



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 2nd September 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 T Nicholson, Mr G Paterson, Mrs L Stephens & Mr J Taviner

Deputy Clerk: Ms C McGrath

Members of the public: 17

Committee members absent: Ms C Boase, Mr M Boddy, Mr I Kilpatrick, Mr C Lomas, Mr V Slater, Dr P Watkins and Mr J Westlake

35. **To receive apologies for absence.** Apologies had been received from Cllrs C Boase, V Slater, P Watkins and J Westlake.
36. **Declarations of interest.** A Councillor declared the following interest:
T Nicholson Agenda 8d. Winscombe Court Non -pecuniary Neighbour to development
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.**
In response to written requests received, dispensation was granted to Cllr Nicholson to speak and vote at this meeting only as the interest was not deemed significant enough to exclude them from participation.
38. **To approve minutes as a correct record of the previous planning committee meeting held on 5th August 2019.** The minutes were approved as a correct record of the meeting
Proposed: Cllr K Joyce Seconded: Cllr L Stephens
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.*
Land along Bridgwater Road – Mr N Tainton (Architect) from O'Leary Goss Architects and Applicant, Mr A Phelps presented the outline plans for 5 x 4-bedroom, family homes with double garages, to the meeting. This included the site location, vegetation, widening of the access, tidying of the splays and purpose-built refuse collection at the location where current residents already leave their waste and recycling.
A member of the public asked about wildlife, initial maintenance and commitment of continued maintenance to the boundary and the significance of where the sun rises.
Mr Tainton advised that NS Council would be consulted and that both a management/estate plan would need to be arranged. Further ecological and daylight/shadow studies would also need to be done.
19/P/1866/RM – Land at Woodborough Road, Winscombe – 3 residents living in Church Road all spoke against the application, citing current policies and NS Council's previous report against 3 story

properties. There were also concerns over the 'red brick' that would be used as it would be out of character with most of the surrounding properties.

19/P/1897/FUH – 2 Coombe Wood Cottages, Winscombe Hill, BS25 1DG – The applicant spoke in support of the application and advised the meeting of their current parking arrangements down the road and having to use their 'right of access' over the front of their neighbours property. Questions were asked about the structural integrity of the wall and of the drainage. The applicant advised that the structural wall would be adequate.

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

41. To Authorise Bills for Payment:

Direct payments, cheques, direct debits and standing order payments as detailed totalling £26,553.62 (incl. vat) were authorised for payment.

Proposed: Cllr J Taviner Seconded: Cllr G Paterson All in favour

42. Planning Applications for comment or information:

a. 19/P/1897/FUH – 2 Coombe Wood Cottages, Winscombe Hill, BS25 1DG

Excavation of garden embankment to provide roadside parking bay.

The planning committee supported approval of the planning application subject to a structurally approved retaining wall and appropriate drainage.

Proposed: Cllr G Paterson Seconded: Cllr J Taviner All in favour

b. 19/P/1824/RM - Land Adjacent to Sandford House, Station Road, Sandford

Reserved Matters application for appearance only for erection of 6no. dwellings pursuant to outline permission 19/P/0836/MMA (Minor amendment to planning permission 18/P/3121/MMA (Minor Material Amendment to condition 4 (approved plans) of permission 17/P/1672/O (Outline planning for six residential dwellings)) to allow amendments to the layout, house size and position of garage and access into plot 4, a small reduction in the area of communal green space and woodland and alterations to the front boundary landscape treatment.

The planning committee supported approval of the reserved matters.

Proposed: Cllr J Taviner Seconded: Cllr G Lloyd All in favour

c. 19/P/1866/RM – Land at Woodborough Road, Winscombe

Submission of reserved matters for appearance, landscaping, layout, scale and means of access within the site for residential development comprising 20 no. dwellings with associated access, landscaping and drainage infrastructure pursuant to outline planning permission 15/P/1979/O (Outline planning application for up to 175 dwellings with associated access, landscaping and drainage infrastructure. All matters reserved except for access) as amended by 18/P/3608/NMA (Alteration of the wording of three planning conditions (10, 22 and 23) stipulated on the outline permission.

The Committee agreed that proposed properties 168 and 169 would be too overbearing on the Church Road boundary and noted that proposed property 175 was shown as being only 19m from a property on the Lynch boundary. In addition, further to NS Council's Notice of Decision against outline planning permission 15/P/1979/O, Condition 29, where it states 'The proposed dwellings adjacent to the southern boundary shall, unless otherwise agreed by the Local Planning Authority in writing, not exceed a height equivalent to two storey', as the Committee were not aware of any such written agreement, they recommended refusal of the reserved matters.

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

d. 19/P/1936/FUH – Winscombe Court, Winscombe Hill, Winscombe, BS25 1DE

Proposed erection of a building to provide changing rooms, spa facilities and a roof terrace for the existing swimming pool.

The planning committee recommended refusal of the planning application due to it being within the AONB, that it would not be in keeping with the area and would be overbearing to neighbours.

Proposed: Cllr J Taviner Seconded: Cllr G Paterson 5 in favour, 2 against

- e. **19/P/1912/FUH - Wringstone Farm, The Barton, Barton, Winscombe, BS25 1DY**
Conversion of the existing one-bedroom annex and double garage into a two-bedroom annex and the erection of a replacement storage building on the east elevation of the existing stables.

The planning committee supported approval of the planning application

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

- f. **19/P/2088/TPO - Land to the rear of Sandford House, Station Road, Sandford, BS25 5RA**
T30 - Walnut - Crown lift by 3m. T47 - Horse Chestnut - Crown lift by 3m. T48 - Hornbeam - crown lift by 3m. A46 - Fell small hazel tree.

Even though the planning committee could see the need for the tree lifts on T30, T47 and T48, it could not see the need for A46 to be felled, as it is a healthy tree and was only being removed to allow for better access. On this basis, it recommended refusal of the application.

Proposed: Cllr K Joyce Seconded: Cllr G Paterson All in favour

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

Planning Approvals in July/August 2019

Application no	Address	Brief description
19/P/1526/MMA	Land adjacent to Three Oaks	MMA to planning permission 16/P/1936/F
19/P/1452/MMA	Barton Grange, Barton Rd	MMA to condition No.2 on app 18/P/2035/FUL
19/P/1336/RM	Land to rear of Kayos, Hill Rd	RM for access, appearance and layout
19/P/1386/TPO	31A Sidcot Lane	T1 – Ash- Fell
18/P/5240/FUL	Parcel No.4495 to North of Barton Rd	Construction of a dirty water lagoon

43. **To receive an invitation to participate in an Airspace Change workshop and agree a representative to attend.** Cllr M Boddy had offered to attend.
It was proposed that M Boddy attend as the Parish Council's representative at the Workshop scheduled for the 4th September.

Proposed: Cllr A Forbes Seconded: Cllr J Taviner All in favour

44. **Matters for information - None**

With there being no further business, the meeting closed at 8.37pm.

Date of next meeting: Monday 30th September 2019

Signed _____ (Planning Committee Chairman)

Date _____