



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 12th December 2016, at 7.30 pm, The 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 G Lloyd, Mr C Lomas, Mr G Lockett, Mr V Slater, Mr J Westlake and Mr M Williamson

Clerk: Mrs L Rampton

Members of the public: Nine

63. **To receive apologies for absence.** Apologies were received from Parish Councillors I Kilpatrick and P Watkins

64. **Declarations of interest.** The following interests were declared by Councillors:

Cllr M Ballard	Agenda item 8 a	Pecuniary	Close neighbour
Cllr M Williamson	Agenda item 8 a	Non-pecuniary	Thatchers Foundation trustee – a charity
Cllr C Boase	Agenda item 8 a	Pecuniary	Resident of Sandford
Cllr J Westlake	Agenda item 8 a	Non-pecuniary	Business associate of John Thatcher (not Thatchers Cider Co)

65. **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, dispensation was granted by the Clerk for this meeting only to the following Councillors as their interests were not deemed significant enough to exclude them from the debate or vote:

Cllr M Ballard	Agenda items 8 a	No dispensation requested
Cllr M Williamson	Agenda items 8 a	Speak and vote – dispensation granted
Cllr J Westlake	Agenda item 8 a	Speak and vote – dispensation granted

Due to a conflict of opinion in this matter, the Clerk requested that the council decide in this instance if dispensation should be granted to Councillor Boase.

The member made representation to the council stating why she considered she should be able to participate fully in the council discussion and vote on the Thatchers Cider planning application amendment, representing views of some of the residents of Sandford. Others considered the proximity of the member's residence to the site entrance to be too significant to allow the member to be impartial, with Cllr Boase being able to convey the views of parishioners contacting her under the public participation section of the meeting.

It was proposed that Cllr Boase be granted permission to speak and vote on agenda item 8 a, 16/P/2171/F Thatchers Cider, Myrtle Farm

Proposed: Cllr C Boase **Seconded:** Cllr V Slater
2 in favour, 9 against, 1 abstention MOTION FAILED

It was proposed that due to a declared pecuniary interest, that dispensation is NOT granted to Cllr Boase for permission to speak and vote on planning application amendment 16/P/2171/F Thatchers Cider, Myrtle Farm with the member being required to withdraw from the meeting at the appropriate time.

Proposed: Cllr M Boddy **Seconded:** Cllr G Lloyd
9 in favour, 2 against, 1 abstention

66. **To approve minutes as a correct record of the previous planning committee meeting held on 14th November 2016.**

The minutes were approved as a correct record of the meeting

Proposed: Cllr M Williamson **Seconded:** Cllr C Lomas
All committee members present at the last meeting were in favour

67. Minute Update from previous minutes of the Planning Committee.

Min 69 e. 16/P/2440/F 1 Brimridge Road – correspondence had been received from two neighbours after the November meeting of the planning committee stating objections to the planning application. The Committee Chairman confirmed that NSC parking standards for a two bedroom property require two parking spaces.

68. 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/2171/F Thatchers Cider Co Ltd Two Sandford residents spoke in opposition to the planning application with a further two residents asking questions of the Thatchers representative present at the meeting. Concerns raised included amendments to car parking proposals, the cumulative affect of increased traffic, pollution and flooding issues for a neighbouring property. Disappointment was expressed that the amended proposals still did not include a landscape report as the structure was considered to be out of context with the surrounding landscape and would have a significant impact on views from the AONB. A parishioner considered it would be helpful if reasons for the Parish Council recommending approval of a planning application were recorded in the meeting minutes.

Cllr Boase left the meeting

A representative from Thatchers Cider responded to points made by residents and explained how the company is currently investigating plans for a storm water drain to minimise the risk of flooding for a neighbour. It was requested that the Parish Council is kept informed of progress in this regard.

Amendments to the application were detailed along with reasons for those changes (which were mainly in response to concerns raised by residents and council at the previous meeting) and questions from members of the public and Parish Councillors were answered. Possible future expansion plans for the warehouse building were clarified.

16/P/2698/O Durleigh, off Hill Road. A neighbour spoke in opposition to the application giving reasons of overdevelopment of the site, problems with increased traffic along the track and safety of traffic turning north onto Hill Road.

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

69. To approve December bills for payment

Cheques 104985 - 105000 along with direct debits and standing order payments detailed were authorised for payment

Proposed: Cllr M Williamson **Seconded:** Cllr J Westlake **All in favour**

70. Planning Applications for comment or information:

Due to a previously declared interest, Cllr M Ballard left the meeting

a. 16/P/2171/F Thatchers Cider, Myrtle Farm, Sandford, Winscombe, BS25 5RA.

*Erection of a new warehouse building including landscaping and surface water attenuation pond. **Re-consultation due to amended plans.***

Changes to the previously considered planning application included a reduction in height to the new warehouse building, low level lighting, increased splay at the highway entrance, lowering of the access road, a sound attenuation fence and the inclusion of a post and rail fence to ensure public access to the site is on the public right of way pedestrian crossing point. Additional planting comprising of a large section of native trees and hedges have been included around the site perimeter. In debate some members considered the business had become too large for a countryside village, was no longer sustainable and expressed concern for the increased traffic movement whilst others argued that the A371 was a designated trunk road used by numerous other hauliers.

The planning committee supported approval of the amendments to the planning application

Proposed: Cllr M Boddy **Seconded:** Cllr V Slater **8 in favour, 2 against**

Cllrs M Ballard and C Boase returned to the meeting

b. 16/P/2617/TPO St Monica Trust, Hapil Close, Sandford, BS25 5AA

Ash T2 – crown lift to 2.5m removing sub laterals and crown thin by 10%; Oak T4 – crown lift to 3.5m and crown thin by 10%.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce **Seconded:** Cllr M Boddy **11 in favour, 1 abstention**

- c. **16/P/2647/MMA Bristol Children’s Help Society, Barton Camp, Barton, Winscombe, BS25 1DY.**
Variation or removal of condition Number 3 on application 16/P/0499/F (Extension to existing sports Hall) to allow the changes of the construction of the gable end to either erection and cladding of a steel frame or create a frame and clad with impregnated timber cladding. Application now Withdrawn

- d. **16/P/2698/O Mr M Hullah, Westhay Properties, Land South of Durleigh known as The Orchard, off Hill Road, Sandford Winscombe, BS25 5RH.**
Outline planning permission for the erection of 3no. 4 bedroom dwellings with attached garages. Access via a track off Hill Road. All matters reserved for subsequent approval.

The application is a resubmission of an application previously refused by the Parish Council and NSC as the applicant considered the reasons for refusal carried insufficient weight. Additional comments have been included with the resubmitted application.

The planning committee could see no material change to the previously refused application and therefore recommend refusal of the outline planning application as it is considered to be overdevelopment of the site and the junction of The Batch with Hill Road is unsuitable for the increased number of vehicles that would be using this.

Proposed: Cllr M Williamson Seconded: Cllr C Ballard All in favour

- e. **16/P/2778/F Sidcot School, Oakridge Lane, Winscombe, BS25 1PD.**
Erection of a two storey boarding annexe providing 14 bed-study spaces and new houseparent’s accommodation with ground floor link section to the existing wing house.

The application is an amendment to the previously approved application for a new boarding house with the new accommodation linked to an existing boarding house.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr G Lloyd All in favour

- f. **16/P/2814/PDA Mr M Jones, Land to the West of Barton, Barton Road, Winscombe, BS25 1DZ.**
New steel portal frame agricultural building.
 The application has been provided for notification purposes only

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

Planning Applications Approved

Application no	Address	Brief description
15/P/1979/O	Land at Woodborough Farm	Outline application for up to 175 dwellings
16/P/2254/F	Drove House, Nye Road	Erection of front extension, change to windows and walls
16/P/2317/ADV	Sidcot School, Oakridge Lane	Replacement 7 signs and 2 new signs
16/P/2328/F	Garden of 26 Homefield Close	New attached dwelling
16/P/2511/F	Kandy Cottage, Hillyfields	Loft conversion and porch

Planning Applications Withdrawn

Application no	Address	Brief description
16/P/2425/F	The Co-op, Woodborough Road	Storage unit, fence and condensing unit
16/P/2647/MMA	Barton Children’s Camp	Removal of condition 3

Planning Approval not required

Application no	Address	Brief description
16/P/2459/HHPA	4 Homefield Close	Erection of a single storey extension

Planning Applications Refused

Application no	Address	Brief description
16/P/2431/F	Queensmead Court	Erection of a new dwelling

16/P/0073/F Rose Farm, Barton – it was noted that planning approval has been awarded at an appeal.

Planning Enforcement – members would remain vigilant for signs of a breach of any planning approval, especially with regard to cases previously reported to the NSC Planning Enforcement team for investigation.

72. Consultations:

a. NSC Site Allocations Plan Publication Stage Consultation ends Mon 19th December 2016.

The Site Allocations Plan will help to deliver the key policies set out in the Core Strategy. These include the housing needed within North Somerset, policies related to the delivery of additional employment growth, policies that will protect the environment and provide additional facilities for leisure and social and community uses. The Site Allocations Plan must reflect the strategic approach set out in the Core Strategy.

b. West of England Joint Spatial Plan & Joint Transport Study ends 19th December 2016

The West of England's Joint Spatial Plan and Transport Study will set out a prospectus for sustainable growth that will help the area meet its housing and transport needs for the next 20 years. A significant amount of work across the West of England has already been undertaken and a period of public consultation took place in 2015

Cllr Boase had previously circulated a paper (Planning Update November 2016) to members for consideration in advance of this meeting. A slide showing potential development sites in the parish was shown to the meeting with the member expressing concern for a number of planning applications won at appeal.

With no proposals for a Parish Council response to the current planning consultations, members were encouraged to submit individual responses before the closure dates in one weeks time.

52. Matters for information.

- **Office open morning** – as an evening meal for members and staff had been arranged for 20th December, the annual open morning for coffee and mince pies that was to take place on 21st December has now been cancelled.

Meeting Closed: 9.05 p.m.

Date of next meeting: Monday 9th January 2017

Signed _____ (Planning Chairman)

Date _____