



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 4th July 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 (Chairman),
Mr K Joyce (Vice-Chairman), Mr I Kilpatrick, Mr G Lloyd, Mr G Lockett,
Mr V Slater and Mr J Westlake

Clerk: Mrs L Rampton

Members of the public: Two

13. **To receive apologies for absence.** Apologies were received from Parish Councillors C Lomas, P Watkins & M Williamson.
14. **Declarations of interest.** Non-pecuniary interests were declared by the following members:
- | | | |
|-----------------|---------------------------------|-----------------------------------|
| Cllr M Ballard | 16/P/1364/TPO All Saints Church | All Saints Committee & PCC member |
| Cllr G Lockett | 16/P/1364/TPO All Saints Church | Parochial Church Council member |
| Cllr J Westlake | 16/P/1364/TPO All Saints Church | All Saints Committee & PCC member |
| Cllr K Joyce | 16/P/1419/TPO 2 Sidcot Drive | Owner of adjacent property |
15. **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 as their interests were not deemed significant enough to exclude them from the discussion and vote on the items:
- | | | |
|-----------------|---------------------------------|----------------|
| Cllr M Ballard | 16/P/1364/TPO All Saints Church | Speak and vote |
| Cllr G Lockett | 16/P/1364/TPO All Saints Church | Speak and vote |
| Cllr J Westlake | 16/P/1364/TPO All Saints Church | Speak and vote |
| Cllr K Joyce | 16/P/1419/TPO 2 Sidcot Drive | Speak and vote |
16. **To approve the minutes as a correct record of the previous planning committee meeting held on 6th June 2016.** The minutes were approved as a correct record of the meeting
Proposed: Cllr C Ballard Seconded: Cllr J Westlake
All committee members present at the last meeting were in favour
17. **Minute Update from previous minutes of the Planning Committee.** There were none
18. **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.*
With no members of the public wishing to address the committee, the chairman re-opened the meeting
19. **Planning Applications for comment or information:**
- a. **16/P/1326/F Mr & Mrs Thatcher, Northfield, Nye Road, Sandford, Winscombe, BS25 5QE.**
Replacement of existing front and rear porches.
The planning committee supported approval of the planning application
Proposed: Cllr G Lockett Seconded: Cllr M Boddy All in favour
- b. **16/P/1364/TPO Glendale Services, All Saints Church, Hill Road, Sandford, BS25 5RJ.**
T1 beech – reduce large limb overhanging Hill Road by up to 3m; remove deadwood throughout canopy; crown thin by 20%.

The planning committee supported approval of the TPO works application to remove the lowest limb overhanging Hill Road along with the removal of deadwood and crown thin.

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

c. 16/P/1376/F Mr A Callow, 2 Wincoving End, Sandford, Winscombe, BS25 5RS.

Erection of a single storey extension to front and rear of garage and subsequent conversion to additional living accommodation.

The planning committee supported approval of the planning application

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

d. 16/P/1419/TPO Fountain Tree Care, Greystones, 2 Sidcot Drive, Winscombe, BS25 1LH.

T1 Monterey cypress – remove large limb on east side of the tree and remove dead wood. T2 Monterey cypress – remove damaged limbs on west side of the tree and remove dead wood

Discussion took place amongst members regarding this application for works to two trees.

It was known that T1 had suffered damage during the winter of 2015 that resulted in emergency works being required to adjacent electricity power lines and therefore works to this tree were recommended for approval by the committee

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

Whilst members were in agreement that the dead wood should be removed from tree T2, from the limited amount of information available in the works application, members were unable to ascertain with certainty which limb was being applied for removal and were therefore unable to pass an opinion on this

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

The planning committee supported approval of the TPO works application to tree T1 and for the removal of dead wood to tree T2, but were unable to pass opinion on other works to tree T2 as from the limited amount of information available with the planning application, members were unable to ascertain with certainty which damaged limbs were planned for removal.

20. Notification of Planning Approvals/Refusals/Tree Preservation Orders for information purposes only

Planning Applications Approved

Application no	Address	Brief description
16/P/0474/F	Covehithe, Station Road	Erection of a dwelling, garage & new vehicular access
16/P/1025/F	Oakridge Courtyard, Oakridge Lane	Conversion & extension of stone barn to a dwelling

Notification of appeals

APP/D0121/D/16/3152347 Rose Farm, Barton Road

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

The appeal will be decided by written representations and additional comments can be made to the Planning Inspectorate before 15th July 2016.

APP/D0121/W/15/3139633 Land to the north-west of Sandford Primary, off Greenhill Road

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, a new Community Hall, sports pitch, vehicular access from the A368 and associated works with details of access. All other details to be reserved for subsequent approval

The appeal will be dealt by Inquiry and will be held at New Council Chamber, Old Town Hall Entrance, Walliscote Road, Weston-super-Mare, BS23 1UJ at 10am on 2nd August and is expected to last for four days.

21. Consultation: North Somerset Local Plan 2018-2036: Pre-commencement Document – open until 21st July

Views are being sought on the proposed content, scope and programme for the North Somerset Local Plan 2018 – 2036. The consultation is on an initiation document setting out the proposed scope and programme for the preparation of the North Somerset Local Plan 2018-2036.

The existing timeframe for planning documents within North Somerset is to 2026. This is the end period of both the Core Strategy and the more detailed Sites and Policies Plan. The latter is being progressed in two parts, Part 1 Development Management Policies will be adopted in July 2016 and Part 2 Site Allocations Plan which is currently at the earlier consultation draft stage with a predicted adoption date of spring 2017.

The Core Strategy includes a commitment to an early review of the housing requirement by the end of 2018. This review is being undertaken in conjunction with the other authorities in the West of England

through a new development plan document, the Joint Spatial Plan (JSP) which will cover all four UA areas. This will provide a new strategic planning context for North Somerset to 2036 in the form of a new district housing target and strategic locations.

The production of the JSP requires work to progress on a new Local Plan in parallel with it, in order to provide detailed policies and additional housing, employment and other land allocations beyond 2026 and up to the new 2036 end date.

22. Matters for information.

- **Planning Appeal Process** – Cllr Boase thought the current process for dealing with new ‘proof of evidence’ at an appeal inquiry to be an unfair procedure. She considered that those objecting to, and other third party consultees should be informed of new evidence as this is lodged with the Planning Inspectorate which is currently not the case. Cllr Boase considered that the residents of Sandford had been failed by the current system which does not allow them the time to comment on any new information submitted. It was advised that she has submitted her own personal view, as a Parish Councillor to the Planning Inspectorate.
- **Planning Enforcement Case no. 2014/0341 18 The Green Winscombe** – Cllr Boddy advised that despite planning enforcements notices having being issued, no evident signs of remedial works have taken place to restore the garden to the former level & remove fencing. Cllr Boddy has contacted the Planning Enforcement Team in an individual capacity to ascertain the current situation.

Meeting Closed: 8.15 p.m.

Date of next meeting: Monday 1st August 2016

Signed _____ **(Planning Chairman)**

Date _____