



would do nothing to alleviate lorry congestion through the village and a suggestion was made that the company re-locate to an alternate site nearer the motorway junction.

**A representative from Thatchers Cider** responded to points made by residents and explained future company plans to the meeting. The current planning applications include an overflow car park for the Railway Inn and the warehouse will accommodate lorries being loaded inside to reduce noise for neighbours. A number of alternate sites had been investigated for development but it was considered that partly locating the company away from Sandford would lead to increased traffic movements from site. Using lorry movement data collected by Sandford residents, it was shown that less than 1% of vehicles travelling through Sandford were HGVs going to/from Myrtle Farm, they also accounted for 0.42% of Banwell traffic whilst school buses made up 0.63%.

Questions from members of the public and Parish Councillors were answered.

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

#### 49. Planning Applications for comment or information:

- a. 16/P/2151/EIA1 Thatchers Cider Co Ltd, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA**  
*Request for a screening opinion as to whether a full environmental impact assessment is required for the erection of a warehousing facility-THIS IS NOT A PLANNING APPLICATION.*  
Details of the screening opinion had been provided for information purposes. Natural England would like a detailed assessment submitted as part of a planning application due to the close proximity of the site to two S.S.S.I's and one S.A.C.
- b. 16/P/2158/F Mr S Partridge, South Meadows Farm, Nye Road, Sandford, Winscombe, BS25 5QE.**  
*Change of use from agricultural building to a dwelling (amendments to 14/P/1951/CUPA) to change the roof to a 46 degree pitch, installation of 3no roof lights on the north elevation and use of white lias stone on the south elevation (retrospective).*  
Members considered that construction methods used in the application were not strictly in the spirit of a CUPA, but considered the amendments to be minimal with the property being largely screened by a large hedge. Dislike for retrospective planning applications was voiced.  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr K Joyce                      Seconded: Cllr C Lomas**  
**5 in favour, 6 against, 1 abstention    MOTION FAILED**
- Cllr M Ballard left the meeting due to a previously declared interest.*
- c. 16/P/2171/F Thatchers Cider Co Ltd, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA.**  
*Erection of a new warehouse building including a new access road, warehouse yard, car parking, landscaping and surface water attenuation pond.*  
Three emails of objection have been received by the Parish Council with a further two objections from local residents appearing on the NSC website.  
Considerable debate took place amongst members with access route, traffic, removal and planting of trees, diversion of a public right of way and smell from a water treatment plant being discussed.  
**The Parish Council do not consider themselves to be expert when considering traffic movement to and from the site and would therefore request that the planning application is called before NSC P&R Committee whether the NSC Case Officer is minded to recommend approval or refusal of the application.**  
**Proposed: Cllr G Lloyd                      Seconded: Cllr C Boase                      7 in favour, 4 abstentions**  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr M Boddy                      Seconded: Cllr G Luckett                      9 in favour, 2 against**  
*Cllr M Ballard returned to the meeting*
- d. 16/P/2254/F Newth, Drove House, Nye Road, Sandford, Winscombe, BS25 5QE.**  
*Erect two storey front extension, changes to external wall materials and changes to windows on various elevations.*  
**The planning committee supported approval of the planning application**  
**Proposed: Cllr G Lloyd                      Seconded: Cllr J Westlake                      All in favour**
- Due to a previously declared interest, Cllr M Ballard left the meeting*
- e. 16/P/2257/F Thatchers Cider Co Ltd, Myrtle Farm, Station Road, Sandford, Winscombe, BS25 5RA.**  
*The Erection of an extension to the Jubilee packaging building for the storage of labels (The Label Building).*

**The planning committee supported approval of the planning application**

**Proposed: Cllr K Joyce                      Seconded: Cllr M Boddy                      9 in favour, 2 against**

*Cllr M Ballard returned to the meeting*

**49. 18 The Green, Winscombe. Planning Enforcement case. Council to consider proposed alterations to raised land levels and retaining wall.**

It is understood that NSC do not consider the proposed measures go far enough in addressing a breach of planning regulations and that a full planning permission application will be submitted for consideration.

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

*Planning Applications Approved*

<b>Application no</b>	<b>Address</b>	<b>Brief description</b>
16/p/1671/F	Kaimosi, Bristol Road	New double garage

Planning application 15/P/2708/O, Outline permission for 24 no. dwellings at The Chestnuts has been withdrawn. This is not to be confused with 16/P/1607/F which has been granted full planning consent on the same site.

**51. To nominate two Council representatives to attend a briefing to explain the consultation documents and timescales in more detail for the Joint Spatial Plan 'towards the emerging spatial strategy' and Transport Vision. Briefing to be held on Tuesday 1<sup>st</sup> November from 10am -12noon in the New Council Chamber at the Town Hall.**

Cllrs C Boase and Westlake would attend the briefing session on behalf of the Parish Council.

**52. Matters for information.**

- **Planning Appeal by Strongvox Homes on Land to the north of A368, Sandford** – the appeal has been allowed and planning permission granted for the erection of up to 118 no. dwellings.

**Meeting Closed:                      9.45 p.m.**

**Date of next meeting:              Monday 14<sup>th</sup> November 2016**

**Signed \_\_\_\_\_ (Planning Chairman)**

**Date \_\_\_\_\_**