

131. **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/0737/F Railway Inn – on invitation from the applicant, questions from Councillors were answered. It was confirmed that a flat roof simple structure was planned.

Consultation: Site Allocations Plan – the Chairman of the Winscombe Community Centre spoke on development plans for the site that may possibly include part of the current field behind the centre. It was recognised that inclusion of this field as a possible ‘green open space’ in the current consultation document was with good intention but this could hinder plans of the WCC Development Committee before full parish consultation to improve current facilities had taken place (by constitution, all members of the parish are members of the association). It was advised that a number of options for the site are currently being considered, including that of engaging an architect to produce plans for a new centre. The Development Committee answered questions from Councillors and it was confirmed that at this time, plans are for an area of open green space to be retained.

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

132. **Planning Applications for comment or information:**

a. **16/P/0623/F 60 Church Road, Winscombe, BS25 1BJ.**

Raising roof height to create first floor accommodation, single storey extension to front elevation and two storey extension to rear elevation.

The planning committee supported approval of the planning application

Proposed: Cllr G Lloyd Seconded: Cllr I Kilpatrick All in favour

b. **16/P/0643/TPO All Tree Services, Dunster Court, Woodborough Road, Winscombe, BS25 1AG**

T1 Horse Chestnut – reduce crown to previous pruning points by a maximum of 4m. Reduce lateral growth to East by maximum 3m. Reduce lateral growth to North, South & West by maximum 2m. Remove epicormics shoots. Crown lift by 1.5m.

The planning committee supported approval of the planning application

Proposed: Cllr M Boddy Seconded: Cllr I Kilpatrick All in favour

c. **16/P/0694/EIA2 Bristol Water PLC, Route of pipeline on land between Cheddar & Barrow Gurney.**

Scoping opinion for an Environmental Impact Assessment required to be submitted with a planning application for a proposed water pipeline route and associated works. THIS IS NOT A PLANNING APPLICATION

Whilst accepted that as part of a full planning application some questions raised by Council would be addressed, but in response to the NSC consultation, questions as to how BW would store and replant vegetation were raised. Members would also like to know exactly where in the parish a ‘sub-depot’ would be sited and details for the use of this site.

In relation to the Strawberry Line permissive path, again members expressed deep concern for the diversion route for cyclists from the track to a route along Winscombe Hill whilst the tunnel was closed for a period of 16-20 weeks. The diversion route was deemed highly unsuitable for cyclists and confirmation as to who will decide the final diversion route appropriate was requested.

d. **16/P/0737/F Thatchers Cider, Railway Inn, Station Road, Sandford, Winscombe, BS25 5RA.**

The erection of a single storey extension for back-of-house storage and provision of staff car parking.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr M Boddy All in favour

133. **Notification of Planning Approvals/Refusals/Tree Preservation Orders**

Planning Applications Approved

Application No.	Address	Brief description
16/P/0084/F	10 Knapps Drive Winscombe	Single storey extension and a new detached garage
16/P/0068/F	Sidcot School Hockey Pitch	Variation of condition 2 - re-positioning of fence
16/P/0261/F	57 Sidcot Lane Winscombe	Single storey rear extension, replace conservatory
16/P/0292/F	2 Coombe Cottages Barton	Erection of shed for storage and sheep during lambing
16/P/0332/F	Thatcher's, Myrtle Farm	Building for blending and filling of tanker trucks
16/P/0426/F	Thatcher's, Myrtle Farm	Erection of a pomace bldg & relocate 2 porta cabins
16/P/0428/F	Kamosi, Bristol Road	2 single storey extensions

Planning Applications Refused

Application No.	Address	Brief description
16/P/0073/F	Rose Farm Barton	2 storey rear extension, 2 x windows to west elevation
16/P/0177/F	Land adjacent to 19 The Lynch	Erection of new dwelling, demolition of existing garage
16/P/0182/TPO	Recreation Ground	T37- Horse Chestnut Fell
16/P/0184/F	50 The Lynch Winscombe	Side extension, rear extension to garage
16/P/0296/TPO	101b The Lynch	T1, T2, T3 – works to reduce height of crowns

Planning Applications Withdrawn

15/P/2703/F	Land at Willow Farm Barton	New detached dwelling
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- 134. Notification of an appeal made to the Planning Inspectorate against the decision to refuse to grant planning permission for the erection of a new dwelling at Brooklands, Hillyfields Way, Winscombe, BS25 1AE.** The Planning Inspectorate must receive all representations by 26th April 2016 quoting Appeal Reference Number APP/D0121/W/16/3144554.

The Planning Committee had recommended approval of the application. No further comments were to be submitted.

- 135. NSC Site Allocations Plan (Consultation Draft) March 2016 - consultation Period Thursday March 10th 2016 - Thursday April 28th 2016.**

Winscombe and Sandford Parish is included in two sections of the consultation document. The first being under 'housing allocations' where both land at The Chestnuts (24 houses) and Woodborough Farm (175 houses) were noted. As both applications have been considered and decided upon by this Parish Council, no comments would be submitted to the consultation document in this regard.

Three areas of land are included in the section of the consultation for 'local green space' and the Chairman advised the meeting that each of these three parcels of land would be considered separately.

Guidance on LGS is set out in the National Planning Policy Framework at paragraphs 76-79 and section 76 of this document advises that local communities through local and neighbourhood plans should be able to identify for special protection green areas of importance to them. By designating land as a Local Green Space local communities will be able to rule out new development other than in very special circumstances.

- a. **Land to rear of Winscombe Fire Station.** This land is the green field at the Community Centre and is currently being included in possible plans for redevelopment on the centre. In debate, some members considered that this land was the last open area of ground close to the centre of Winscombe and could benefit from additional protection. As a number of options will be presented to the parish for consideration, members were in agreement that placing additional restrictions on the WCC Development Committee at this time would hinder plans to improve the current community facilities.

It was proposed that the Parish Council object to inclusion of the field to the rear of Winscombe Fire Station as a Local Green Space at this time.

Proposed: Cllr K Joyce **Seconded:** Cllr G Lloyd **All in favour**

Cllr Kilpatrick, having declared an interest in the Belgian Avenue field site left the meeting.

- b. **Fountain Lane (Belgian Avenue field), Sidcot.** The field is considered worthy of inclusion in the consultation document due to the distinctive avenue of mature trees that follow the route of a public footpath. The trees are protected by a preservation order and are of historic interest, having been planted in memory of Belgian refugees from World War 1. The field is privately owned by Sidcot School with the land having recently been the site of a validly refused planning application for a new school boarding house. Planning Policy Guidance states that LGS designation should not be used in a way that undermines the aim of plan making and supporting designation of the field could stop the school from developing in a way that is sympathetic to the surrounding area.

It was proposed that the Parish Council object to the inclusion of the Fountain Lane (Belgian Avenue field) as a Local Green Space.

Proposed: Cllr M Boddy **Seconded:** Cllr M Williamson

9 in favour, 1 against, 1 abstention

Cllr Kilpatrick returned to the meeting

- c. **Winscombe Millennium Green.** This land is used for community events, informal recreation and runs parallel with the Strawberry Line permissive walk and cycleway in the centre of Winscombe. Being the site of the Winscombe Railway Station, it is considered to be of historic interest. Aside from its charitable status, the committee were

unaware of any other protection as a public open space and designation as a LGS would give it protection against future development consistent with that in respect of 'Green Belt'.

It was proposed that the Parish Council support designation of the Winscombe Millennium Green as a Local Green Space.

Proposed: Cllr M Boddy Seconded: Cllr C Boase
7 in favour, 5 against

- 136. GOV.UK Consultation: Implementation of Planning Changes: Technical Consultation.** *This Consultation is seeking views on the proposed approach to implementation of measures in the Housing and Planning Bill, and some other planning measures. Closing date 15th April 2016 11.45pm.*

This consultation covers some major planning proposals, a summary of which was presented to the meeting by the Clerk. A potential change that would directly affect the Parish Council is the way in which consultation and engagement takes place with consulting with the community being optional at the technical detail stage of the planning process. Other changes include the introduction of a two-stage planning application and the speeding up and simplifying of neighbourhood planning. The Bill allows private providers to run a planning application processing service and allows approved planning providers and the planning authorities to set their own fees.

To allow members additional time to study the consultation document, comments should be submitted to the Parish Office by close of business on Friday 8th April. The Clerk would then submit a response to the consultation that will also include comment to the effect that the proposed changes would allow local councils and their communities little opportunity to be part of a meaningful consultation process, and even then, only when very limited information would be available at the 'in-principle' stage of the process.

- 137. Matters for information.**

Meeting Closed: 9.10 p.m.

Date of next meeting: Monday 9th May

Signed _____ (Planning Chairman)

Date _____