



A Meeting of the Planning Committee was held on Monday 2nd March 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 C Lomas, Mr T Nicholson, Mr G Paterson, Mr V Slater, Mrs L Stephens and Mr J Taviner

Other Councillors: Parish Cllr E Buckland and Ward Member Cllr A Harley

Clerk: Mrs L Rampton

Members of the public: Approx. forty

Committee members absent: Mr M Boddy, Mr G Lloyd and Dr P Watkins

115. To receive apologies for absence. Apologies had been received from Cllr Lloyd

116. Declarations of interest

Cllr Joyce	Pecuniary	agenda item 7a	Neighbour to the site
Cllr Kilpatrick	Pecuniary	agenda item 7a	Employer owns site
Cllr L Stephens	Non-pecuniary	agenda item 7a	Husband is Chairman of Cricket Club
Cllr Slater	Pecuniary	agenda item 7i	Planning Applicant

117. 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. *Dispensations are granted to Parish Councillors under section 33 of the Localism Act 2011 and the Parish Council delegated the power to grant dispensations (s 101 of the Local Government Act 1972) to the Clerk or appointed Deputy (see PC meeting 23.07.12 min 52 iv.)* Dispensation was granted for this meeting only to Cllr Stephens to speak and vote on the application as the interest was not deemed significant enough to exclude the member from the discussion and decision. All members declaring pecuniary interests had not sought dispensation and would leave the meeting at the appropriate time.

118. To approve the minutes as a correct record of the previous planning committee meeting held on 3rd February 2020. With a correction made to the spelling of the name of a member, 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

119. Update from the previous minutes of the Planning Committee. None

120. 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/2640/FUL Longfield. A number of parishioners present spoke in opposition to the retrospective application to formalise the siting and use of two containers on the rugby field. Main reasons for the objection included:

- i. The arrival of containers with decking areas without planning permission – adding to other containers and port-a-loos already on site.
- ii. Opinion on insufficient parking to accommodate a rapidly expanding club through recent membership drives.
- iii. Adequate clubhouse facilities already existed on the adjacent Recreation Ground.
- iv. Utilities. Connection of the electricity and water supply for the containers used for the preparation of food and the sale of alcohol was questioned?
- v. Discharge of grey water from containers. This appeared to discharge into a ditch ending up in the Strawberry Line ditch?

The representative from Winscombe Rugby Club explained that the catering cabins had been on site for around 12/15 years but were moved a few years ago closer to the centre line to increase rugby club revenue. The intention was to provide snacks for the convenience of spectators watching matches and the planning application had been made to regularise current use of the grounds. It was advised that the rugby club would be agreeable to a condition limiting use of both containers to match-times only. Questions from members were answered regarding the application.

20/P/0116/LDE, Sports pitches, Yadley Lane. Neighbours spoke of concern for the possible intensification of use of the site in the AONB. A number of objections appeared on the NSC website. The applicant spoke of rugby club use of the grounds all-year round and confirmed hard standing was in place for a carpark.

20/P/0025/FUH, 11 Sidcot Lane. The applicant explained confusion arising from the submitted plan regarding a boundary issue. The application was a re-submission of a similar plan to extend the current property.

19/2864/FUL, Land off Broadleaze Way. Parishioners and near neighbours to the proposed field entrance spoke against the application. Reasons for concern included:

- i. Sufficient access into the field already existed that had been in use for the previous 40/50 years. It was considered irregular to require two entrances.
- ii. Due to the width of the residential road, farm vehicles would find it difficult to pass any parked vehicles.
- iii. Safety concerns for large machinery negotiating a blind bend and stopping distances for those vehicles.
- iv. The field had seen little agricultural use in recent years.
- v. Air quality for neighbours – fumes from farm machinery.

The applicant spoke of difficulties joining the highway from the current access point. It was claimed that Broadleaze Way had better visibility and was safer for agricultural vehicles as they would enter the highway at a slower point on the road.

121. Planning Applications for comment or information:

With Cllrs Joyce and Kilpatrick having previously declared an interest in this application, the members left the meeting.

a. **19/P/2640/FUL – Longfield, The Lynch, Winscombe, BS25 1AN**

Retrospective application for the siting of 2 no. green portacabins on the side of main rugby pitch.

Questions to the applicant from members had included the correct license being in place for the sale of alcohol, concern for the possible discharge of 'grey waste' into an adjacent ditch, the source and connection to a water supply and how long the containers would be on site. Other items deliberated included the possible disposal of waste through the NSC domestic waste and recycle system and the application for 'A3' use for a café and bar.

The committee was concerned about the lack of information included in the planning application with no detail supplied on how water and electricity had been supplied to the containers and how hygiene and licensing requirements could be met for A3 class use (Class A3 is use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises). No detail was given for the disposal of general waste generated from the café and bar and it would appear that 'grey waste water' was being discharged into a close by ditch. With insufficient information available to support the application, the Planning Committee recommended refusal of the planning application

Proposed: Cllr C Boase **Seconded:** Cllr V Slater
7 in favour, 1 abstention
Cllrs Joyce and Kilpatrick returned to the meeting

b. 20/P/0116/LDE - Sport Pitches, Yadley Lane, Winscombe

Certificate of lawfulness for the continued use of land as playing pitches without compliance with conditions 3, 4, 5, 6, 7, 8, 9, of planning permission 07/P/0570/F.

Members were not aware of carparking taking place on site, although the applicant had advised there was a hard-standing area for this purpose. Aerial photography for the site over the past 10 years shows that goal posts had been dismantled and removed during summer months and therefore condition 3 had not been breached for a 10-year period.

As reasonable doubt existed regarding breach of all the claimed conditions, the planning committee recommended refusal of the LDE application. Aerial photography of the site clearly showed that goal posts had been removed during some summer months (condition 3).

Proposed: Cllr K Joyce **Seconded:** Cllr T Nicholson **All in favour**

c. 20/P/0025/FUH – 11 Sidcot Lane, Winscombe, BS25 1LA

Two storey side extension and a single storey side and rear extension.

The Planning Committee recommended approval of the planning application

Proposed: Cllr C Lomas **Seconded:** Cllr K Joyce **All in favour**

d. 20/P/0092/FUL – Land Opposite Sandmead Cottage, Sandmead Lane, Sandford

Siting up to 5no. non-permanent 'glamping' tents on agricultural land. Widening of existing field access; provision of 'grasscrete' type surface area for parking for 5no. cars, storage for 5no. cycles, waste and recycling storage.

Members also considered an updated site entrance location plan which would appear to give better visibility for vehicles exiting the site and would also require the removal of less hedging.

The Planning Committee recommended approval of the planning application

Proposed: Cllr C Lomas **Seconded:** Cllr I Kilpatrick **All in favour**

It was recommended that NSC should be asked to review the 60mph speed limit for Sandmead Road due to the large number of school children using this route.

Proposed: Cllr C Lomas *Seconded:* Cllr C Boase *All in favour*

As this had not appeared as an agenda item, the matter would be put to the Environment Working Group for discussion and recommendation to the full Parish Council.

e. 20/P/0120/FUH – Hale Farm, Bridgwater Road, Winscombe, BS25 1NN

Reinstate an original opening, creating a new opening to improve circulation into the home. Replacement of main modern staircase.

The Planning Committee recommended approval of the planning application

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

f. 20/P/0242/LBC - Hale Farm, Bridgwater Road, Winscombe, BS25 1NN

Reinstate an original opening, creating a new opening to improve circulation into the home. Replacement of main modern staircase.

The Planning Committee recommended approval of the planning application

Proposed: Cllr I Kilpatrick **Seconded:** Cllr C Lomas **All in favour**

g. 20/P/0149/FUH – 7 Yadley Close, Winscombe, BS25 1AU

Replacement of garage roof and porch extension.

The Planning Committee recommended approval of the planning application

Proposed: Cllr K Joyce **Seconded:** Cllr C Lomas **All in favour**

h. 20/P/0273/FUH - Sandmead Springs, Greenhill Road, Sandford, BS25 5PH

A ground floor flat roofed extension comprising a home cinema room and a separate study to the front of the house.

The Planning Committee recommended approval of the planning application

Proposed: Cllr V Slater **Seconded:** Cllr J Taviner **All in favour**

Having previously declared an interest in this application, Cllr Slater left the meeting

i. **20/P/0284/FUH – 8 Well Close, Winscombe, BS25 1HG**

Conversion and extension of garage to form annexe.

The Planning Committee recommended approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr J Taviner All in favour

Cllr Slater returned to the meeting

j. **19/P/2865/FUL – Land off of Broadleaze Way, Winscombe**

Removal of chain link fence for new agricultural access to field.

Twenty-one objections to the application currently appeared on the NSC website.

It was considered that adequate access to the field already existed and that the application was for an unsafe proposal placing large agricultural machinery on a quiet residential cul-de-sac. Stopping distances for tractors etc was of concern on a road with a blind bend, parked cars and children playing. Visibility when exiting the existing access road from the field was considered to be adequate and therefore the Planning Committee recommended refusal of the planning application

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

122. **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/3023/RLA	Culvert to South East of Max Mill Farmhouse	Repairs to existing curtilage
19/P/2792/FUL	28 Woodborough Rd	Demo of garage erection of new convenience store
19/P/2453/FUL	Horsleigh House, Barton Road	Erection on 2 bed B&B holiday let

Winscombe Water Recycling Centre, Max Mill Lane Ref. No: 20/P/0172/EA1. An EIA was not required in this instance.

123. **Consultation - The West of England Combined Authority (WECA) consultations on a regional Bus Strategy and a Local Cycling and Walking Infrastructure Plan (LCWIP), open from 3 February to 15 March 2020.**

With the document previously having been circulated, no comments had been received from members. Parish Councillors were invited to submit individual comments to the consultation.

124. **Matters for information.** None

With there being no further business, the meeting closed at 8.40pm

Date of next meeting: Monday 30th March 2020

Signed _____ (Planning Committee Chairman)

Date _____