



**A meeting of the Planning Committee  
was held on Monday 8<sup>th</sup> April 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 V Slater, Dr P Watkins, Mr J Westlake and Mr M Williamson.

**Members of the public: 6**

**Committee members absent:** C Ballard, M Boddy, C Boase, I Kilpatrick and G Lockett

**133. To receive apologies for absence:** Apologies were received from Cllr C Lomas.

**134. Declarations of interest:** No declarations of interests were declared.

**135. 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.

**136. To approve minutes as a correct record of previous planning committee meeting held on 18<sup>th</sup> March 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.**

**137. Update from the previous minutes of the Planning Committee meeting:** There were none

**138. Public Participation – this session is open to the public to allow them to present comments or information on planning matters during the meeting and is the only time members of the public may participate during the meeting.**

*Two applicants spoke with regard to 3 Evergreen Close and Coach House, Oakridge Farm.*

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

**139. Planning Applications/Tree Preservation Orders for comment or information**

**a. 19/P/0272/FUL - Land Opposite Hale Farm, Bridgwater Road, Winscombe**  
*Retention of temporary access for agricultural purposes.*

**The planning committee supported approval of the application with the condition that footpath access be retained.**

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

**b. 19/P/0604/FUH - 3 Evergreen Close, Winscombe, BS25 1JQ**  
*Side extension and first floor extension with new roof onto existing bungalow.*

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

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

**c. 19/P/0650/FUH - 11 Knapps Drive, Winscombe, BS25 1BD**  
*Proposed single height rear extension to existing semi detached dwelling.*

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

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

d. **19/P/0505/FUL – Coach House, Oakridge Farm, Winscombe, BS25 1LZ**

*Application to remove condition 2 attached to planning permission 06/P/0733/F (Conversion of storage building to annexe) to allow for the annexe to be used as a separate residential dwelling.*

**The planning committee rejected this application** due to the creation of a new unsustainable residential dwelling in the AONB. Policy DM43 of the Sites and Policy Plan states that when a residential annex is no longer required, it ought to be converted back into the main dwelling, therefore, it should be changed back to its former use.

**Proposed:** Cllr K Joyce

**Seconded:** Cllr P Watkins

**All in favour**

e. **19/P/0768/NMA – The Birches, Hillyfields Way, Winscombe, BS25 1AE**

*Non material amendment to application 18/P/4992/FUH to allow the change of garage materials from wood to block and render. **Information only.***

**140. Planning Approvals/Refusals/Tree Preservation Orders/Withdrawn applications, enforcement notices and appeal notifications for information purposes only.**

**Planning Approvals**

| Application no | Address                          | Brief description                                     |
|----------------|----------------------------------|---|
| 19/P/0179/FUH  | Winterhead Farm                  | 2no. single storey side extensions                    |
| 19/P/0116/FUH  | 58 Greenhill Road                | Retrospective - Erection of 1.8m high fence           |
| 19/P/0102/FUH  | 56 Greenhill Road                | Retrospective – Timber featheredge boarding           |
| 19P/0099/FUH   | 6 Plumtree Close                 | Single storey extension                               |
| 19/P/0053/FUH  | 3 Quarry Road                    | Side and rear extensions                              |
| 18/P/4838/MMA  | Barton Grange                    | Changes to site layout                                |
| 18/P/4792/FUL  | Woodborough Mews, 7 Nippors Way  | Formation of 2no. residential flats                   |
| 18/P4439/MMA   | Myrtle Farm                      | Variation of condition 2 of app 16/P/2171/F           |
| 18/P4009/FUL   | Land to the North of Myrtle Farm | Erection of replacement primary processing facilities |

**Planning Withdrawals**

| Application no | Address           | Brief description          |
|----------------|-------------------|----------------------------|
| 19/P/0084/FUL  | Sandmead Cottage  | 5 'glamping' safari lodges |
| 19/P/0058/TPO  | Barton Grange     | Tree works                 |
| 19/P/0030/FUH  | Caradon, Fox Lane | Garage/annexe              |

**141. Permit application number EPR/HP3228XT/V004 - Hinckley Point, near Bridgwater**

*Application to vary an existing environmental permit, under the Environmental Permitting (England and Wales) Regulations 2016, from NNB Generation Company (HPC) Limited at the proposed Hinkley Point C nuclear power station.*

An email with the relevant information had been previously circulated to Cllrs and had the link for members to be able to make their comments and the variation to the permit application.

**142. Matters for information only.**

Sustainability Appraisal Draft Scoping Report – Responses and Consultation info now available –

[www.n-somerset.gov.uk/localplan2036](http://www.n-somerset.gov.uk/localplan2036)

The Chairman took the opportunity to thank the members of the Planning Committee for their continued work. He also thanked the Clerk, Deputy Clerk and Vice Chair, for their support and assistance.

**There being no further business, the meeting Closed at 8.02pm**

**Date of next meeting: Monday 20<sup>th</sup> May 2019**

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

Date \_\_\_\_\_