



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 4th February 2019 at 7.30 pm,
The Main Hall, Winscombe Community Centre.**

Those present at the meeting:

Committee members: Mr C Ballard, Mr M Boddy, Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr C Lomas, Mr V Slater, Dr P Watkins and Mr M Williamson.

Ward Councillor: Mrs A Harley

Clerk: Mrs L Rampton

Members of the public: Approx. forty

Committee members absent: Ms C Boase, Mr I Kilpatrick, Mr G Lockett and Mr J Westlake

104. To receive apologies for absence. Apologies had been received from Cllr Boase

105. Declarations of interest. No interests were declared.

106. 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. As no declarations had been made, no requests for dispensation were received.

107. To approve minutes as a correct record of the previous planning committee meeting held on 7th January 2019. The minutes were approved as a correct record of the meeting
Proposed: Cllr G Lloyd **Seconded:** Cllr K Joyce
All committee members present at the last meeting were in favour

108. Minute Update from previous minutes of the Planning Committee. There were none

109. 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.*

18/P/5196/FUL Former Mooseheart Lodge (Kildare House)

A number of objectors spoke in opposition to the application. Main areas of concern included:

- (i) Highway access** for the proposed new homes. One narrow entrance served both Knapps Drive and Close that residents considered to be a dangerous access onto Woodborough Road. Often this had on-road parking to one side effectively making it a single-track road. Concern was expressed for emergency access to all homes. It was suggested that the existing access is closed and all traffic re-directed onto a new roundabout opposite the Church Road junction.
- (ii) Cumulative effect of increased traffic.** It was suggested that all routes in and out of the village suffered with 'bottle-neck congestion' during peak periods. The addition of a hotel and 24 new homes opposite a site under construction for 175 homes would only add further to this problem?
- (iii) Infrastructure.** Problems for doctors, schools along with a lack of public transport were highlighted.

- (iv) **Outline application only for new homes.** There was considered to be little security for neighbours in the submission of an outline application for the new homes with a plan that could alter considerably at 'reserved matters' application stage. Although proposed in the Mendip Hills Area of Outstanding Natural (AONB), the density of the proposed homes did not match neighbouring properties despite the sensitive location.
- (v) **Loss of privacy.** It was advised that one of the proposed new footpaths to the hotel might afford views into existing properties.
- (vi) **Bio-diversity.** Loss of wildlife and existing views.
- (vii) **Sound nuisance.** Neighbours could be disturbed by noise from the hotel and events held on site.

In conclusion to objector comments to the application, a parishioner suggested that the application was not suitable for a rural village and didn't address the needs of the local community.

Although having previously attended a meeting of the Parish Council Planning Committee (2nd July 2018), for the benefit of the meeting the Planning Agent for the proposed development again outlined key details from the application for the rejuvenation of Kildare House, including landscape and appearance, hobbit holes and 24 new homes. A number of concerns and questions from both members of the public and Parish Councillors were answered. These included:

- (i) **Highway access.** In pre-planning application consultation with NSC, access through Knapps drive was considered to be the preferred option. The applicant would however be happy to continue to respond to highway access suggestions.
- (ii) **Outline planning.** This would allow a developer to submit small changes to the scheme, although conditions for access would be set. The developer would submit proposals to an adopted design code and the AONB criteria to conserve and enhance the beauty of the area.
- (iii) **Settlement boundary.** Current planning policy does allow small-scale development (up to 25 homes) adjacent to the settlement boundary of a service village such as Winscombe.
- (iv) **Implications on, and from the AONB.** In pre-planning discussions with NSC planning officers it was considered that the proposed location for new homes was the preferred area on a gateway into the parish. The location offered less impact on the house and grounds.
- (v) **Noise.** Noise nuisance and hours of operation could be controlled through planning conditions.
- (vi) **Project viability.** It was advised that the applicant would need to satisfy NSC that sale of land (with planning approval for residential development) would ensure the future regeneration of Kildare House – possibly through a s106 agreement. A financial statement submitted as part of the planning application showed that without the housing, rejuvenation of the site was not a viable proposition.
- (vii) **Affordable Housing.** As detailed in the financial statement, the provision of affordable housing for the site could not be financially accommodated without the loss of some parts on the proposal – such as the hobbit houses. Whilst still open to negotiation on all matters, there was a degree of flexibility on which aspects of the application, if approved would be carried forward.

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

110. Planning Applications for comment or information:

With the consent of the committee, and with the majority of public present interested in the Mooseheart application the Chairman varied the order of the agenda to allow discussion on this to take place first. For the purposes of the minutes, these are recorded in the order they appeared on the agenda.

a. 18/P/4323/FUH 6 Helens Road, Sandford, Winscombe BS25 5PD

Single Storey Front/Side Extension.

With it being noted that the proposed 'block plan' that appeared on the NSC website was incorrect, the planning committee supported approval of the planning application

Proposed: Cllr M Boddy Seconded: Cllr V Slater All in favour

b. 18/P/5196/FUL Former Mooseheart Lodge (Kildare House), 70 Woodborough Road, Winscombe BS25 1BA

Hybrid planning application consisting of full planning permission for the redevelopment of former members guest house (Kildare House) to a 22no. bed boutique hotel, wedding, and events venue, with ancillary restaurant, bar, gymnasium, and spa, regeneration of outbuildings to provide hotel accommodation, conversion of former site offices to 3no. holiday lets and provision of a glamping area comprising 10 'hobbit hole' style holiday accommodation units, landscape enhancements and associated works, including a bat barn, and outline planning permission for up to 24no. residential units with all matters reserved except access.

In discussion between members, the following concerns/points were made:

- (i) There was no guarantee that money from sale of the land for housing would actually support development of the hotel. Assurance would be needed.
- (ii) Housing proposed within the Mendip Hills Area of Outstanding Natural Beauty (AONB). 24 new homes were not considered to be a small number of homes of outstanding quality as required in the AONB.
- (iii) Highway access for the proposed homes – it was suggested that a small roundabout opposite the Woodborough Road junction with Church Road would be preferable.
- (iv) The lack of small and affordable homes proposed for the development.
- (v) It was considered that a hybrid planning application complicated issues for two very separate proposals
- (vi) Lack of land for housing. The need for North Somerset Council to identify additional sites for housing in response to pressure from central government.
- (vii) Due to a number of planning constraints (including the AONB), there was a lack of available land to accommodate new development. The bottom corner of the site chosen to accommodate the new homes was considered to be less obtrusive than other sites.
- (viii) Re-development of Kildare House was generally supported and would provide a village amenity.

The planning committee recommended refusal of the planning application due to the location of the new homes in the AONB, concerns for highway safety for residential traffic using Knapps Drive as an access to the site and with no guarantee that the sale of land for new homes would be invested in the re-development of Kildare House.

Proposed: Cllr K Joyce Seconded: Cllr C Lomas 7 in favour, 2 abstentions
The majority of the public left the meeting at this point, with 7 parishioners remaining.

c. 19/P/0053/FUH 3 Quarry Road, Sandford, Winscombe BS25 5RL

Double height side extension with front and rear dormer windows, and single storey rear extension to existing semi detached dwelling

The planning committee supported approval of the planning application

Proposed: Cllr C Lomas Seconded: Cllr G Lloyd All in favour

d. 19/P/0058/TPO Barton Grange, Barton Road, Winscombe BS25 1DP

T24 silver birch - fell and replace; T33-T47 Monterey cypress group - crown lift up to 5m

The planning committee supported approval of the TPO works application

Proposed: Cllr C Lomas Seconded: Cllr M Boddy 7 in favour, 2 against

e. 18/P/4411/FUL Recreation Ground, The Lynch, Winscombe BS25 1AN

Erection of 2no. new x 15 metre high floodlighting columns and replacement of lights to the 4no. existing columns. Erection of new play equipment (rope pyramid, space net, six metres high) with appropriate safely surfacing.

It was explained that the planning application had been made on behalf of the Parish Council. The addition of two new floodlights and the replacement of old lighting would lessen light spill and therefore improve living conditions for neighbours to the site. Permission was also sought for the addition of a space net climber to be funded from developer contributions from the adjacent Chestnuts development.

- f. **19/P/0116/FUH, 58 Greenhill Road, Sandford, Winscombe BS25 5PB**
Retrospective application for the erection of a 1.8 metre fence to the front boundary
The planning committee supported approval of the planning application
Proposed: Cllr G Lloyd Seconded: Cllr V Slater All in favour

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

Planning Approvals

Application no	Address	Brief description
18/P/5019/HHPA	11 Knapps Drive	Prior approval not required
18/P/4992/FUH	The Birches, Hillyfields Way	Two storey and single storey extension
18/P/4840/FUH	11 Oak Road	Single storey extension

Applications Withdrawn

Application no	Address	Brief description
18/P/4845/FUL	2 Coombe Cottages	Solar panels in field

112. Woodborough Road traffic calming plans as part of Redrow Development

At outline planning application stage (15/P/1979/O) the Parish Council had welcomed the remodelling of the Church Road/Woodborough Road junction as shown in approved plan 0514-008 rev A to stop vehicles entering Church Road at some speed around the side of the triangle where public right of way AX29/18 ends at a concealed point without a footway. Plans limited use to one side of the triangle only for the majority of vehicles and saw the addition of a footway.

With works to the development having now commenced, the importance of remodelling the Church Road/Woodborough Road junction was re-iterated. Use of the PROW was the easiest and most direct route for pedestrians from the new estate to access the bus stop on the triangle and in its current form there is significant danger for pedestrians who may be unaware of the hazard awaiting them at the end of the path. The Clerk was asked to make contact with HSC Highway Officers to stress the importance of the junction re-modelling and it requested that if possible, works take place during the early stages of the build process.

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

113. Matters for information.

- **New Parish Council website** – members were advised that the new website was now live at www.winscombeandsandford-pc.gov.uk

Meeting Closed: 8.50 p.m.

Date of next meeting: Monday 18th February 2019

Signed _____ (Planning Committee Chairman)

Date _____