



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 19th September 2016, 7.30 pm, Winscombe Community Centre, Amesbury Room

Councillor Members Present: Mr C Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr I Kilpatrick, Mr C Lomas, Mr G Luckett, Mr J Westlake and Mr M Williamson

Clerk: Mrs L Rampton

Members of the public: Seven

33. **To receive apologies for absence.** Apologies were received from Parish Councillors Mrs M Ballard, Mr G Lloyd, Mr V Slater and Dr P Watkins
34. **Declarations of interest.** No interests were declared.
35. **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.** No interests had been declared, so there were none.
36. **To approve minutes as a correct record of the previous planning committee meeting held on 1st August 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
37. **Minute Update from previous minutes of the Planning Committee.** There were none
38. **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 public present would be allowed to address the Planning Committee.*
16/P/1936/F Land at Greenhill Lane – the applicant advised that having presented plans to the Parish Council and neighbours, modifications to the original proposal had been incorporated into the submitted design. Although outside the settlement boundary, the build was proposed was in-fill on an established lane of residential properties. Plans for a sustainable design build were relayed to the meeting in response to a question.
16/P/1956/F Queensmead Farm - the applicant explained that he had tended livestock on the site for the past 16/17 years. With teenage daughters, separate bedrooms in the home are now required with a spare room to accommodate any additional workers. In response to questions from Councillors, it was confirmed that the temporary mobile home would be removed from site on completion of the permanent dwelling, although the office building would be retained with lorry drivers to sleep in their vehicles when necessary.
16/P/1607/F Land to east of The Chestnuts – a resident directly backing onto the site spoke of his dissatisfaction at the recent planning approval from NSC. He considered that although the planning application met the standard 21m distance guideline to another property, that his privacy would still be compromised. He considered that correct procedure had not been followed by NSC when approving the application and it was therefore suggested that he made contact with the Team Leader for major applications at NSC to voice his concerns.
With no further members of the public wishing to address the committee, the chairman re-opened the meeting
39. **Planning Applications for comment or information:**
- a. **16/P/1936/F Rein & Louisa Drescher, Land at Greenhill Lane, Sandford, Winscombe, BS25 5PA**
Erection of 1no. detached four-bedroom dwelling with a double detached garage.
The application is for development on land abutting the settlement boundary but not in the AONB. From local knowledge of the site, the land had been in disuse for the past 35 years and in consideration of this

application members believed that the proposal would tidy the site, would not change the character of the Lane and would be in keeping with other residential dwellings. Some Councillors had spoken to immediate neighbours who had no objection to the application.

Although outside the settlement boundary, the planning committee supported approval of the application as the proposed domestic home would infill a previously untidy site on an already established residential Lane. It was considered that the design and character of the property is in line with, and fits with neighbouring properties and plans show evidence of sustainable design.

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

b. 16/P/1956/F Mr J Beach, Queensmead Farm, Bristol Road, Winscombe, BS25 1PR.

Erection of a permanent agricultural workers dwelling.

With a previous application (12/P/0810/F) for temporary accommodation being allowed at appeal, the applicant now seeks approval for a new permanent dwelling in the AONB.

To justify a permanent agricultural workers residence, the business must have been profitable for at least one of the previous three years. Parish Councillors had not had sight of the farm accounts and there is limited financial information within the application on which to base an opinion as to the financial viability of the farm. It was noted that the vast majority of the land farmed is rented on an annual agreement and no formal tenancy agreements were available to view. With farm labourers not currently being employed on site, there was insufficient justification for a four bed home.

The planning committee recommended refusal of the planning application for a permanent dwelling in the AONB as there is insufficient information available to view to prove that the business had been profitable for at least one of the previous three years. Based on information provided within the application, it was considered that a four bed dwelling for farm workers in the AONB could not be justified and would have a long term impact on the natural beauty of the landscape. Should NSC be minded to approve the application, it was requested that a condition is applied restricting future sale of the property to agricultural workers only.

Proposed: Cllr C Boase **Seconded:** Cllr C Ballard

4 in favour, 5 abstentions MOTION CARRIED

c. 16/P/2053/F Mr J Reeves, 15 Well Close, Winscombe, BS25 1HQ.

Erection of a single storey rear extension.

The planning committee supported approval of the planning application

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

d. 16/P/2101/F Winscombe & Sandford Parish Council, War Memorial Recreation Ground, Off The Lynch, Winscombe, BS25 1AN.

Proposed installation of a half pipe ramp to existing skate park.

No opinion was passed on the application.

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

Planning Applications Approved

Application no	Address	Brief description
16/P/0623/F	60 Church Road	Single and two story extensions, raise roof height
16/P/1095/F2	Land between Barrow and Cheddar	Bristol Water Pipeline and compounds
16/P/1114/F	Dingle View Max Mills	Extension and conversion to holiday let
16/P/1136/RM	Valley View Southcroft	RM Appearance, landscaping, layout and scale
16/P/1169/F	56 Woodborough Road	Two and single storey Extension
16/P/1256/F	Barton Vale Barton	Infill external porch
16/P/1376/F	2 Winnowing End	Single storey extension plus garage.
16/P/1577/F	51 Sandford Road	Two storey extension demolish garage
16/P/1670/MMA	84 Church Road	Removal or variation of conditions
16/P/1683/F	Sidcot School	Boarding House
16/P/1746/LDE	Goose Cottage Laurel Farm Barton	Application for lawful development certificate
16/P/1607/F	Land at The Chestnuts	Erection of 24no. dwellings
16/P/1684/F	Land west of Banwell Road	Compound aggregate access track

Planning Application Refused

16/P/1144/O	Land South Of Durlleigh	Erection of 3 No. 4 Bed dwellings
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41. Consultations: Community Infrastructure Levy (CIL) Draft Charging Schedule. The consultation will close at midnight on Friday 23 September 2016.

The consultation asks about North Somerset Council's proposed Community Infrastructure Levy (CIL) Draft Charging Schedule (DCS). The CIL is a charge that would be paid by developers towards infrastructure to support the development of the area. This consultation is the second stage consultation on the proposals.

42. Matters for information.

There was none

Meeting Closed: 8.15 p.m.

Date of next meeting: Monday 17th October 2016

Signed _____ (Planning Chairman)

Date _____