



**A meeting of the Planning Committee
was held on Monday 10th December 2018, 7.30 pm,
Amesbury Room, Winscombe Community Centre.**

Councillors present: Mr C Ballard, Ms C Boase, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr G Paterson, Mr J Westlake and Mr M Williamson.

Committee members absent: Mr M Boddy, Mr I Kilpatrick, Mr C Lomas, Mr G Luckett, Mr V Slater and Dr P Watkins

Clerk: Mrs L Rampton

Members of the public: Two

Cllr Paterson was welcomed to his first meeting of the Planning Committee, although as not yet a committee member would take no part in any voting.

84. To receive apologies for absence. Apologies were received from Parish Councillors Mr M Boddy, Mr I Kilpatrick, Mr C Lomas, Mr G Luckett, Mr V Slater and Dr P Watkins

85. Declarations of interest. None declared

86. 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. None

87. To approve minutes as a correct record of the previous planning committee meeting held on 19th November 2018

The minutes were approved as a correct record of the meeting

Proposed: Cllr M Williamson **Seconded:** Cllr J Westlake

All committee members present at the last meeting were in favour

88. Minute Update from previous minutes of the Planning Committee. There were none *Min 80 j. Land at The Chestnuts*. It had been verbally advised by NSC that subject to a satisfactory ecological report, the application for a further six two-storey detached dwellings was likely to be approved. It was noted however, that some trees on the site had already been felled.

89. Public Participation. There was none

90. To authorise list for December bills for payment. Annex 1

Direct payments, direct debits and standing order payments as detailed totalling £9,599.66 (incl. vat) were authorised for payment.

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

91. Planning Applications for comment or information:

a. 18/P/4371/CQA, Barn-05 OS Parcels 2064 And 3063, Greenhill Road, Sandford

Prior approval for the conversion of an agricultural building to 1no. dwelling with operational development consisting of new windows, doors and roof lights

Two objections from neighbours appeared on the NSC website.

Members were surprised that the barn, erected a short time ago, and only in June 2018 granted 'lawful-use' permission was no longer needed for the agricultural use for which it was constructed.

The application dated April 2018 for a Lawful Development Certificate for an Existing Use, Operation or Activity (a CLEU) was to confirm the use of the barn for agricultural use was lawful despite not

being the same agricultural building approved by planning permission 09/P/0458/F. The application stated that works began on the unlawful barn on 12th May 2011 with works finalised and the barn brought into agricultural use, and therefore because the use began more than 4 years ago, it was considered lawful. It was stated in the NSC Case Officer report for the application that “On the balance of probabilities, the agricultural building as built was completed in 2014 at the latest, this means at least four years had passed and the time for taking enforcement action had expired” and therefore lawful use was granted. In the planning application, the size of the barn was justified as land had been farmed in a number of other parishes.

The planning committee recommended REFUSAL of the CQA planning application as this was on land outside the settlement boundary of an in-fill only village. Approval could set a precedent for more development on agricultural land, and the undesirable conversion of other agricultural buildings in a rural area located at the edge of the AONB. The permission, CLEU, construction and continued agricultural use of the barn were of concern to members.

Proposed: Cllr K Joyce Seconded: Cllr C Ballard 5 in favour, 2 against

b. 18/P/4767/NMA, The Oaks, Max Mill Lane, Winscombe BS25 1DS

Non-material amendment to application 18/P/2534/FUL (Replacement of existing mobile home and associated out buildings with the construction of a new self-build single storey family dwelling and associated landscaping) to allow the replacement of grey painted timber windows and doors to grey aluminium windows and doors. Notification only

c. 18/P/4838/MMA, Barton Grange, Barton Road, Winscombe BS25 1DP

Variation of condition 2 of 18/P/2035/FUL (Proposed change of use of residential care home (Use Class C2) to 4no. residential dwellings (Use Class C3)) to allow for the addition of two dormers to the roof of House 1.

The planning committee supported approval of the planning application

Proposed: Cllr M Williamson Seconded: Cllr G Lloyd All in favour

d. 18/P/4840/FUH, 11 Oak Road, Winscombe BS25 1HJ

Single-storey extension and internal alterations

The planning committee supported approval of the planning application

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

e. 18/P/4922/FUH, 1 Brimridge Road, Winscombe BS25 1EZ

Two-storey extension to side to include garage with adjusted driveway.

The planning committee supported approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr J Westlake All in favour

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

Planning Applications Approved

Application no	Address	Brief description
18/P/3963/TPO	3 Brae Rise	T1 Oak – reduction by up to 1.5m
18/P/4841/TPO	Longfield House, The Lynch	H1 sycamore, false acacia, wild plum – trim back lower part of hedge line.

Planning/TPO Refusals

Application no	Address	Brief description
18/P/4391/TPO	Sidcot School, Oakridge Lane	T1 Beech – shorten branches by 3-4m. Split decision

It was noted that NSC had not notified the Parish Council of, nor the Parish Council commented on application 18/P/4841/TPO

93. Strongvox site, Greenhill Road – concern for drainage and storm water, after the estate is built, and the proposal to feed storm water into the enlarged sewage chamber. Cllr C Boase

“Given that the Parish Council is being asked to assume responsibility for the Strongvox junior playing pitch, and concerns remain about flooding and also sewage for the Strongvox site and proposed Aurora site, a proposal from Cllr Boase is that NSC is requested to carry out an assessment of

the impact of increased flows from both Strongvox and Aurora on the drainage ditches/rhynes, and properties downstream, and not to defer this to a later stage. Potential flooding of downstream properties should be looked into now, and not put off.”

Recent contact with Wessex Water had confirmed that works on a drainage system for the Strongvox site had been identified and would continue to be progressed.

Football pitch. A meeting had taken place with PC representatives and NSC in August 2018 where NSC Officers had confirmed that an engineering statement for the football pitch would take place over the Winter 2018/19 period to assess drainage issues required for the pitch. NSC had recently been contacted again for an update on the situation and a response waited.

Decision notice point 23. from the Strongvox planning application. A condition from the approval decision notice issued by the Planning Inspectorate stated that ‘no development would commence until sustainable surface water details together with a programme of implementation and maintenance for the lifetime of the development had been approved along with discharge rates, volumes, temporary storage facilities, maintenance and measures to prevent flooding and pollution of the receiving groundwater and/or surface waters.

Recent rainfall had resulted in pooling to areas of the site along with flooding to adjacent watercourses and resulting implications for properties downstream of the site. A check of the NSC website does not give sufficient information about the required on and off-site work that should have been carried out prior to the development commencing.



NSC should be contacted regarding drainage and storm water issues for the Strongvox site seeking clarification of what measures have been/will be put in place.

94. Matters for information.

- **Joint Spatial Plan – Technical Evidence Work Consultation.** The four councils are publishing further information as part of the examination process including viability, employment and transport assessments. Comments on these should be submitted via the JSP website by 7th January 2019.
- **Councillor Christmas Gathering.** Members were invited to the Parish Office for refreshments on the morning of Wednesday 19th December, 10am – 12 noon.

Meeting Closed: 8.05 p.m.

Date of next meeting: Monday 7th January 2019

Signed _____ (Planning Chairman)

Date _____