MMA	Buttercliff, Winscombe Hill	Re-orientation of building

Planning/TPO Refusals

Application no	Address	Brief description
17/P/1589/TPO	101 The Lynch Winscombe	Granted for the removal of torn branches
17/P/1802/F	Queensmead Court	Erection of single dwelling.

63. NSC Consultations:

- a. **Draft Accessible Housing Needs Assessment Supplementary Planning Document. Comments should be made by midnight on the 12th October 2017.**

Individual comments from members should be submitted to NSC before the consultation deadline date. Cllr Boase encouraged members to look at and respond to a number of statements contained within the document.

64. Matters for information.

- **18 The Green** – a check on the current situation to remove timber sleepers and fencing, then replace with gabion baskets and post and rail fencing should be made.
- **Sewerage in Sandford** – it was advised that two incidents of sewerage overspill had taken place during August. The matter would be referred to the Environment Working Group for further consideration.
- **Encroachment by householders onto AX29/71** - a number of photos had been shown to the meeting, with the land owner to be advised of the current situation

Meeting Closed: 9.10 p.m.

Date of next meeting: Monday 16th October 2017

Signed _____ **(Planning Chairman)**

Date _____