



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 5th August 2019 at 7.30 pm,
The Amesbury Room, Winscombe Community Centre.**

Those present at the meeting:

Committee members: Ms C Boase, Mr A Forbes (Chairman), Mr G Lloyd, Mr C Lomas, Mr T Nicholson, Mr G Paterson, Mr V Slater, Mrs L Stephens, Mr J Taviner and Mr J Westlake

Clerk: Mrs L Rampton

Members of the public: Five

Committee members absent: Mr M Boddy, Mr K Joyce (Vice-Chairman), Mr I Kilpatrick and Dr P Watkins

35. **To receive apologies for absence.** Apologies had been received from Cllrs Joyce and Kilpatrick
36. **Declarations of interest.** No interests were declared.
37. **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.
38. **To approve minutes as a correct record of the previous planning committee meeting held on 8th July 2019.** The minutes were approved as a correct record of the meeting
Proposed: Cllr J Westlake **Seconded:** Cllr V Slater
All committee members present at the last meeting were in favour
39. **Minute Update from previous minutes of the Planning Committee.** There were none
40. **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.*
19/P/1482/LBC Sandford Methodist Church, Hill Road The new owner and applicant explained works being carried out to restore and improve the former church and associated schoolrooms, retaining original features where possible. It was the intention that the Grade II listed buildings would be hired out for private functions. In response to a question, it was confirmed that the glazed balustrade was to the schoolrooms only and not the entrance steps.
A Parishioner spoke in support of the proposed works.
With no further members of the public wishing to address the committee, the chairman re-convened the meeting.
41. **Planning Applications for comment or information:**
a. **19/P/1526/MMA – Land Adjacent to Three Oaks, Greenhill Lane, Sandford**
Minor material amendment to planning permission 16/P/1936/F (erection of 1no. detached four-bedroom dwelling with a double detached garage) to allow changes to external appearance and internal layout.

The planning committee supported approval of the planning application
Proposed: Cllr V Slater Seconded: Cllr J Westlake All in favour

- b. 19/P/1482/LBC – Sandford Methodist Church, Hill Road, Sandford, BS25 5RH**
Proposed alterations comprising reconstruction of retaining wall to the south of the Church. New Pennant stone treads to the Sunday School entrance steps with an associated glazed balustrade. Replacement balustrading and staircase to the balcony within the hall space of the former Sunday School.

The planning committee supported approval of the planning application
Proposed: Cllr C Lomas Seconded: Cllr C Boase All in favour

- c. 19/P/1791/FUH – 10 South Croft, Winscombe, BS25 1JW**
Demolition of existing conservatory. Construction of single storey side and rear extension and internal alterations.

The planning committee supported approval of the planning application
Proposed: Cllr C Lomas Seconded: Cllr V Slater All in favour

- d. 19/P/1799/TPO – Sidcot School, Oakridge Lane, Winscombe, BS25 1PD**
T1 & T2 - Beech - Raise crowns to east over Tennis court to give 6 metre ground clearance.
 In discussion members considered the proposal to be good tree management, making the courts more 'usable' by improving damp and dark playing conditions.

The planning committee supported approval of the tree work application

Proposed: Cllr C Lomas Seconded: Cllr J Taviner

8 in favour, 1 against, 1 abstention

- e. 19/P/1800/TPO - Sidcot School, Oakridge Lane, Winscombe, BS25 1PD**
T1 - Scots Pine - Reduce height by 50% (8 metres) to side stem.
 One comment from a neighbour appeared on the NSC website as at the date of this meeting. Whilst not totally objecting to the proposed works, the tree, in its present form did offer a degree of screening from the floodlights on the adjacent 'all-weather' hockey pitch.

With the tree having lost a large limb in recent storms, this now appeared to be unbalanced and potentially at danger of further damage in future inclement weather conditions? However, radical works to reduce the tree in height by 50% were considered to be excessive by some with works of this scale only to be permitted to a protected tree should this be deemed unsafe in its current form.

In this instance, the planning committee chose not to submit comment on the application, with the NSC Tree Officer to determine the outcome of the proposed tree works.

Proposed: Cllr V Slater Seconded: Cllr G Lloyd 9 in favour, 1 against

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

Planning Approvals in July 2019

Application no	Address	Brief description
19/P/1267/LDP	Chapel Cottage, Hill Road	Lawful use for conversion of garage
19/P/1215/RLA	Culvert to East of Max Mill Farm	LB consent for works to medieval culvert
19/P/1174/FUH	13 Brae Road	Double garage and store
19/P/1053/FUH	18 Knapps Close	Single storey front extension
19/P/0931/FUH	33 Brae Road	Car port and driveway extension
18/P/4411/FUL	Recreation Ground, The Lynch	6m high space net climber
18/P/4357/FUL	Laurel Farm, Barton Road	Conversion of agricultural bldg to 2 dwellings

- 43. New Street Name - Land Adjacent to Sandford House, Station Road, Sandford – to discuss and comment on a request from NS Council with regards to the suggested new Street name of ‘Home Ground’ from the Developer (Note – NSC Archaeology Team have advised that this name is one of the historic field names for this parcel of land).**

A local historian had advised that there were 29 "Home Ground" names on the 1839 Tithe Map. The name "West Croft House" was the name of Sandford House for a short period and came from the 1792 William White Map.

Members considered that ‘Home Ground’ was a historic common term used for ‘land next to a big house’. As the original name for ‘Sandford House’ was ‘West Croft House’, variations on this could be considered? With a check having been made on street names in North Somerset (NSC prefer not to duplicate road names, to avoid confusion), there was already a ‘Home Ground’ in Clevedon, along with a road named ‘West Croft’ in the same town.

It was proposed that a suggested name of West Croft Lane is submitted to NSC for consideration when naming the development.

Proposed: Cllr T Nicholson Seconded: Cllr C Lomas All in favour

44. Matters for information.

- Yatton Neighbourhood Plan – This order was made by North Somerset Council on the 23rd July 2019 and the plan period would be valid until 2026.
- Congresbury Neighbourhood Plan - The Congresbury Neighbourhood Plan will be put to a referendum within Congresbury Parish in North Somerset on Thursday 19 September. The Plan and other referendum documents were available to view on the NSC website and council offices.
- NSC Street Cafe policy consultation. Details of this were available on the NSC website.
- Woodborough Farm – a member commented on the proposed property prices for affordable housing on this development.
- New Puffin Crossing, Greenhill Road. A member commented on what they considered to be the narrowing of the road although the crossing was reported to have been constructed in accordance with approved plans.
- Update to hard copy version of the Parish Telephone Pamphlet – updates should be submitted to Cllr Lloyd by 12th August.

With there being no further business, the meeting closed at 8.20 p.m.

Date of next meeting: Monday 2nd September 2019

Signed _____ (Planning Committee Chairman)

Date _____