



**A Meeting of the Planning Committee
was held virtually, via Zoom
on Monday 3rd August 2020, at 7.30 pm,**

Those present at the meeting:

Committee members: Mr A Forbes (Chairman), Mrs C Boase, Mr G Lloyd, Mr V Slater, Mrs L Stephens, Mr J Taviner and Dr P Watkins
Councillor: Mr L Van Haaren
District Councillor: Dr Karin Haverson
Members of the public: 6
Deputy Clerk: Ms C McGrath

Committee members absent: Cllr Boddy, Buckland, Joyce, Kilpatrick, Lomas, Nicholson, Paterson

13. **To receive apologies for absence.** Apologies had been received from Cllr Boddy, Joyce and Paterson.
14. **Declarations of interest**
Cllr P Watkins Non-Pecuniary agenda item 8c Close neighbour to site
15. **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*
16. **To approve the minutes as a correct record of the previous planning committee meeting held on 6th July 2020.**
Proposed: Cllr G Lloyd **Seconded:** Cllr L Stephens
All committee members present at the last meeting were in favour
17. **Update from the previous minutes of the Planning Committee.** None
18. **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.*

District Councillor Karin Haverson advised the Committee that North Somerset Council (NSC) were looking at traffic calming measures along Sandmead Road.

20/P/1154/OUT - Land East of Hillview, Greenhill Lane, Sandford – An Agent spoke on behalf of the applicant and advised the Committee that they has supported the building of a similar property further along the Lane back in 2018 and that there has been no objections to the outline application for a 2, 3 or 4 bedroom detached property in the suggested location. The Agent was asked the following:

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- i) Clarification of how many bedrooms there would be – Most likely a 4-bedroom property.
- ii) What would the property's footprint size be – The size of a standard 4-bedroom property.
- iii) The Chairman clarified that the application was also for access.
- iv) Why this was not a full application, concerns were voiced with regards to additional properties being asked for during Reserved Matters – There would be no further properties built anywhere else on the land.

20/P/1120/OUT - Land to the North of Greenhill Road, Sandford – An Agent spoke on behalf of the applicant and covered the initial public consultations held back in September and November 2018 and advised that since that consultation, they have had a serious think over the design of the scheme and how best to integrate into the village. The Agent discussed the provision of a Village Hall and advised that if a new Village Hall was wanted, they would need a commitment that there was a requirement, without this the Planning Officer will be unlikely to want to proceed with it. He added that if a new Village Hall was wanted that there would be a commitment to provide the land via S106 at the first conceivable point. This was to guarantee the provision and prevent it ever being negotiated away. A provision has been made and a space for a 650m² hall with car parking had been made. But the Agent reiterated that it was up to the parish to discuss how they wish to design and bring forward the hall, though they were more than happy to assist in providing plans. Another benefit they would bring would be a work hub/innovation hive and felt that it would be of a genuine benefit to the whole community and improve the overall sustainability of Sandford. The business hub is designed to be a flexible working space. Desks can be hired by the day, with highspeed broadband, conferencing facilities, desks and meeting spaces provided for. The intention will be to cater to people who want to 'work from home' but either need the motivation of an office or do not have a suitable space in their own home to work from. It is also an excellent space for those who are starting a business but are not yet ready to commit to permanent office space. The major benefit is that the business hub may potentially reduce the number of vehicles on the roads, even with the new development. Their development (as accepted by North Somerset Highways) will generate 20 two-way vehicle trips within the AM peak hour and 17 in the PM peak hour. A business hub with 30 desks (where it is envisaged most people will walk or cycle too) means fewer cars on the road. As part of the business hub idea they have been very conscious that they need to demonstrate the model works. As such, they have brought in Build Consultants Ltd who will operate the hub. They have achieved this in much smaller villages than Sandford, to great effect. They are also proposing to include Allotments, a wildlife area, and a new footpath to the Churchill Academy. They have had the North Somerset Public Right of Way Team on site looking at how they can link up to the wider footpath network and provide a safe, surfaced cycle and pedestrian link to the Academy. It is felt that this is something that will benefit both the school children (who traipse across the muddy field) and also people wanting to use the Academy outside of school hours. This will get more cars off the road and get people active. The Agent was asked the following: -

- i) Where would the Business Hub be? – Within the same location as the Hall
- ii) Traffic/Accidents – Have they taken the Bypass into account? – Working with Highways as the bypass had not been agreed when they had put together their statistics.
- iii) Work Practices – With the way things have changed recently, with more people having to and managing to work from home, will the Hub actually be viable? – It has worked in a smaller location than Sandford (Whimple in Devon) and works very well and is utilised with a waiting list for its use.
- iv) Are the family looking to develop the land themselves? – No
- v) Indicative Master Plan vs Indicative Plan – What parking provision is there for the Hall/Allotments? – 10 to 12 spaces, 4 of which will be disabled parking bays only.

19. Planning Applications for comment or information:

a. 20/P/1120/OUT - Land to the North of Greenhill Road, Sandford

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.

