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 virtually, via Zoom on Monday 6th July 2020, at 7.30 pm,

Those present at the meeting:

Committee members: Mr A Forbes (Chairman), Mr K Joyce (Vice-Chairman), Mr G Lloyd, Mrs L Stephens and Mr J Taviner, Dr P Watkins
Councillor Mr L Van Haaren
Members of the public: 6
Deputy Clerk: Ms C McGrath
Clerk: Mrs L Rampton

Committee members absent: Cllrs Boddy, Boase. Buckland, Kilpatrick, Lomas, Nicholson, Paterson & Slater.

1. **To Elect a Committee Chairman**
Vice-Chairman Cllr K Joyce took the Chair for this agenda item.
Nominee Mr A Forbes (1 nomination received for Mr Forbes)
Proposed: Cllr K Joyce **Seconded: Cllr J Taviner**
Mr Forbes was unanimously elected as the Planning Committee Chairman. Cllr Joyce stood down and Cllr Forbes took the Chair.

2. **To Elect a Committee Vice-Chairman**
Nominee Mr K Joyce (1 nomination received for Mr Joyce)
Proposed: Cllr A Forbes **Seconded: Cllr L Stephens**
Mr Joyce was unanimously elected as the Planning Committee Vice-Chairman

3. **To receive apologies for absence**. Apologies had been received from Cllrs Nicholson, Paterson & Slater.

4. **Declarations of interest**
Cllr J Taviner Non-Pecuniary agenda item 9g Friend of applicant's son

5. **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.)* – None

6. **To approve the minutes as a correct record of the previous planning committee meeting held on 2nd March 2020.**
Proposed: Cllr G Lloyd **Seconded: Cllr L Stephens**
All committee members present at the last meeting were in favour

7. **Update from the previous minutes of the Planning Committee**. None

8. **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/3180/FUL – Land to the West of Rowington, Bridgwater Road, Winscombe – 5 residents living close to the site, voiced their objections to the amended development and felt that their initial concerns had not been taken into consideration. Main reasons for the objection included:
   i. Highway safety, following historic and continued accidents and deaths and low visibility from the suggested splays.
   ii. The land in question has never been a garden (other than a area that has recently been fenced off) but is an uncultivated, organic meadow which has not been sprayed or fertilised and has had sheep on it within the last 3 years. The area has encouraged many species of wildlife, including a grass snake that visits a pond within meters of the meadow, badgers, deer (including recent sightings of 2 foals) and many bats, including but not limited to Barbastelle, Greater and Lesser Horseshoes and is therefore an open track for pollinators.
   iii. Lack of mains drainage, which suggests the use of septic tanks. Properties around the development would be 11 to 12 metres lower, causing concern of run-off.
   iv. The development is outside the settlement boundary and is adjacent to the AONB.
   v. The Tree survey that had been done has a large pine tree left off, leading residents to believe that this could be removed. In addition, the amended plan shows the houses being closer to and within metres of established trees. Concerns were raised that as they would cause shade in the suggested gardens, this could lead potential residents wanting to remove them, thus losing valuable bat habitat.
   vi. A resident that lives opposite the proposed development expressed concerns with regards to even more vehicles coming out of the private driveway and advised that the pavement on their side of the road was not suitable for increased pedestrian activity.
   vii. Consideration would also need to be made with regards to an increase in delivers from a dangerous junction.

20/P/1014/FUL - Barton Camp, Barton, Winscombe, BS25 1DY – The applicant advised the Committee that safety concerns were the main reason for the need for a gate and new fencing.

9. **Planning Applications for comment or information:**

a. **19/P/3180/FUL - Land to the West of Rowington, Bridgwater Road, Winscombe**
Amended application - Erection of 4 dwellings, associated works including access road, parking, and landscaping.
The Planning Committee recommended refusal of the amended planning application, as it was outside the settlement boundary, the exterior of the properties would still not be sympathetic to the surrounding area, the site is adjacent to an AONB, the ownership of the access/splay had not been established and there were other areas of land, within the Parish, that were set aside for potential development within the North Somerset Council Strategic Housing Land Availability Assessment (SHLAA).
Proposed: Cllr K Joyce Seconded: Cllr G Lloyd All in favour

b. **20/P/0840/FUL - Wellcroft, Greenhill Road, Sandford, BS25 5PF**
Provision of new 3 bay workshop for servicing and maintenance of lorries and coaches. Reconfiguration of site for lorry parking with some car parking for drivers.
The Planning Committee recommended approval of the planning application
Proposed: Cllr K Joyce Seconded: Cllr J Taviner
5 for, 1 against

c. **20/P/1132/FUL - 48 Greenhill Road, Sandford, BS25 5PB**
The change of use of the existing dwelling to form two self-contained dwellings, together with formation of the parking area.
The Planning Committee recommended refusal of the planning application, as it goes against the Inspectors Report following planning application 18/P/2451/FUL being refused at appeal, it also

goes against Condition 2 of planning application 19/P/0220/MMA - ***The extension hereby permitted shall not be used as a separate dwelling and shall be used solely by the occupants of the existing dwelling in connection with their enjoyment of that residence***.

Proposed: Cllr P Watkins Seconded: Cllr L Stephens All in favour

d. 20/P/1149/FUH - 9 Knapps Drive, Winscombe, BS25 1BD

Retrospective application for the completion and retention of boundary wall to the rear of 9 Knapps Drive.

The Planning Committee recommended approval of the planning application and would ask that drainage holes be put it, due to the wall holding back earth.

Proposed: Cllr K Joyce Seconded: Cllr J Taviner

4 for, 2 against

e. 20/P/1155/TPO - 1 Sidcot Drive, Winscombe, BS25 1LH

T1 - Monterey Cypress - Remove limb that is split. Remove 2 limbs back to main trunk and remove damaged hanging limb.

The Planning Committee recommended part approval of the planning application – the removal of the broken bough should be granted but as there was no further details as to what 2 other boughs required removal and no Tree Surgeon report was available.

Proposed: Cllr K Joyce Seconded: Cllr L Stephens All in favour

f. 20/P/1014/FUL - Barton Camp, Barton, Winscombe, BS25 1DY

Demolition of existing corrugated iron building. Erection of a replacement gatehouse building, boundary fencing and automated entrance gates. Ancillary works including drainage and landscaping.

The Planning Committee recommended approval of the planning application

Proposed: Cllr G Lloyd Seconded: Cllr P Watkins All in favour

Cllr J Taviner left the meeting at this point

g. 20/P/1254/FUH - 25 Moorham Road, Winscombe, BS25 1HS

Demolition of existing side extension and conservatory. Proposed erection of a single storey wrap-around extension to the side and rear of the original dwelling/house.

The Planning Committee recommended approval of the planning application

Proposed: Cllr K Joyce Seconded: Cllr L Stephens All in favour

Cllr J Taviner returned to the meeting at this point

h. 20/P/1337/FUH - 26A Homefield Close, Winscombe, BS25 1JE

Erection of a single storey rear extension.

The Planning Committee recommended approval of the planning application

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

i. 20/P/1371/FUH - 63C Woodborough Road, Winscombe, BS25 1BA

Proposed Infill side extension link with annex to form extension to house and proposed widening of vehicle access.

The Planning Committee recommended approval of the planning application

Proposed: Cllr L Stephens Seconded: Cllr K Joyce All in favour

j. 20/P/1085/CP2A - F Sweeting & Sons, Station Road, Sandford, BS25 5RQ

Prior Approval for the siting of 6no. Bunkabins within the existing yard to provide temporary accommodation. (information only).

k. 20/P/1208/HHPA - 73 Sandford Road, Winscombe, BS25 1JF

Prior approval request for the demolition of existing conservatory and replacement a single storey extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 5.83 metres; 2) have a maximum height of 3.2 metres and 3) have eaves that are 2.99 metres high. (information only).

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

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Planning Approvals since the last committee meeting

Application no	Address	Brief description
20/P/0895/FUH	78 Sandford Road, Winscombe	First floor extension above existing garage
20/P/0269/FUL	3 Evergreen Close Winscombe	Demolition of existing dwelling and the erection of a replacement 4 bed dwelling
20/P/1187/TEN	Pavement on jct of Sandford Rd & Woodborough Drive	Notification under Regulation 5 of the Electronic Communications Code of the intention to install electronic communication apparatus consisting of 1no. DSLAM equipment cabinet on pavement

Planning Withdrawals since the last committee meeting

Application no	Address	Brief description
20/P/1085/CP2A	F Sweeting & Sons Station Rd, Sandford	Prior Approval for the siting of 6no. Bunkabins within the existing yard to provide temporary accommodation

11. APP/D0121/W/18/3206217 - Land North of Greenhill Road, Sandford – *Suggestion that conditions have not been discharged before work has started – Cllr Boase*. Cllr Boase was not in attendance, but it was felt that her question had been answered at the Parish Council meeting held on the 22nd June 2020.

12. Matters for information.

- **20/P/1120/OUT - Land to the North Of Greenhill Road, Sandford –** *an Outline planning application for up to 37no. dwellings, a parish hall (up to 650sqm in size), a business hub/innovation hive under B1(c) use (up to 300 sqm) and associated infrastructure with access for approval, following demolition of existing buildings on site. Appearance, layout, scale and landscaping reserved for subsequent approval has been received and will be discussed at the virtual Planning Committee meeting scheduled for Monday 3rd August 2020*

With there being no further business, the meeting closed at 8.35pm

Date of next meeting: Monday 3rd August 2020

Signed _____ (Planning Committee Chairman)

Date _____

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