



A Meeting of the Planning Committee was held virtually, via Zoom on Monday 6th June 2022 at 7.30pm

Those present at the meeting:

Committee members: Cllrs A Forbes (Chair), K Joyce (Vice-Chair), Z Aravantinos, I Kilpatrick, T Nicholson (from 7.31pm), L Stephens, L Van Haaren and J Witcher

Deputy Clerk: C McGrath

Members of the public: 1

Committee members absent: - Cllrs M Boddy, G Lloyd, J Taviner and P Watkins

1. **To elect a Committee Chair and to receive Chairman's Declaration of Acceptance of Office**
Nominee A Forbes (1 nomination received for A Forbes) Proposed: Cllr L Van Haaren Seconded: Cllr J Witcher. A Forbes was unanimously elected as Planning Committee Chair. The Declaration of Acceptance of Office will be duly signed.
2. **To elect a Committee Vice Chair and to receive Vice Chairman's Declaration of Acceptance of Office**
Nominee K Joyce (1 nomination received for K Joyce) Proposed: Cllr T Nicholson Seconded: Cllr I Kilpatrick. K Joyce was unanimously elected as Planning Committee Vice Chair. The Declaration of Acceptance of Office will be duly signed.
3. **Apologies for absence:** – Cllrs M Boddy, J Taviner and P Watkins
4. **Declarations of interest:** –
Cllr A Forbes Non-Pecuniary Agenda item 9b Neighbour to application
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 they may have a disclosable pecuniary or non-pecuniary interest:** – None received.
6. **To approve minutes as a correct record of previous planning committee meeting held 9th May 2022.**
The minutes to the meeting were approved as a correct record.
Proposed: Cllr I Kilpatrick **Seconded:** Cllr J Witcher
All committee members present at the last meeting were in favour
7. **Update from the previous minutes of the Planning Committee meeting** – None
8. **Public Participation** – *this session is open to the public to allow them to present comments or information on planning matters during the meeting and is the only time members of the public may participate during the meeting* – No one wished to speak.
9. **Planning Applications/Tree Preservation Orders for comment or information**
 - a) **22/P/1106/FUH - 48 Greenhill Road, Sandford, BS25 5PB**
Proposed erection of a replacement garage.
The Planning Committee recommended APPROVAL of the planning application.
Proposed: Cllr K Joyce **Seconded:** Cllr I Kilpatrick **All in favour**

Cllr A Forbes left the meeting at this point (7.38pm)

b) 22/P/1134/FUL - Max House Farm, Max Mill Lane, Winscombe, BS25 1DS

Application to vary condition no. 9 and remove condition no. 10 attached to planning permission 21/P/1189/FUL (demolition of existing dwelling and coach house, construction of replacement dwelling with associated works including landscaping and alterations to existing cowshed) to allow for external alterations within permitted development rights (condition 9) and allow for new structures within curtilage of replacement dwelling within permitted development rights (condition 10).

The Vice-Chair read out the reasons for Conditions 9 and 10 and the Planning Committee discussed the need for them, as they are necessary to ensure that planning rules are followed, with that in mind, **The Planning Committee recommended REFUSAL of the planning application.**

Proposed: Cllr L Stephens Seconded: Cllr J Witcher
6 for, 1 abstention

Cllr A Forbes returned to the meeting at this point (7.42pm)

c) 22/P/1205/FUH - 4 Woodborough Crescent, Winscombe, BS25 1AW

Proposed erection of a two-storey rear extension.

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr T Nicholson Seconded: Cllr L Stephens All in favour

10. Planning Approvals/Refusals/Tree Preservation Orders/Withdrawn applications, enforcement notices and appeal notifications for information purposes only.

Approvals

22/P/0556/MMA	Laurel Farm, Barton	Change heat pump to air pump
22/P/0694/FUH	7 Copse End	Erection of rear conservatory
22/P/0712/FUH	74 Greenhill Road	Raising roof for 1st floor accommodation
21/P/3102/MMA	5 Helens Road	change of size and position of dwelling etc
22/P/0840/FUH	Sandmead Springs, Greenhill Rd	Erection of 2 x first floor dressing rooms
22/P/0862/FUH	The Vicarage, Winscombe Hill	Single storey rear extension
21/P/3113/FUH	Barton Rocks	Extensions
22/P/0936/FUH	5 West Croft Lane	Rear extension
22/P/0733/CQA	Westleigh Farm, Mead Lane	Convert agricultural building to 2 dwellings

Refusals

21/P/3354/FUL	9 Woodborough Road	Car port with solar panels
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11. Matters for information only: -

- *22/P/1137/NMA - Max House Farm, Max Mill Lane, Winscombe, BS25 1DS*
Non-material amendment to application 21/P/1189/FUL to allow Increase of the wall thicknesses and change the roof covering from slates to red clay-style tiles and change the window style. *(NMA queried as window style previously refused)*
- *22/P/1288/NMA - 4 Knapps Drive, Winscombe, BS25 1BD*
Non-material amendment to application 21/P/0520/FUH (conversion of attached garage) to not carry out certain alterations and changes any more, and also change the proposed Velux in the shower room to a side window which is frosted.

With there being no further business, the meeting closed at 7.48pm

Date of next meeting: Monday 4th July 2022

Signed _____ (Planning Committee Chairman)

Date _____