



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 8th February 2016, 7.30 p.m. Amesbury Room Winscombe Community Centre

Councillor Members Present: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr M Boddy, Mr A Forbes, Mr K Joyce, Mr G Lloyd, Mr C Lomas, Mr G Luckett, Mr V Slater, Dr P Watkins, Mr J Westlake & Mr M Williamson.

Clerk: Mrs L Rampton **Members of the public:** Twelve

102. To receive apologies for absence. Apologies were received from Parish Councillor I Kilpatrick,

103. Declarations of interest.

Non-pecuniary interests were declared by the following members:

Cllr K Joyce	16/P/0016/F 6 Church Road	Applicant is a family member
Cllr M Ballard	16/P/0016/F 6 Church Road	Applicant is a family member
Cllr M Ballard	16/P/0069/F land at Myrtle Farm	lives close to application site
Cllr P Watkins	16/P/0069/F land at Myrtle Farm	Sandford resident
Cllr G Lloyd	16/P/0016/F 6 Church Road	lives close to application site
Cllr G Lloyd	15/P/1979/O Woodborough Farm	lives on Church Road
Cllr M Williamson	16/P/0068/F Sidcot Playing field	rugby club member
Cllr M Williamson	16/P/0069/F land at Myrtle Farm	Trustee of Thatchers Foundation

Pecuniary interests were declared by the following members:

Cllr K Joyce	16/P/0068/F Sidcot Playing Field	Owner of adjacent property
Cllr J Westlake	15/P/1979/O Woodborough Farm	Lives adjacent to the site

104. 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 written requests received, where dispensation had been requested by the member, this was granted by the Clerk for this meeting only to all Councillors declaring a non-pecuniary interest as their interests were not deemed significant enough to exclude them from the discussion and vote on the items:

Cllr K Joyce	16/P/0016/F 6 Church Road	Speak and vote
Cllr M Ballard	16/P/0016/F 6 Church Road	Speak but not vote
Cllr M Ballard	16/P/0069/F land at Myrtle Farm	Speak and vote
Cllr P Watkins	16/P/0069/F land at Myrtle Farm	Speak and vote
Cllr G Lloyd	16/P/0016/F 6 Church Road	No dispensation requested
Cllr G Lloyd	15/P/1979/O Woodborough Farm	Speak and vote
Cllr M Williamson	16/P/0068/F Sidcot Playing field	Speak and vote
Cllr M Williamson	16/P/0069/F land at Myrtle Farm	Speak and vote

Cllr Joyce, having declared a pecuniary interest in the Sidcot School playing field application was granted dispensation for this meeting only to remain in the meeting and speak but not vote on the application as it was considered he represented a number of local resident views on the application.

Cllr Westlake had not requested dispensation regarding the Woodborough Farm planning application, with the member to withdraw from the meeting at the appropriate time.

105. To approve minutes as a correct record of the previous planning committee meeting held on 11th January 2016

The minutes were approved as a correct record of the meeting

Proposed: Cllr K Joyce **Seconded:** Cllr G Lloyd
All committee members present at the last meeting were in favour

106. Minute Update from previous minutes of the Planning Committee.

Min 101 15/P/0583/O Strongvox application for land adjacent to Sandford Primary School. The planning application is to be considered by NSC Planning and Regulatory Committee on 10th February for decision. Details of the Planning Appeal hearing for the application have yet to be fully decided by the Planning Inspectorate but are likely to take place on 25th & 26th February 2016.

107. Public Participation. *The chairman suspended the meeting to allow public participation and stated that this was the only time during the meeting that members of the public present would be allowed to address the Planning Committee.*

16/P/0068/F Sidcot School playing field – In addition to comments objecting to the application to relocate the acoustic fence, a neighbour spoke on what he considered to be a number of issues that deviated from the original planning consent for the construction of the all-weather pitch. A representative from Sidcot School explained to the meeting why the change to position for the fence was now required and how this impacted on the wildlife corridor.

16/P/0068/F 28 Homefield Close – a close neighbour spoke in opposition to this application citing reasons of loss of light into the study of their cottage for this.

16/P/0049/F 75 The Lynch – the applicant spoke of the family desire to remain in their current property but with modifications to suit their expanding family.

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

108. Planning Applications for comment or information:

a. 16/P/0016/F Mr S Smith, Corner Close, 6 Church Road, Winscombe, BS25 1BG.

Erection of a new dwelling.

This application replaces a previously refused proposal for a new dwelling but addressing the three refusal reasons.

The planning committee supported approval of the planning application

Proposed: Cllr V Slater Seconded: Cllr M Williamson 12 in favour

Cllr G Lloyd took no part in the voting on this application.

b. 16/P/0039/F Mr & Mrs North, 28 Homefield Close, Winscombe, BS25 1JE.

Erection of a double garage, following demolition of the existing shed.

Although difficult to calculate from submitted plans, it was considered that the ridge height for the proposed garage would be higher than the existing shed. Members attention was drawn to guidance contained in the NSC Supplementary Planning Document – ‘Residential Design Guide – section 1’ regarding loss of light into a habitable room of a neighbour which does include studies.

The planning committee supported approval of the planning application

Proposed: Cllr M Boddy Seconded: Cllr C Lomas 11 in favour, 1 against, 1 abstention

c. 16/P/0049/F Mr P Fowler, 75 The Lynch, Winscombe, BS25 1AR.

Loft conversion

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas Seconded: Cllr C Ballard all in favour,

d. 16/P/0068/F Sidcot School Playing Fields, The Lynch/Bridgwater Road, Winscombe, BS25 1LR

Variation of conditions 2 (approved plans) and 13 (acoustic fencing) of permission 13/P/2092/F (Construction of an all-weather hockey pitch and 3G rugby/football training sports pitch and reconfiguration of existing car parking. Provision of floodlighting and low level bollard lighting. Acoustic fencing to northern and southern boundaries along with the provision of associated landscaping) to allow the re-positioning of the approved acoustic fencing on the southern boundary.

One letter of objection to the application appears on the NSC website and had been sent to the Parish Council. A lengthy debate ensued with main points of discussion including reasoning for what was considered to be a retrospective application, acoustic measurement implications for moving the fence, the wildlife corridor and the fact that the school had chosen to proceed to install the fence in a new location with the risk that the application may be refused by NSC.

The planning committee supported approval of the planning application

Proposed: Cllr M Boddy Seconded: Cllr C Ballard 8 in favour, 2 against, 2 abstentions

Due to a previously declared interest, Cllr K Joyce took no part in the voting on this application.

e. 16/P/0069/F Thatchers Cider Co Ltd, Land at Myrtle Farm, Station Road, Sandford, BS25 5RA.

Erection of water storage building.

Discussion took place regarding hours of use for the pumps and the fact that they would be located inside an insulated building that backs onto an orchard and located between two industrial buildings. Construction works were anticipated to be 3-4 weeks.

The planning committee supported approval of the planning application

Proposed: Cllr G Lloyd **Seconded:** Cllr K Joyce **12 in favour, 1 abstention**

f. 16/P/0073/F Mr & Mrs D Wollway, Rose Farm, Barton Road, Winscombe, BS25 1DY.

Erection of a two storey rear extension and 2 no. windows to west elevation following the demolition of existing single storey rear utility block.

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas **Seconded:** Cllr M Williamson **12 in favour, 1 against**

g. 16/P/0076/F Mr D Bandey, 26 Moorham Road, Winscombe, BS25 1HH.

Erection of a single storey rear conservatory.

The planning committee supported approval of the planning application

Proposed: Cllr M Boddy **Seconded:** Cllr G Lloyd **All in favour,**

h. 16/P/0084/F Mrs A Porter 10 Knapps Drive, Winscombe, BS25 1BD.

Proposed single storey side extension, enlarged vehicular access and erection of a new detached garage.

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas **Seconded:** Cllr K Joyce **All in favour**

i. 16/P/0177/F Mr & Mrs D Reid, Land adjacent to 19 The Lynch, Winscombe, BS25 1AN.

Erection of a 3no. bedroom dwelling. Creation of a new vehicular/pedestrian access onto The Lynch including the erection of a new boundary wall following the demolition of the existing garage.

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas **Seconded:** Cllr K Joyce **12 in favour, 1 against**

j. 16/P/0182/TPO Paul Fountain, Winscombe Recreation Ground, The Lynch, Winscombe, BS25 1AP.

T37 – Horse Chestnut – Fell.

This application was made on recommendation from the Parish Council War Memorial Recreation Ground Committee as the diseased tree had shown signs of further deterioration in 2015. Previous tree reports commissioned by the Parish Council in 2013 advise that the tree should likely be felled within three years. Should approval of the application be granted by the NSC Tree Officer, the Parish Council would then formally decide when felling should take place and arrange planting of a suitable replacement tree.

No formal comment of the council should be submitted on this application.

k. 16/P/0184/F 50 The Lynch, Winscombe, BS25 1AR.

Erection of a two storey side extension to dwelling – rear extension to existing garage connecting to house forming living space and utility room at ground floor level, bedroom and en-suite bathroom at first floor level.

With it being requested that an archaeological watching brief takes place, the planning committee supported approval of the planning application

Proposed: Cllr G Lloyd **Seconded:** Cllr V Slater **All in favour**

l. 16/P/0261/F 57 Sidcot Lane, Winscombe, BS25 1LP.

Erection of a single storey rear extension to replace existing conservatory.

The planning committee supported approval of the planning application

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

109. 15/P/1979/O Land at Woodborough Road, Winscombe. **Amendment to application.**

Outline planning application for up to 175 dwellings with associated access, landscaping and drainage infrastructure. All matters reserved except for access.

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

In general, members considered the amendments shown on the plan to be positive. It was noted that a number of Parish Council observations on the original planning application remain unaddressed, but these could well be dealt with at 'full application' stage.

The planning committee supported approval of the amendments to the planning application

Proposed: Cllr M Williamson **Seconded:** Cllr G Lockett **10 in favour, 1 against, 1 abstention**

Cllr Westlake returned to the meeting

110. Notification of Planning Approvals/Refusals/Tree Preservation Orders

Planning Applications Approved

Application No.	Address	Brief description
15/P/2709/F	14 Southmead Winscombe	Erection of 0.75m high trellis panel on top existing fence.
15/P/2806/F	9 Bramley Close, Sandford	First floor extension to provide new bedroom.
15/P/2819/F	Linden Lea Hillyfields	Single storey extension and front elevation
15/P/2876/F	31 Wimblestone Road	Single storey rear/side extension

111. NSC Consultation.

Sites and Policies Plan Part 1: Development Management Policies. Proposed Main Modifications consultation. 14th January – 26th February 2016. Closing date for comments is midnight on the 26th February 2016. The committee did not wish to submit a formal response to this consultation

112. Application by National Grid for an Order Granting Development Consent for the Hinckley point C Connection. Notice of the decision by the Secretary of State.

Details of the Secretary of State's decision are available to view on the planning inspectorate website. Website links can be obtained from the Parish Office

113. North Somerset Site Allocations Plan (Consultation Draft). Briefing Session for Town and Parish Councils on Wednesday 17th February 2016 at 10.30 in the New Chamber at the Town Hall.

A briefing session is to be held to detail housing allocations required to deliver the NS Core Strategy. As attendance numbers have initially been set by NSC at two per council, the Clerk will attend this event along with the Planning Committee Vice-Chairman, although a request will be made to NSC that the Chairman of the NDP Group can also attend.

114. Matters for information

- **NSC notification of planning application sites** – on considering applications at this meeting, it was noted that very few of the properties displayed a NSC notice of the planning application in the immediate vicinity. The matter should be reported to NSC.

Meeting Closed: 9.05 p.m.

Date of next meeting: Monday 7th March 2016

Signed _____ (Planning Chairman)

Date _____