



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 7th March 2016, 7.30 p.m. Amesbury Room Winscombe Community Centre

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

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

115. To receive apologies for absence. Apologies were received from Parish Councillors M Boddy, I Kilpatrick, V Slater & P Watkins,

116. Declarations of interest.

Non-pecuniary interests were declared by the following members:

Cllr C Boase	16/P/0292/F 2 Coombe Cottages	Owner of neighbouring land
Cllr C Boase	16/P/0474/F Covehithe, Station Road	Owner of neighbouring property
Cllr M Ballard	16/P/0332/F Myrtle Farm, Station Road	Lives close to application site
Cllr M Ballard	16/P/0426/F Myrtle Farm, Station Road	Lives close to application site
Cllr M Ballard	16/P/0474/F Covehithe, Station Road	Owner of neighbouring property
Cllr M Williamson	16/P/0301/F 84 Church Road	WCC Trustee along with applicants
Cllr M Williamson	16/P/0332/F Myrtle Farm, Station Road	Trustee of Thatchers Foundation
Cllr M Williamson	16/P/0426/F Myrtle Farm, Station Road	Trustee of Thatchers Foundation
Cllr M Williamson	16/P/0524/F Sidcot Playing field	Rugby club member

A pecuniary interest was declared by the following member:

Cllr K Joyce	16/P/0524/F Sidcot Playing Field	Owner of adjacent property
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117. 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 C Boase	16/P/0292/F 2 Coombe Cottages	Speak and vote
Cllr C Boase	16/P/0474/F Covehithe, Station Road	Speak and vote
Cllr M Ballard	16/P/0332/F Myrtle Farm, Station Road	Speak and vote
Cllr M Ballard	16/P/0426/F Myrtle Farm, Station Road	Speak and vote
Cllr M Ballard	16/P/0474/F Covehithe, Station Road	Speak and vote
Cllr M Williamson	16/P/0301/F 84 Church Road	Speak and vote
Cllr M Williamson	16/P/0332/F Myrtle Farm, Station Road	Speak and vote
Cllr M Williamson	16/P/0426/F Myrtle Farm, Station Road	Speak and vote
Cllr M Williamson	16/P/0524/F Sidcot Playing field	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.

The Chairman took the opportunity to remind all members of the requirement under the adopted Code of Conduct for them to where possible declare and submit a written request for dispensation to the Clerk in advance of the meeting.

118. To approve minutes as a correct record of the previous planning committee meeting held 8th February 2016

The minutes were approved as a correct record of the meeting

Proposed: Cllr K Joyce Seconded: Cllr C Ballard
All committee members present at the last meeting were in favour

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

Min 113. NS Site Allocation Plan briefing session for Parish Councils – the meeting had been re-scheduled to 10th March with Cllr Boase and the Clerk to attend on behalf of the Parish Council.

In 114 Notification of planning application sites – NSC has advised that it is not obligatory to display a site notice and their website explains how neighbours will be notified.

120. 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/0301/F 84 Church Road. A neighbour and objector to the application spoke on issues of privacy to neighbouring properties, character of the proposed new house, preservation of trees and the former Victorian Mansion fine walls and gates, a precedent with balconies overlooking gardens and bio-diversity. These sentiments were endorsed by another neighbour.

The planning applicant explained how the main features of the Victorian garden had been preserved in the application, that distances to habitable rooms for neighbours exceed NSC guidance, that the inverted layout worked towards passive home standards & constraints of the site do not allow for construction of a single storey dwelling. Pre-planning advice from NSC has been followed and neighbours advised in advance of the application.

16/P/0364/MMA 1 Homefield Close. The planning applicant, having recently purchased the property with planning consent for the addition of a new dwelling advised of plans to make a small number of modifications to the original consent. It was hoped that these would be more in keeping with the street-scene of Homefield Close.

16/P/0292/F 2 Coombe Cottages. The proposal was explained to the meeting that was to provide shelter for (currently) six sheep. The applicant was aware of a gas pipeline passing across the land and was in negotiation with the appropriate authority.

16/P/0524/F Sidcot School Playing Fields. A neighbour to the site considered the application to be a sensible step to ease parking congestion on surrounding roads on busy match days for sporting clubs. Concern was however raised regarding the number of amendments that had been applied for, deviating from the original planning consent.

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

121. Planning Applications for comment or information:

a. 16/P/0292/F Mr J Tristram, 2 Coombe Cottages, Barton Road, Winscombe, BS25 1BL.

Erection of a small wooden shed for hay storage and sheep accommodation during lambing

The planning committee supported approval of the planning application

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

b. 16/P/0296/TPO Mrs Vicky Heath, Eastfield, 101b The Lynch, Winscombe, BS25 1AR.

T1 – Birch – Reduce the height of the crown to approximately 2m above the old reduction points, remove major deadwood;

T2 – Birch – Reduce the height of the crown to approximately 1.5m above the old reduction points, and remove major deadwood;

T3 – Birch- Reduce the height of the crown to approximately 1.5m above the old reduction points and remove major deadwood;

T4 – Birch- Reduce the height of the crown to approximately 2m above the old reduction points and remove major deadwood and crossing limbs.

The Planning committee supported approval of the planning application

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

c. 16/P/0301/F Mr & Mrs M Turner, 84 Church Road, Winscombe, BS25 1BP.

Erection of a new dwelling and garage following demolition of existing garage.

Merits of the property design were commended, with it being accepted that the inverted layout saves on heating costs and provides extra light into living areas. Residential design guide measurements had been adhered to regarding distances to neighbouring properties but with living accommodation on the first floor, there would be

an element of overlooking neighbouring gardens. Whilst similar to other new build homes that had been approved in some areas of the parish, members were concerned that this type of property was not in keeping with the more traditional style homes of old Winscombe.

The planning committee recommend refusal of the planning application as it fails to respect the landscape and historic environment of the area (CS5) and due to the loss of privacy to neighbours through overlooking their gardens and is contrary to guidance in the Residential Design Guide.

Proposed: Cllr K Joyce **Seconded:** Cllr C Boase **9 in favour, 1 against**

d. 16/P/0332/F Thatchers Cider Co Ltd, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA

Erection of a building for the blending of cider and the filling of tanker trucks.

The planning committee supported approval of the planning application

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

e. 16/P/0364/MMA Mr R Hart, 1 Homefield Close, Winscombe, BS25 1AN

Application for minor amendment to planning permission 14/P/1484/F (erection of an attached dwelling and a front dormer extension to existing dwelling) to allow for change of to the approved design of a new dwelling and existing house extension and removal of condition 9 (so that development no longer required to comply with the code for sustainable homes).

The planning committee supported approval of the planning application

Proposed: Cllr J Westlake **Seconded:** Cllr G Luckett **9 in favour, 1 against**

f. 16/P/0366/LUP Mrs A Webb, Uplands, Shipham Lane, Winscombe, BS25 1PX

*Application for certificate of lawfulness for the proposed development relating to commencement of material operations, by laying of access track, of planning permission 12/P/1236/F (change of use from agricultural land to caravan site for up to 15 pitches). **Notification Only***

g. 16/P/0368/F Mr N Peretz, 48 Greenhill Road, Sandford, Winscombe, BS25 5PB

Retrospective application for single storey side/front extension and retention of front fencing.

It was clarified that the only retrospective element of the application was retention of a 1.9m high fence. Work to build the extension had not yet commenced.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce **Seconded:** Cllr C Lomas **9 in favour, 1 abstention**

h. 16/P/0426/F Thatchers Cider Co Ltd, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA

Erection of Pomace building. Relocation of 2no. porta cabin buildings within site

The planning committee supported approval of the planning application

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

i. 16/P/0428/F Mr N Ball, Kaimosi, Bristol Road, Winscombe, BS25 1PW

Erection of a single storey extension and a double garage following the demolition of the existing garage and conservatory

The planning committee supported approval of the planning application

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

j. 16/P/0466/F Mr P Selby, 11 South Croft, Winscombe, BS25 1JW.

First floor side extension and single storey front extension.

The planning committee supported approval of the planning application

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

k. 16/P/0474/F PR Design, Covehithe, Station Road, Sandford, Winscombe, BS25 5RF.

Erection of a detached dwelling to include a detached garage. Creation of a new vehicular access.

The applicant had previously confirmed that there is no change to the current vehicular access.

The planning committee supported approval of the planning application for the erection of a new detached garage with the former approved garage being incorporated into the main dwelling. It is understood that there is no change to the existing access arrangements.

Proposed: Cllr M Williamson **Seconded:** Cllr C Ballard **8 in favour, 2 against**

l. 16/P/0478/F Mr T Dent, 82 Greenhill Road, Sandford, Winscombe, BS25 5PB.

Erection of 1no. dwelling.

The planning committee supported approval of the planning application

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

- m. **16/P/0499/F Barton Children's Help Society, Barton Children's Camp, Barton, Winscombe, BS25 1DY.**
Extension to existing sports hall.
The planning committee supported approval of the planning application
Proposed: Cllr G Luckett Seconded: Cllr G Lloyd All in favour
- n. **16/P/0509/TPO 54 & 12 Hapil Close, St Monica Trust, Sandford Station, Sandford, Winscombe, BS25 5AA.**
T1- Oak- Prune crown to achieve a 4m clearance from the house and lift crown to achieve a 3m clearance from the ground.
T2-Ash- Reduce crown by up to 2.5m.
 Due to an administrative error at NSC, this application had already been decided.
- o. **16/P/0524/F Mrs Hilary Aitkin, Sidcot School playing Fields, Off The Lynch, Winscombe, BS25 1LF.**
Variation of Condition no.6 of planning 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 use of the car park by other parties.

The planning committee supported modification of condition 6 of planning consent 13/P/2092/F to be reworded as follows:

"The use of the proposed all weather playing pitches shall not commence until the parking areas, layby and footpaths have been constructed and the parking spaces marked out in accordance with the approved plans and these parking spaces shall thereafter be permanently retained."

Proposed: Cllr C Boase Seconded: Cllr G Lloyd

9 in favour. Due to a previously declared interest, Cllr Joyce took no part in the voting.

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

Planning Applications Approved

Application No.	Address	Brief description
16/P/0039/F	28 Homefield Close	Erection of a dwelling
16/P/0069/F	Thatchers Cider Co Ltd	Erection of water storage building

Planning Applications Refused

Application No.	Address	Brief description
16/P/0016/F	Corner Close, 6 Church Rd	Erection of a dwelling
16/P/0073/F	Rose Farm, Barton	Extension and addition of 2 windows
16/P/0182/TPO	Recreation Ground	Fell Horse Chestnut tree
16/P/0509/TPO	52 & 12 Hapil Close	T1 Oak – Prune & T2 Ash – reduce crown

123. **15/P/2704/EIA1 Bristol Water PLC** The Local Planning Authority is of the opinion that the visual, hydrological and ecological impacts (though notably during construction), has the potential to impact upon sensitive areas and is of a scale which exceeds the thresholds within Schedule 2, 10 (I) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and constitutes EIA development requiring the submission of an Environmental Statement. Therefore, the development will require a formal Environmental Statement to be submitted with any future application.

124. **Appeal for Land to the north-west of Sandford Primary School, off Greenhill Road, Sandford,** The Planning Inspectorate has decided that the appeal should be changed to an Inquiry. Verbal notification confirms the hearing date to be 19th – 21st April with interested parties to be informed around one month before the hearing dates. It is understood that day one of the hearing will be held at Winscombe Cricket Club House and then days two and three being at the Town Hall, WSM.

125. **Matters for information.** There were none

Meeting Closed: 8.55 p.m. Date of next meeting: Monday 4th April

Signed _____ (Planning Chairman) Date _____