



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 6th June 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 C Lomas,
Mr G Lockett, Mr V Slater, Mr J Westlake & Mr M Williamson.

Other Parish Councillors: Ms J Corry

Clerk: Mrs L Rampton

Members of the public: Fourteen

- 1. To elect a Committee Chairman & to receive the Chairman's Declaration of Acceptance of Office**
Nominee Mr. A Forbes (1 nomination received for Mr. Forbes).
Proposed: Cllr K Joyce Seconded: Cllr M Williamson
Mr. A Forbes was unanimously elected Committee Chairman.
The Declaration of Acceptance of Office was duly signed and received by the Clerk.
- 2. To elect a Committee Vice Chairman & to receive the Vice Chairman's Declaration of Acceptance of Office**
Nominee Mr (1 nomination received for Mr. K Joyce)
Proposed: Cllr A Forbes Seconded: Cllr C Boase
Mr. K Joyce was unanimously elected Committee Vice-Chairman.
The Declaration of Acceptance of Office was duly signed and received by the Clerk.
- 3. To receive apologies for absence.** Apologies were received from Parish Councillors M Boddy, I Kilpatrick & G Lloyd
- 4. Declarations of interest.** Non-pecuniary interests were declared by Cllrs M Ballard and K Joyce in agenda item 9 a) as relatives of the applicant. Cllr J Westlake declared a non-pecuniary interest in agenda item 9 c) as the proposed pipeline crosses a field to the rear of his residence.
- 5. 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 the Councillor as their interests were not deemed significant enough to exclude them from the discussion and vote on the declared items:
Cllr K Joyce 16/P/1047/CUPA, Station Road Farm Speak and vote
Cllr J Westlake 16/P/1095/F2, Bristol water pipeline Speak and vote
Cllr M Ballard had not requested a dispensation.
- 6. To approve minutes as a correct record of the previous planning committee meeting held 9th May 2016.** The minutes were approved as a correct record of the meeting
Proposed: Cllr J Westlake Seconded: Cllr M Williamson
All committee members present at the last meeting were in favour
- 7. Minute Update from previous minutes of the Planning Committee.** There were none
- 8. 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.*
Proposed development on land on Greenhill Lane – a prospective planning applicant, spoke of her proposals to build a family home on land that she advised had lain idle for the last 35 years (last known use

was thought to be the parking of scrap cars and subject to enforcement action by the local authority at that time). Pictures of the proposed development were shown to the meeting and the applicant considered this to be natural infill in an already residential, although rural street. Pre-application advice has been sought from NSC and now consultation with the Parish Council and engagement with neighbours is taking place. Questions from Councillors were answered with it being confirmed that the land was designated as agricultural rather than brownfield and energy saving measures are to be built into the property. Parish Councillors did not pass comment on the prospective plans but it was advised that on occasion, the Parish Council had supported some development outside the settlement boundary.

16/P/1060/F Ei Cliff, Hill Road – neighbours had been consulted regarding the application for a proposed double garage to the front of the property to be used for the parking of classic cars. It was advised that this was a non-commercial venture and hoped to tidy the front aspect of the property.

16/P/1095/F2 Bristol Water Pipeline – the Chairman of the Strawberry Line Society spoke of the society's concerns for the proposed diversion route for cyclists along Winscombe Hill for the duration of the closure of the Strawberry Line tunnel. It was considered that NSC road signage showing steep gradients, narrowing roads, oncoming vehicles in the middle of the road and sharp bends on the hill contradict the Bristol Water statement that Winscombe Hill is a suitable cyclist diversion route. Should the diversion route be approved by NSC, the SL Society consider that appropriate signage should be displayed advising there is no safe alternate route.

16/P/1144/O Land south of Durleigh, off Hill Road – a neighbour, whilst not objecting to the application advised members of his concerns regarding difficult access arrangements for large construction vehicles using the lane as well as highway issues with an increased number of vehicles leaving the Batch following construction.

16/P/1169/F 56 Woodborough Road – the applicant spoke of plans to incorporate essential maintenance works with modifications to the property to accommodate a growing family.

16/P/1256/F Barton Vale – the applicant spoke of the largely internal modifications to the property and the introduction of sliding doors to best appreciate the views.

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

9. Planning Applications for comment or information:

Due to a previously declared interest, Cllr M Ballard left the meeting

a. **16/P/1047/CUPA Mr S Smith, Station Road Farm, Station Road, Sandford, Winscombe, BS25 5RF.**

*Prior approval for change of use from agricultural building and land to 1no. two storey dwelling within use class C3, plus associated operational development comprising new windows and doors, infill block walling with external timber cladding and replacement metal roof covering. **Notification Only***

Members viewed proposed plans for the site

Cllr M Ballard returned to the meeting

b. **16/P/1060/F Mrs S Channell, Ei Cliff, Hill Road, Sandford, Winscombe, BS25 5RH.**

Erection of a double garage in front of existing property on existing hard standing.

The planning committee supported approval of the planning application

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

c. **16/P/1095/F2 Bristol Water, Land between Barrow Water Treatment Works (OS Grid Ref: 353607, 168029), Banwell Riverside (OS Grid Ref: 339858, 158653) and Cheddar Water Treatment Works (OS Map Grid Ref: 345213, 153234).**

Proposed Southern Strategic Support Main Pipeline to include development comprised of (Advanced Works) set up of Temporary Major Compounds, implementation of protected species mitigation, (Main Works) set up of Temporary Minor Compounds and Temporary Layd

Following a presentation by Bristol Water to the full Parish Council meeting held in January 2016, an objection had been submitted to that company over the proposed diversion route along Winscombe Hill and Church Road for the duration of the Strawberry Line closure. The Parish Council considered this diversion route to be unsafe for cyclists. The preferred route for cyclists, although not ideal would be 'muddy lane' (AX29/83). These views were re-iterated during this meeting and, as it is known that otters are present in Towerhead brook, the omission of otters from the Environmental statement is also of concern.

The planning committee supported approval of the planning application although grave reservations should be expressed to the local authority over the proposed diversion route for cyclists along Winscombe Hill and the omission of otters from the Environmental Report.

Proposed: Cllr C Boase Seconded: Cllr C Ballard All in favour

- d. **16/P/1104/F Mr R Richardson, 9 Broadleaze Way, Winscombe, BS25 1JX.**
Erection of a single storey rear and side extension, convert garage to playroom and build new double garage extension to the front and form attic room with roof windows.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr C Lomas
6 in favour, 2 against, 2 abstentions
- e. **16/P/1114/F Mr M Yallop, Dingle View, Max Mill Lane, Winscombe, BS25 1DS.**
Erection of an extension to and the conversion of a garden store to 1no. one bedroom holiday accommodation.
The Planning Committee supported approval of the application but would request that improvements to the current drainage/sewerage system be completed prior to the holiday accommodation being let as problems in this area have previously been reported. It is requested that access from the holiday accommodation be restricted to Max Mill Lane only and that a condition be applied forbidding the sale of the holiday accommodation separate to the main dwelling.
Proposed: Cllr M Williamson Seconded: Cllr C Ballard All in favour
- f. **16/P/1136/RM Mr J Hancock, Valley View, Southleaze, Winscombe, BS25 1ND.**
Submission of Reserved Matters of appearance, landscaping, layout and scale for the erection of a single storey self-contained annex pursuant to outline planning application 15/P/1563/O (outline application for the erection of a single storey self-contained residential annexe and access with all other matters reserved for subsequent approval)
The planning committee supported approval of the planning application but conditions should be applied restricting use of the annexe accommodation so that at no time could this be occupied as a separate unit and should be used solely by the occupants of the existing dwelling and their relatives and dependents.
Proposed: Cllr K Joyce Seconded: Cllr V Slater All in favour
- g. **16/P/1144/O Westhay Properties Ltd, Land South of Durleigh known as The Orchard, off Hill Road, Sandford, Winscombe, BS25 5RH.** *Outline planning permission for the erection of 3no. 4 bedroom dwellings with attached garages. Access via a track off Hill Road, All matters reserved for subsequent approval.*
The proposed site lies inside the village settlement boundary and is not in the AONB. One email objection appears on the NSC website. Committee members were advised that according to the scale of the plan, the indicative plots were in keeping with the size of neighbouring properties and gardens in Winnowing End. In discussion, members questioned the serious accident history data for this area recently supplied by NSC and considered that the junction of Hill Road and The Batch was not a suitable junction for up to an additional 12 vehicles. The lane was not appropriate for construction vehicles and three houses on the site in an area of larger homes and gardens was considered to be over-development.
The planning committee recommend refusal of the outline planning application as it is considered to be overdevelopment of the site and the junction of The Batch with Hill Road was unsuitable for the increased number of vehicles that would be using this.
Proposed: Cllr C Lomas Seconded: Cllr C Boase 9 in favour, 1 against
- h. **16/P/1169/F Mr & Mrs Vibert, 56 Woodborough Road, Winscombe BS25 1BA.**
Erection of a two storey and single storey rear extension following demolition of existing conservatory
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr C Boase All in favour
- i. **16/P/1192/F Mr & Mrs Durstan, 6 Orchard Drive, Sandford, Winscombe BS25 5RD.**
Erection of a single storey rear extension.
The planning committee supported approval of the planning application
Proposed: Cllr C Lomas Seconded: Cllr M Williamson All in favour
- j. **16/P/1254/F Mr N Rogers, 9 Lynchmead, Winscombe BS25 1AT.**
Proposed ground floor front and first floor rear extension.
The planning committee supported approval of the planning application
Proposed: Cllr M Williamson Seconded: Cllr C Lomas All in favour
- k. **16/P/1256/F Mrs D Smith, Barton Vale, Barton Road, Winscombe BS25 1DR.**

Infill an external porch and introducing patio doors on west elevation.

The planning committee supported approval of the planning application

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

- I. **16/P/1260/LDE Mr R Kilby, 4 Brae Rise, Winscombe BS25 1LW. Notification Only**
Certificate of lawfulness application for an existing development: construction of a tree house in rear garden.
It was noted that letters of support from some neighbours had been submitted as part of the application.

10. **Notification of Planning Approvals/Refusals/Tree Preservation Orders for information purposes only**
Planning Applications Approved

Application no	Address	Brief description
16/p/0478/F	82 Greenhill Road	Erection of a dwelling
16/P/0737/F	The Railway Inn	Single storey extension for back-of-house storage and provision for staff car parking

11. **NSC Planning Consultations currently open:**

a. ***Sustainability Appraisal Supplementary Report - Revised Other Remitted Policies. Closes 22nd June 2016***

A Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the Core Strategy was carried out when the Publication Version was produced in 2011. A Supplementary Report has been produced to appraise the consequences for sustainability of revising the other remitted policies of the Core Strategy to align them with the revised 2006-2026 housing requirement of 20,985 dwellings. Sustainability appraisal identifies, describes and evaluates the likely significant effects – environmental, economic and social – of implementing a plan and compares them with reasonable alternatives. The report's conclusions are that no additional significant effects can be identified at the high level of the Core Strategy. Increased loss of agricultural land and increased commuter traffic are noted as the main effects, though the latter may be a short-term problem. No additional alternative strategy consistent with the objectives of the plan has been identified.

b. ***Weston Business Quarter Food Enterprise Zone Draft Local Development Order. Closes 8th July 2016***

The Draft Weston Business Quarter Local Development Order (LDO) provides a simplified planning route to support and encourage new business development within the newly formed Food Enterprise Zone. An LDO is a tool to simplify the planning requirements associated with certain types of development on specific identified sites. Although a well-established planning tool, the use of LDOs has been given a recent stimulus in the economic context and is considered a mechanism to support economic growth.

This LDO will effectively grant planning permission in principle (outline permission) for the erection of buildings for use by food businesses within specific use classes within the designated area as part of an approach to simplify planning requirements.

12. **Matters for information.**

- *NS Sites and Policies Plan Part 1: Development Management Policies* – NSC has now received the Inspectors final report and this concludes with the inclusion of the recommended Main Modifications the plan can be found sound. The plan including modifications will be taken to NS full council for adoption on 19th July 2016.
- *Somerset County Council Consultation: Statement of Community Involvement* – the consultation is open from 13th May to 24th June 2016
- *Indecent exposure on the Strawberry Line* – Cllr C Ballard reported that a suspect had been detained by the police in relation to these incidents.

Meeting Closed: 8.55 p.m.

Date of next meeting: Monday 4th July 2016

Signed _____ (Planning Chairman) Date _____