



A meeting of the Planning Committee was held on Monday 16th October 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 G Lloyd, Mr G Lockett, Mr V Slater,
Mr J Westlake and Mr M Williamson.

Clerk: Mrs L Rampton

Members of the public: Four

65. **To receive apologies for absence.** Apologies were received from Parish Councillors M Boddy, I Kilpatrick, C Lomas and P Watkins,
66. **Declarations of interest.** Cllr M Williamson declared a non-pecuniary interest in agenda item 7b planning application 17/P/2170/F as a Trustee of the Thatcher's Foundation.
67. **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.)
In response to a written request received, dispensation was granted to Cllr Williamson for this meeting only as the interest was not deemed significant enough to exclude him from discussion or voting on the matter.
68. **To approve minutes as a correct record of the previous planning committee meeting held on 18th September 2017**
The minutes were approved as a correct record of the meeting
Proposed: Cllr M Williamson Seconded: Cllr C Ballard
All committee members present at the last meeting were in favour
69. **Minute Update from previous minutes of the Planning Committee.** There were none
70. **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.* With no members of the public wishing to address the committee, the chairman re-opened the meeting.
71. **Planning Applications for comment or information:**
- a. **17/P/2119/F, Mr & Mrs M Lukins, 37 The Grove, Winscombe, BS25 1JH.**
Single storey side extension.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr C Boase All in favour
- b. **17/P/2170/F, Mr Martin Thatcher, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA**
Erection of a single storey building for the storage of plant machinery required for the cider making process including pipe bridges which are over-ground structures used to convey products and services across the site.
Details of the application were explained to the meeting by the Committee Chairman and members were advised of two objections to this (from near neighbours) on the NSC website citing general noise from the site as well as humming from the outside pumps.

Whilst most members were generally supportive of the application, concern was raised that further development of the business would lead to more disruption for near neighbours, many of whom were thought to have been in residence before the company embarked on current expansion plans. A member that had visited the site in advance of the meeting advised of company plans to ultimately bring all external pumps and cooling systems undercover, therefore reducing noise to those closest to the site.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr V Slater 9 in favour, 1 abstention

c. 17/P/2185/F, Mr Hazel, Birchcroft, Station Road, Sandford, BS25 5RA.

Ground floor rear extension.

The planning committee supported approval of the planning application

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

d. 17/P/2199/SWE, Western Power, Winscombe Substation, Land to west of Homefield Close

Prior notification of the construction of a new 33kV & 11kV switch room at Winscombe Substation. Notification only.

NSC had reached a decision on this application and a full planning application would be required.

e. 17/P/2333/F, Mrs Catherine Jones, 3 South Croft, Winscombe, BS25 1JW.

First floor rear extension to provide additional bedroom & bathroom.

The planning committee supported approval of the planning application

Proposed: Cllr V Slater Seconded: Cllr C Boase All in favour

f. 17/P/2363/SWE, Western Power, Winscombe Sub station, Land to west of Homefield Close.

Prior notification of the construction of a new 33kV & 11kV switch room at Winscombe Substation. Notification only.

An amended plan had been submitted to NSC for reconsideration (see refused application 17/P/2199/SWE).

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

Planning Applications Approved

Application no	Address	Brief description
17/P/1804/F	Meeting House Cottage Sidcot	Change residential to office and meeting room
17/P/1817/F	Ilex Lane Cemetery	New store, pergola and parking area.
17/P/1874/F	Vardells, Fox Lane Winscombe	Extensions and replace exist garage
17/P/1915/F	Strongvox Homes	Change use from agricultural to residential
17/P/1277/0	Kayos, Hill Road	2 no. dwellings

Planning/TPO Refusals

Application no	Address	Brief description
17/P/2199/SWE	Land West Homefield Close	Planning application required.

73. Consultations:

a. NSC Site Allocations Plan Proposed Modifications Consultation.

The Site Allocations Plan had been submitted to the Planning Inspectorate for examination on 24 February 2017 and hearings subsequently held on the 16-18 May 2017. Following the close of the hearings the Inspector wrote to NSC setting out further work that was considered necessary to identify additional housing sites to make sure they could meet its housing requirement over the plan period.

NSC has undertaken further work, and an additional 22 sites were approved for inclusion in the plan. NSC had sent the Inspector a full schedule of the proposed modifications to the submitted version of the plan, which included additional new housing sites and other changes discussed through the examination process and at the hearings, including a re-write of the employment chapter combining the policies into one, the re-wording of the undesignated green space policy to bring it in line with National Policy and the deletion of a number of community use allocations. There were also numerous other consequential and factual updates, and site specific requirements that had been added at the request of statutory consultees.

The Parish Council did respond to the initial consultation on site allocations and members were advised to send individual comments to NSC before the deadline date of 30th October 2017 if they wished to add to these.

74. Matters for information.

- **17/P/1035/F Muritai, Mead Lane** - an appeal to the Planning Inspectorate against NSC's decision to refuse planning permission for a proposed new bedroom in roof space including one dormer to the front elevation and one to the rear was noted.
- **Strawberry Line closure** – notification had been received that Bristol Water were not able to complete works to re-open the Shute Shelve tunnel before the end of October 2017. As work is not permitted by Natural England after this date due to roosting bats, they would return in April 2018 at the earliest to complete works. A section of the Strawberry Line through this parish would remain closed over the winter period.
- **18 The Green 16/P/3003/F** - the applicants had been given six months from the date of planning approval (19th May 2017) to carry out works to replace fencing with gabions, along with other associated works.

Meeting Closed: 8.05 pm

Date of next meeting: Monday 13th November 2017

Signed _____ (Planning Chairman)

Date _____