



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 1st August 2016, 7.30 p.m. St James Church Hall, Winscombe

Councillor Members Present: Mr C Ballard, Mrs M Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, C Lomas, Mr G Lockett, Dr P Watkins, Mr J Westlake and Mr M Williamson

Ward Councillors: Cllr A Harley **Press:** Mr S Frost, Weston Mercury
Clerk: Mrs L Rampton **Members of the public:** approx. eighty

23. **To receive apologies for absence.** Apologies were received from Parish Councillors Mr M Boddy, Mr I Kilpatrick and Mr V Slater.

24. **Declarations of interest.** Interests were declared by the following members:
Cllr M Ballard 16/P/1683/F Sidcot School Parish Council meetings held at school free of charge
Cllr P Watkins 16/P/1683/F Sidcot School Parish Council meetings held at school free of charge

25. **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.**

The Clerk had advised Cllr Watkins that declarable pecuniary interests (DPI) were relevant to individual Parish Councillors rather than the Parish Council as a corporate body. Rules are in place to ensure that the public can have confidence that Councillors are putting the public interest first and not benefitting the financial affairs of themselves from which that Councillor would stand to gain. It was advised that as the Councillor would not personally benefit from any comment the council may make in regard to the planning application, it was not considered that the Councillor had a DPI. Due to a conflict of opinion in this matter, the Clerk had requested that the council decide in this instance if dispensation be granted.

In response to written requests received, where dispensation had been requested by the member, this was granted by the council 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	Non-pecuniary interest	Vote
Cllr P Watkins	Pecuniary interest	Speak and vote
Proposed: Cllr C Boase	Seconded: Cllr C Lomas	All in favour

26. **To approve the minutes as a correct record of the previous planning committee meeting held on 4th July 2016.** The minutes were approved as a correct record of the meeting

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

27. **Minute Update from previous minutes of the Planning Committee.** There were none

28. **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.*

a. **To receive an update on the Development Proposal for The Broadleaze Farm Site on land between Southcroft and The Strawberry Line – Amanda Sutherland, Sutherland Property & Legal Services Ltd**

The Planning Agent advised that following public consultation in 2015, the master plan for the site had been revisited and updated. A further period of public consultation is now taking place prior to an outline planning application being submitted to the local authority for consideration around September 2016. Details of the proposals for a development of up to 80 homes were explained to the meeting and comments to Mead Realisations via feedback forms invited before 14th August 2016.

A number of questions from both members of the public and Parish Councillors that included the following points were answered by representatives from Mead Realisations:

- The likelihood of affordable housing being allocated to a local resident was very small.
- Highways – concern over the addition of around an extra 160 vehicles using one site exit, limited parking and a blind bend on Broadleaze Way.
- Ecology – validity of results as it was reported that vegetation had been removed prior to reports being compiled.
- In the last round of consultation, residents contacting Mead Realisations were not sent individual responses. An overall conclusion had been sent to the Parish Council, but in the 2016 consultation individual responses would also be made.
- Neighbours to the site were concerned with issues of overlooking and the overbearing impact of the site.
- Initial responses to the NDP questionnaire show very few parishioners wish to see developments over 50 houses in size.
- Sustainability – with a number of sites within the parish being proposed for development, concern was raised for services that included sewerage, schools, doctor's surgeries and public transport.
- When considering new developments, these should be considered as a whole for the parish along with other known proposals for new homes.

With no further questions from members of the public or Parish Councillors, Mead Realisation representatives left the meeting.

Those present at the meeting were shown pre-planning application plans for the former Studley site at 28 Woodborough Road by way of a power point presentation.

16/P/1607/F land to the east of The Chestnuts – a number of residents spoke in opposition to the application citing reasons that included overlooking, overbearing impact, increased traffic and a change of housing type to the approved outline plan. Residents advised that there had been no consultation regarding this application from the new owners of the site.

16/P/1670/MMA 84 Church Road – the applicant explained reasons for the proposed modifications to the original planning consent and clarified the discharge of conditions. It was advised that a number of vehicles visiting the property had been damaged when entering the driveway due to the location of the pillars. A neighbour spoke in opposition to what he considered to be a large number of amendments that cumulatively would make major changes to the original consent and effect the street scene of Church Road.

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

29. Planning Applications for comment or information:

a. Pre Application 16/P/0872/PRE 28 Woodborough Road Winscombe, BS25 1AD.

The erection of a three-storey building comprising a retail store at ground floor level, and 9 No. residential units above (comprising 6 No. one bed flats and 3 No. three bed duplex apartments at first and second floor level), with associated parking with 10 No. houses (a terrace of 3 No. three bed houses, a terrace of 4 No. two bed houses and 1 No. three bed house and a pair of two bed, semi-detached houses), with associated parking at 28 Woodborough Road, Winscombe, BS25 1AD.

Illustrative plans had been supplied to the Parish Council for discussion purposes in advance of a formal planning application. Members considered that some plans, elevations and street scene views would have been helpful especially as the site is in an important central village location. It would also have been preferred that the applicant attended and presented their plans to a meeting of the Planning Committee.

With 10 no. residential units to be accessed from the rear of the site on Hillyfields Way, some re-modelling of the junction with Woodborough Road would be required to allow safe access and egress for the increased number of vehicles that would be using the road and allow large lorries to manoeuvre the 90° bend in the road at this point.

It was noted that there is no provision for parking for either employees of the new store or customers to this. Whilst the store is close to two car parks, these are already very heavily used.

As a three storey building is proposed in the feasibility drawings, elevations would have been especially helpful as the majority of other retail units in the vicinity are two storey in design.

Whilst initial thoughts of members should be submitted to NSC, the Parish Council reserves the right to comment further when full and adequate information is available to it.

- b. 16/P/1577/F Mr & Mrs Sumption, 51 Sandford Road, Winscombe, BS25 1JF.**
Erection of a two storey extension plus new lean to roof on existing flat roof extension following demolition of garage.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr G Lloyd All in favour
- c. 16/P/1607/F Winscombe Developments Ltd, Land to the east of The Chestnuts, Winscombe,**
Erection of 24 no. dwellings
 Members were disappointed to see the number of bungalows in the full planning application had been reduced to just one, and questioned the provision of three affordable homes on site rather than the usual 30% requirement. It was considered that careful screening for plot 15 would be required to protect the privacy of near neighbours on both the Chestnuts and Sidcot Lane and that further planting may be required. The property on plot 23 has been indicated as abutting the site boundary.
It was proposed by Cllr Lloyd that the application be refused on grounds of overdevelopment of the site and overbearing impact to neighbours. The motion received no second and therefore failed.
- It was accepted that outline consent had been passed in 2011 for 24 homes after careful consultation with neighbours and that application had been supported by the Parish Council.
It was proposed that the planning committee supported approval of the planning application but expressed concerns that the type of housing has been changed, the privacy of neighbours that must be protected and the overbearing impact of some properties close to the site boundary. Sustainability for the proposed development should be considered in conjunction with other proposed large developments for the parish.
Proposed: Cllr C Boase Seconded: Cllr K Joyce
9 in favour, 1 against, 1 abstention
- d. 16/P/1670/MMA Mr M Turner, 84 Church Road, Winscombe, BS25 1BP.**
Application for the removal or variation of a condition Nos. 2, 6, 7, 10, 14 on application 16/P/0301/F to allow (con2) minor changes to design of house, (con6) Rear door changed to a window, (con7) minor changes to design of balconies and external stairs, (con10) clarification of entrance of property condition and repositioning of inner pillar & (con14) relaxation of tree protection to allow work to commence earlier
 Two objections to the application appear on the NSC website. One objection sent to the Parish Council had been circulated to members.
It was proposed that any alterations to trees protected with a preservation order (condition 14) are referred to the NSC Tree Officer for decision.
Proposed: Cllr C Ballard Seconded: Cllr C Boase 10 in favour, 1 abstention
- The Chairman summarised changes to the original planning consent for the benefit of the meeting.
In view of the decision of the Parish Council to recommend refusal of the original application, members felt unable to comment on these modifications and therefore proposed refusal of the application to remove or vary conditions 2, 6, 7 and 10 of planning consent 16/P/0301/F.
Proposed: Cllr K Joyce Seconded: Cllr C Ballard 7 in favour, 4 abstentions
- e. 16/P/1671/F Mr N Ball, Kaimosi, Bristol Road, Winscombe, BS25 1PW.**
Erect new double garage.
The planning committee supported approval of the planning application
Proposed: Cllr M Williamson Seconded: Cllr G Lloyd All in favour
- f. 16/P/1683/F Sidcot School, Oakridge Lane, Winscombe, BS25 1PD.**
Erection of a new 'stand-alone', two storey boarding annexe providing 14 bed-study spaces and new houseparent's accommodation.
 Previous objectors to the boarding accommodation proposed on Fountain Lane had expressed their preference for new accommodation to be contained within the school complex. Although a shame that building of the new boarding annexe will mean a loss of amenity space for pupils, members were in favour of the proposed location. The new build would be of sufficient distance from the main school building not to impact on the listing of this.
The planning committee supported approval of the planning application
Proposed: Cllr M Williamson Seconded: Cllr K Joyce 10 in favour, 1 abstention

- g. **16/P/1684/F Mr J Thatcher, Land to the west of Banwell Road, Banwell Road, Winscombe.**
Construction of a compound aggregate access track.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr J Westlake 10 in favour, 1 abstention
- h. **16/P/1746/LDE Mr & Mrs M J S Gunning, Goose Cottage, Laurel Farm, Barton Road, Winscombe, BS25 1DX.**
Application for a lawful development certificate for the use of Goose Cottage as a separate residential dwelling.
Notification only

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

Planning Applications Approved

Application no	Address	Brief description
16/P/1047/CUPA	East of Mead Lane Sandford	Change of use from agricultural to dwelling
16/P/1104/F	9 Broadleaze Way	Extension and conversion
16/P/1192/F	6 Orchard Drive	Single storey rear extension
16/P/1254/F	9 Lynchmead	Front & rear extensions
16/P/1260/LDE	4 Brae Rise	Certificate of Lawfulness Tree House
16/P/1326/F	Northfield, Nye Road	Replace front and rear porches
16/P/1364/TPO	All Saints Church Sandford	Reduce large limb, remove dead wood
16/P/1419/TPO	Greystones, 2 Sidcot Lane	Approve remove deadwood, decline other

Planning Application Withdrawn

16/P/1060/F	Ei Cliff Hill Road	Double Garage
-------------	--------------------	---------------

31. **Appeal: APP/D0121/W/15/3139633 Land North West of Sandford Primary School, off Greenhill Road, Sandford. Inquiry Rescheduled for 2nd August 10am at New Council Chamber, Old Town Hall Entrance, Walliscote Road Weston S Mare.** Members were reminded of the appeal commencing on 2nd August 2016 and likely to last for four days.
32. **Matters for information.** None

Meeting Closed: 9.15 p.m.

Date of next meeting: Monday 22nd August 2016

Signed _____ (Planning Chairman)

Date _____