



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 11th December 2017, at 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 C Lomas and Mr G Luckett.

Clerk: Mrs L Rampton

Members of the public: Four

86. **To receive apologies for absence.** Apologies were received from Parish Councillors Mr M Boddy, Mr I Kilpatrick, Mr V Slater, Dr P Watkins and Mr M Williamson
87. **Declarations of interest.** There were none.
88. **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.
89. **To approve minutes as a correct record of the previous planning committee meeting held on 13th November 2017**
The minutes were approved as a correct record of the meeting
Proposed: Cllr C Ballard Seconded: Cllr G Luckett
All committee members present at the last meeting were in favour
90. **Minute Update from previous minutes of the Planning Committee.** There were none
91. **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.*
Support for a letter from John Penrose MP in response to the JSP. A Sandford resident spoke of their concerns for the MP suggestions that a Banwell Bypass should be as short as possible and join the A368 at either Towerhead or Pye Corner, both suggestions would only serve to move the Banwell traffic bottleneck to Sandford or Churchill.
Reserved Matters application (17/P/1799/RM) Land To The North-West Of Sandford Primary Off Greenhill Road. A neighbour to the proposed site entrance was pleased to note that a 1.8m high wall had been included in planning layout (0617-1002 Rev A) following demolition of 45 Greenhill Road, but it was unclear from the plan if a lower wall to the front garden of no. 43 had been incorporated? The developers, in their letter of 13.11.17, published on the NSC website also considered the proposed tree close to the boundary of no. 43 to be a safe distance so as not to impact on the house foundations but details of the tree type could not be found to ascertain the height and root spread.
With no further members of the public wishing to address the committee, the chairman re-opened the meeting
92. **To authorise December list of Bills for payment Annex 1**
Cheques (Unity) 300020 – 30021 along with direct payments, direct debits, standing orders and bank transfers as detailed were authorised for payment
Proposed: Cllr C Lomas Seconded: Cllr K Joyce All in favour
93. **Planning Applications for comment or information:**
There were no planning applications to consider.

94. **Notification of Planning and Tree Preservation Order decisions for information purposes only**

Planning Applications Approved

Application no	Address	Brief description
17/P/2185/F	Birchcroft, Station Road, Sandford	Ground floor rear extension
17/P/2363/SWE	Land West Homefield, Sub station	Construction of new switch room
17/P/2115/F	Thatchers Cider Myrtle Farm	Single storey extension side Jubilee Building
17/P/2170/F	Thatchers Cider Myrtle Farm	Single storey building storage machinery
17/P/2333/F	3 Southcroft, Winscombe	1 st Floor rear extension
17/P/2434/F	Thatchers Cider Myrtle Farm	Boundary Fence up to 2.7m

Planning/TPO Refusals

Application no	Address	Brief description
17/P/2110/F	48 Greenhill Road Sandford	New 2 bed detached bungalow

95. **To consider a Parish Council response to the Joint Spatial Plan (JSP), The North Somerset Council Local Plan 2018 – 2036, and support for a letter from John Penrose MP.**

JSP. The four West of England Councils (Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire) have prepared a West of England JSP setting out the policies and principles for determining the most appropriate locations for future development to meet housing, transport and employment needs to 2036. Two previous consultations over a two-year period have helped to shape the future growth of the region and the plan is now to be submitted to the Secretary of State for Communities and Local Government for examination. This plan will sit above and guide each councils' own Local Plan. Final comment is now invited along with representations on its soundness.

The North Somerset Council Local Plan 2018 – 2036. NSC has worked hard to secure their site allocation and housing land supply requirement following a challenge to the Core Strategy and the now increased housing requirement. The new local plan for North Somerset needs to make realistic provision for housing over the plan period to 2036.

A lengthy discussion ensued on the two consultation documents, along with a draft letter penned on behalf of John Penrose, MP in response to the JSP. It was considered that highway improvements and bypasses on the A38 and A368/ A371 as outlined in the West of England Transport Vision, JSP and NS Local Plan linking a new junction 21a on the M5 to the A38 would relieve communities such as Banwell, Sandford and Churchill of through traffic movements and the bypass and link road in its completeness was supported by the council, but not a short Banwell Bypass terminating at Sandford.

Whilst considered preferable that the bypass was constructed in its entirety, and before construction of the two proposed Garden Villages West of Banwell (1,900 homes) and North of Churchill/Langford/Sandford (2,800 homes) commenced, it was accepted that the funding of this might only allow construction to happen piece-meal. A spur from the completed new link road into Sandford would alleviate issues caused by a number of permitted HGVs currently entering and exiting the parish via Banwell and the A368 but if the link road was part-built first, with a Banwell bypass only and spur road into Sandford, this would pass on the current unacceptably heavy traffic passing through Banwell, plus some additional traffic from new large developments, directly into Sandford. Traffic calming measures should be considered for villages suffering as a result of increased traffic.

'Up-not-Out' as suggested in John Penrose MP letter was totally supported for urban centres and was considered to be an approach endorsed by CPRE to contain 'urban sprawl'. High rise dwellings were not considered to be in keeping with, or appropriate for rural parishes though.

The new planned junction 21a of the M5 was considered to be totally necessary, but should be an all direction junction to alleviate current congestion of junction 21 during peak periods. This would also be totally necessary to accommodate an increased population in the area created by the two new garden Villages.

Whilst the actual location of the proposed Garden Village to the North of Churchill had not been confirmed, the fluidity of the location could see this situated close to Sandford Village. A strategic green gap, possibly in the form of the instatement of a 'Green Corridor' between the villages should be requested and greater protection afforded to the future protection of these separation zones.

96. To consider additional information received for Reserved Matters application (17/P/1799/RM) Land To The North-West Of Sandford Primary Off Greenhill Road Sandford BS25 5QB.

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 118no dwellings including 35no 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 with details of access. All other details to be reserved for subsequent approval)

Cllr Boase raised concern over the lack of information submitted as part of the 'reserved matters' application especially for a drainage scheme and management company. These concerns were noted. For the benefit of the meeting, a member with considerable experience in dealing with ground works for such a scheme explained the process whereby conditions attached to the outline planning approval could not be discharged until the 'reserved matters' application had been approved. Further information should be requested with regard to issues of the boundary wall and tree type raised by the occupier of no 43 Greenhill Road, and if not considered to be satisfactory, the matter raised with the Planning Case Officer.

97. Matters for information.

- **Public Right of Way AX29/50 – stile and alongside fence.** Cllr Boase reported of a parishioner no longer being able to access this footpath following planning approval 17/P/2434/F for the erection of a boundary fence, the parishioner previously having accessed the path via the Railway Inn car park to avoid the stone stile at the path entrance on Station Road. The matter would be referred to the January Parish Council meeting for consideration.

Meeting Closed: 8.35 p.m.

Date of next meeting: Monday 8th January 2018

Signed _____ (Planning Chairman)

Date _____