



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 14th November 2016, At 7.30 pm, The Amesbury Room, Winscombe Community Centre.

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

Other Parish Councillors: None

Office Assistant: Sue Kent

Members of the public: 14

53. **To receive apologies for absence.** Apologies were received from Parish Councillors Mr G Lloyd, Mr C Lomas, Mr M Boddy, & Mr I Kilpatrick
54. **Declarations of interest.** There were none declared.
55. **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.)
There were none.
56. **To approve minutes as a correct record of the previous planning committee meeting held on 17th October 2016.**
The minutes were discussed at length, with two amendments being requested.
1. Amendment to page 8, fourth line down, to be inserted after junction. A resident's survey disclosed over 40% HGV movements from the site travel via Banwell, contrary to the 7% stated by the applicants in the application.
Proposed: Cllr C Boase Secoded: Cllr P Watkins 2 in favour, 3 against, 4 abstentions.
Motion failed
2. Amendment to 49c page 8, to be inserted in the proposal after the word site, and the height of the building.
Proposed: Cllr C Boase Secoded: Cllr P Watkins 2 in favour, 3 against, 4 abstentions.
Motion failed
It was proposed that the minutes as they stand be approved as a correct record of the meeting.
Proposed: Cllrs K Joyce Secoded: Cllr M Williamson 4 in favour, 2 against, 4 abstentions.
Cllrs Ballard took no part in the above votes as not present at the meeting.
57. **Minute Update from previous minutes of the Planning Committee.** There were none
58. **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.*
16/P/2585F, Land at Grove Farm, Bristol Road, BS25 1PW – the applicant explained that the temporary caravan is for the use of his son, who will be on site to look after their sheep and help with the building work and the holiday business.
16/P/2511/F, Kandy Cottage, Hillyfields, Winscombe, BS25 1PH - two close neighbours to the site spoke about their concerns over the height of the Velux windows overlooking Brae Rise. The applicant advised that she would need to stand on a chair to be able to look out of these windows.
16/P/2431/F, Queensmead Court, Bristol Road, Winscombe, BS25 1PR – A representative of Boon Brown Architects spoke about the planning application at length, pointing out its sustainability, its economic, social and environmental impacts on the local area. The development needs to be assessed on

its own merits, as it sits within the AONB and outside settlement boundary. He questioned the NSC 5 year housing supply, and that this has an effect on the Core Strategy. They have consulted with the AONB, but as yet have no reply.

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

With the agreement of The Council, The Chairman varied the order of the agenda to allow a member of the public to leave the meeting early. For the purpose of the minutes these are recorded as per the meeting agenda.

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

The erection of a three storey building comprising retail store at ground level, with 4no. one bed flats and 4no. two bed flats at first and second floor level, with associated parking. Erection of 7no. houses with associated parking.

The junction with Hillyfields and Woodborough Road was discussed at length together with the increase in traffic using the narrow Hillyfields Road.

It was suggested that an area for parishioners to sit was funded by the developers.

Disabled access was queried.

Ideas for Section 106 monies, The Winscombe Library, The Community Centre, ½ pipe for Skate Park and the outdoor adult exercise equipment.

59. Planning Applications for comment or information:

a. 16/P/2317/ADV Sidcot School, Oakridge Lane, Winscombe, BS25 1PD

Display of 7no. replacement and 2no. new non-illuminated freestanding signs (retrospective)

Dislike for retrospective planning applications was voiced.

The planning committee supported approval of the planning application

Proposed: Cllr V Slater Seconded: Cllr C Ballard 8 in favour, 2 against

b. 16/P/2328/F Mr Mark Searle, Garden of 26 Homefield Close, Winscombe, BS25 1JE.

Erection of an attached dwelling.

This application will mirror what has already been done to the right hand side of these semi-detached houses.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr M Williamson 9 in favour, 1 abstention

c. 16/P/2425/F The Co-operative Group, 25-27 Woodborough Road, Winscombe, BS25 1AB.

Erection of a secure storage unit and 2 metre high fence. Installation of a single condensing unit to the roof of the existing building.

The security fence was discussed together with Fire safety and escape route for the Library.

Reason for new storage unit is to prevent the theft of the steel delivery trollies. The noise from the condensing unit, at 38 decibels was thought to be acceptable.

The planning committee supported approval of the planning application, but request a condition is applied that the fire escapes are accessible at all times.

Proposed: Cllr K Joyce Seconded: Cllr V Slater 9 in favour, 1 abstention

d. 16/P/2431/F Mr N Notaro, Queensmead Court, Bristol Road, Winscombe, BS25 1PR.

Erection of a single dwelling.

The proposed site lies Outside settlement boundary and in the AONB. The Parish Council have been in touch with ANOB services, but they have failed to comment. Two comments of objection on NSC web site, Although some members thought it was an exciting design and forward looking, they were mindful that the Council do not approve applications for new dwellings which lie within the AONB.

The planning committee recommend refusal of the planning application due to it being within the AONB, and outside the settlement boundary.

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

e. 16/P/2440/F Westhay Properties Limited, 1 Brimridge Road, Winscombe, BS25 1EZ.

Erection of a new dwelling.

The planning committee supported approval of the planning application

Proposed: Cllr P Watkins Seconded: Cllr G Luckett 9 in favour 1 abstention

- f. **16/P/2459/HHPA Alliance Homes, 4 Homefield Close, Winscombe, BS25 1UG.**
Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.55 metres; 2) have a maximum height of 3.35 metres and 3) have eaves that are 2.9 metres high. Notification only.
 Members viewed proposed plans.
- h. **16/P/2564/F Ms A Gunn, Stable Cottage, Winscombe Hill, Winscombe, BS25 1DH.**
Erection of a single storey extension to west elevation.
 This site is outside settlement boundary and within the AONB.
The planning committee supported approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr V Slater 8 in favour, 1 against 1 abstention
- g. **16/P/2511/F Mrs H Bays, Kandy Cottage, Hillyfields, Winscombe, BS25 1PH.**
Loft conversion and extension. New Porch with balcony above to front of property.
 Members discussed the dormer and porch adding that they face onto open fields. The roof lights facing Brae Rise will be 1.7 metres above floor level.
The planning committee supported approval of the planning application, as long as the roof lights are kept at the height mentioned in the plans.
Proposed: Cllr K Joyce Seconded: Cllr G Luckett 9 in favour 1 abstention
- i. **16/P/2585/F Mr & Mrs Bamford, Land at Grove Farm, Bristol Road, Winscombe, BS25 1PW.**
Proposed temporary siting of a caravan to provide ancillary accommodation to Grove Farm.
 Site is outside settlement boundary and within the AONB.
The planning committee supported approval of the planning application
Proposed: Cllr C Boase Seconded: Cllr K Joyce 9 in favour 1 abstention

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

Planning Applications Approved

Application no	Address	Brief description
16/P/1936/F	Land at Greenhill Lane	1 new detached 4 bed dwelling & garage
16/P/1956/F	Queensmead Farm	Erection of permanent workers dwelling
16/P/2053/F	15 Well Close	Single storey rear extension
16/P/2101/F	Recreation Ground	½ pipe in skate park
16/P/2151/EIA1	Thatchers Cider, Myrtle Farm	Request for opinion whether Environmental impact required
16/P/2158/F	South Meadows Farm, Nye Road	Change roof pitch, add roof lights, retrospective
16/P/2257/F	Thatchers Cider, Myrtle Farm	Extension to Jubilee packaging building.

61. Report on The Joint Spatial Plan briefing held at NSC on 1st November 2016 – Cllr C Boase

A written report from Cllr Boase has been given to all Cllrs. Cllr Boase talked briefly about this.

62. Matters for information.

It is preferred that written comments on any agenda item or copies of letters forwarded to NSC be received at The Parish Office by 12 noon on the Last working day prior to the meeting. A summary only of the correspondence received after this deadline will be noted at the meeting.

The Site Allocation Plan Consultation runs from 7th Nov until 19th Dec.

The Joint Spatial Strategy Consultation 7th Nov until 19th Dec.

Both of the above will be included at the next Planning meeting.

Meeting Closed: 9.10 p.m.

Date of next meeting: Monday 12th December 2016

Signed _____ (Planning Chairman) Date _____