Clerk: Mrs. L Rampton
Parish Council Office
Winscombe Community Centre
11 Sandford Road, Winscombe
North Somerset, BS25 1JA
Telephone: 01934 844257

A Meeting of the Planning Committee was held on Monday 13th January 2020, 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), Mrs C Boase, Mr I Kilpatrick, Mr G Lloyd, Mr C Lomas, Mr T Nicholson, Mr G Paterson, Mr V Slater, Mrs L Stephens, Mr J Taviner and Dr P Watkins

Deputy Clerk: Ms C McGrath **Members of the public: 4**

Committee members absent: Mr M Boddy

84. To receive apologies for absence. Apologies had been received from Cllr Boddy

85. Declarations of interest – None declared.

86. 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. No dispensations requests received.

87. To approve the minutes as a correct record of the previous planning committee meeting held on 9th December 2019. The minutes were approved as a correct record of the meeting.
Proposed: Cllr V Slater Seconded: Cllr L Stephens
All committee members present at the last meeting were in favour

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

89. 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/2998/FUL - Land to The Rear of Kayos, Hill Road, Sandford, BS25 5RH – *The applicants gave a brief presentation with regards to the application and advised the Committee that it had been recommend by a North Somerset Officer that they required a larger amount of garden for the size of house (Plot 2) that was being built.*
A member of the Committee asked what access there was for the Agricultural land – The applicant advised that there was not currently a designated access, as the land had not been used as agricultural land for a number of years and that no animals had been on the land for as long as the applicants relative had lived in the property known as Kayos.
A member of the Committee voiced concerns over the amount of agricultural land that was being requested as a change of use to garden cartilage and that it could be used as development in the future. The applicant advised that a North Somerset officer had informed them that a condition would be made, prohibiting this from happening. The applicants also informed the Committee that they had also offered to put a covenant on, so that this could not happen in the future.
A member of the Committee voiced concerns following reading a NS Council officer's report advising that some of the land should not become garden, unless lawful use was sort, the applicant advised that this is what they were currently doing.

19/P/2337/FUL – 5 Helens Road, Sandford, BS25 5PD – *The applicant gave a brief explanation on what he was planning on building, within the garden of 5 Helens Road.*
Russett Copse – *A member of the public raised concern with regards to the properties that were supposed to be being looked at by Enforcement (with regards to their height), as they seemed to be occupied, therefore, it would be more difficult for anything to be done about the height and that retrospective planning could then be applied for.*

90. Planning Applications for comment or information:

a. 19/P/2337/FUL – 5 Helens Road, Sandford, BS25 5PD
Proposed two-bedroom bungalow, parking area and new parking to the existing.
The Planning Committee recommended approval of the planning application
Proposed: Cllr T Nicholson Seconded: G Paterson
11 for, 1 against

b. 19/P/2879/FUL – Recreation Ground, The Lynch, Winscombe, BS25 1AN
Erection of 2no. new 15 metre high floodlighting columns and replacement of lights to 4no. existing columns – Information only

c. 19/P/2977/HHPA - 17 Sidcot Lane, Winscombe, BS25 1LA
Prior approval request for the erection of an extension off a single storey rear extension with double apex pitched roof that would 1) extend beyond the rear wall of the original house by 6.5 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.4 metres high – Information only

d. 19/P/2792/FUL - 28 Woodborough Road, Winscombe, BS25 1AD
Demolition of the existing car/motorhome garage and salesroom, plot severance and erection of a new convenience store with associated access, delivery bay and car parking.
The Planning Committee recommended approval of the planning application
Proposed: Cllr G Lloyd Seconded: Cllr I Kilpatrick
9 for, 2 against, 1 abstention

e. 19/P/2998/FUL - Land to The Rear of Kayos, Hill Road, Sandford, BS25 5RH
Change of use of agricultural land to form part of garden curtilage for new dwelling (Plot 2) on land to the rear including erection of a 1200mm high post and rail fence with a 3m gate and native hedgerow behind.
The Planning Committee recommended approval of the planning application
Proposed: Cllr T Nicholson Seconded: Cllr V Slater
11 for, 1 against

f. 19/P/3045/RM – Land at Woodborough Road, Winscombe
Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 5no. dwellings pursuant to Outline Consent 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 Planning Committee recommended approval of the planning application
Proposed: Cllr G Lloyd Seconded: Cllr K Joyce
11 for, 1 abstention

g. 19/P/3023/RLA - Culvert to the South East of Maxmills Farm, Winscombe
Repair of existing curtilage listed medieval culvert and strengthening by construction of new concrete structure around existing masonry structure – Information only

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

Planning Approvals since the last committee meeting

Application no	Address	Brief description
19/P/2570/FUH	Marburg, 15 Southmead	Dormer loft conversion and alterations

19/P/1866/RM	Land at Woodborough Road	Reserved matters

92. Matters for information –

- 18/P/3625/OUT – Land to the North Side of Greenhill Lane, Greenhill Road, Sandford – To receive update with regards to this application – *The Chairman advised that it was common practice for a developer to put in a number of applications for the same site at around the same time. He continued to advise that this application should not be confused with application 17/P/0887/O, which was the application that was refused on appeal and that as no decision had been made, this was therefore still live. The Chairman confirmed that the Committee has already sent a response to this application but would discuss again if needed, as things had changed on the application.*

With there being no further business, the meeting closed at 8.17pm

Date of next meeting: Monday 3rd February 2020

Signed _____ (Planning Committee Chairman)

Date _____

DRAFT