



Clerk: Mrs. L Rampton  
Parish Council Office,  
Winscombe Community Centre,  
11 Sandford Road, Winscombe,  
North Somerset BS25 1JA  
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**A meeting of the Planning Committee  
was held on Monday 18<sup>th</sup> February 2019 at 7.30 pm,  
The Amesbury Room, Winscombe Community Centre.**

**Those present at the meeting:**

**Committee members:** Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mr J Westlake and Mr M Williamson.

**Clerk:** Mrs L Rampton

**Deputy Clerk:** Ms C McGrath

**Members of the public:** 10

**Committee members absent:** Mr C Ballard, Ms C Boase, Mr M Boddy, Mr I Kilpatrick, Mr C Lomas, Mr G Lockett, Mr V Slater and Dr P Watkins

- 114. To receive apologies for absence.** Apologies had been received from Cllrs Boase, Kilpatrick, Lomas, Slater and Watkins.
- 115. Declarations of interest.** No interests were declared.
- 116. 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.
- 117. To approve minutes as a correct record of the previous planning committee meeting held on 4<sup>th</sup> February 2019.** 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**
- 118. Minute Update from previous minutes of the Planning Committee.** There were none
- 119. 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. Standing orders were therefore suspended.*  
**19/P/0030/FUH Caradon, Fox Lane, Winscombe, BS25 1NF**  
The applicant spoke voicing his reasoning for the application, which included it being used for his son and his son's family  
**18/P/4357/FUL Laurel Farm, Barton Road, Winscombe**  
The applicant spoke, advising the Committee of the reduction in the number of barns now being converted and that the concerns raised by the North Somerset officer had been addressed.  
**19/P/0084/FUL Sandmead Cottage, Sandmead Road, Sandford, BS25 5QQ**  
The applicant spoke, advising the Committee of a number of matters raised
- a) What is 'Glamping' – Glamorous camping, a mixture of timber and canvass with a wood stove and cooking / cleaning facilities. The canvas part of the safari lodges will have a 10yr life span.
  - b) Showers and toilets would be ECO friendly, biodegradable and sensitive to the surrounding area with a backup facility if required.

- c) There will be 5 car parking spaces available but if any additional vehicles were to arrive, there is additional parking elsewhere on site. There will also be bicycle provisions as the site is to be designed to encourage this activity. Hoping to be an all year round destination.
- d) There is already water and electric supplied to the field.
- e) The sheep currently in residence on the field, will be moved to one side and will still alternate to another area within the site boundary.

*With no further members of the public wishing to address the committee, the chairman re-opened the meeting and the Standing Orders were reinstated.*

**120. Planning Applications for comment or information:**

**a. 19/P/0084/FUL Sandmead Cottage, Sandmead Road, Sandford, BS25 5QQ**

*siting of up to a maximum of 5 'glamping' safari lodges on agricultural land. Widening the existing access and provide a hardstanding area for up to 5 vehicles including bin and recyclable storage.*

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

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

**b. 19/P/0179/FUH Winterhead Farm, Bristol Road, Winscombe, BS25 1PP**

*2no. single storey side extensions to dwelling.*

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

**Proposed: Cllr M Williamson                      Seconded: Cllr K Joyce                      All in favour**

**c. 19/P/0030/FUH Caradon, Fox Lane, Winscombe, BS25 1NF**

*Garage/annexe and ancillary accommodation building.*

**The planning committee recommended refusal of the planning application due to highway access issues and size of the annexe footprint, however, should NSC be minded to approve the application, it was requested that a condition be applied to any approval notice that the new dwelling be used only ancillary to the residents of the main house.**

**Proposed: Cllr K Joyce      Seconded: Cllr G Lloyd      3 in favour, 1 against, 1 abstention**

**d. 19/P/0099/FUH 6 Plumtree Close, Winscombe, BS25 1HU**

*Erection of a single storey extension following the demolition of existing garage.*

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

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

**e. 18/P/4357/FUL Laurel Farm, Barton Road, Winscombe**

*Proposed conversion of redundant agricultural buildings to 2no. dwelling houses with associated building operations and demolition. Updated plans*

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

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

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

**Planning Approvals**

<b>Application no</b>	<b>Address</b>	<b>Brief description</b>
18/P/5004/FUH	Whitestones, Hillyfields	Two storey rear extension & enlargement
18/P/4922/FUH	1 Brimridge Road Winscombe	Two storey extension to side
18/P/3214/RM	Land at Woodborough Farm	Reserved matters
18/P/2697/FUL	Land at The Chestnuts	Erection of 6 no. dwellings

**122. Woodborough Road traffic calming plans as part of Redrow Development**

Cllr Lloyd gave a brief explanation on the current issues being experienced with regard to the road traffic calming and that the highway officer dealing with this was going to come up with some new options. It

was suggested that it be made 'one-way' from Woodborough Road to Church Road coming from Winscombe and that it remain 'two-way' from Church Road to Woodborough road going to Banwell – The Clerk to advise the highways officer of the Committee's suggestion.

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

**123. Matters for information.**

The Chairman advised the Cllrs present that the Clerk had sent the Election timetable to their .gov.uk email address and that they all needed to check it.

**There being no further business, the meeting Closed at 8.21 p.m.**

**Date of next meeting: Monday 18<sup>th</sup> March 2019**

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

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