



**A Meeting of the Planning Committee
was held at Sandford Village Hall
on Monday 22nd August 2022 at 7.30pm**

Those present at the meeting:

Committee members: Cllrs A Forbes (Chair), K Joyce (Vice-Chair), G Lloyd, T Nicholson, L Stephens, L Van Haaren, P Watkins, J Witcher

Deputy Clerk: C McGrath

Members of the public: 0

Committee members absent: - Cllrs Z Aravantinos, M Boddy, I Kilpatrick, J Taviner

- 32. Apologies for absence:** – Cllrs Aravantinos, Boddy and Taviner
Following Standing Order (SO) 4, the Committee were advised that this was the 6th consecutive meeting that Cllr Boddy had not been present at a meeting. Cllr Nicholson noted that there had been the Annual Meeting of the full Parish Council in May, therefore, was it not the 5th? This was discussed and agreed that SO 4 could be perceived either way.

It was proposed that Cllr Boddy's apologies, due to being on holiday, be accepted

Proposed: Cllr L Van Haaren **Seconded:** Cllr K Joyce **All in favour**

- 33. Declarations of interest:** –

Cllr A Forbes Non-Pecuniary Agenda item 7a Neighbour to application

- 34. 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

- 35. To approve minutes as a correct record of previous planning committee meeting held 4th July 2022.**

The minutes to the meeting were approved as a correct record.

Proposed: Cllr L Stephens **Seconded:** Cllr K Joyce

All committee members present at the last meeting were in favour

- 36. Update from the previous minutes of the Planning Committee meeting – None**

- 37. 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 present.**

- 38. Planning Applications/Tree Preservation Orders for comment or information**

Cllr Forbes left the meeting at this point

- a) 22/P/1547/MMA - Max House Farm, Max Mill Lane, Winscombe, BS25 1DS**

Minor material amendment to 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 changes to the fenestration and roof tiles on the approved plans.

A discussion was held and the Committee was advised that the proposed fenestration had previously been refused by NSC.

A proposal was made to recommend APPROVAL of the planning application

Proposed: Cllr G Lloyd

Seconded: Cllr P Watkins

2 for, 3 against, 2 abstentions, motion not carried

A proposal was then made to recommend REFUSAL of the planning application.

Proposed: Cllr L Van Haaren

Seconded: Cllr J Witcher

3 for, 2 against, 2 abstentions

The Vice Chairman then went on to say that he would like it noted that if the scale and proportions shown on the amended plans put forward were accurate, that, even though it was stated that the footprint had not changed due to required wall thickness increases, because of increased insulation requirements, that statement was incorrect, as the plans show a definite increase in footprint from what had previously been approved.

Cllr Forbes returned to the meeting at this point

b) 22/P/1565/TPO - 45 Sidcot Lane, Winscombe, BS25 1LP

T1 - Ash Fell (due to Ash Dieback).

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr J Witcher

Seconded: Cllr L Stephens

All in favour

c) 22/P/1799/FUH - 3 Well Close, Winscombe, BS25 1HG

Proposed erection of a first floor extension with a Juliet balcony to the North West elevation.

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr G Lloyd

Seconded: Cllr L Stephens

All in favour

d) 22/P/1877/TPO - Dunster Court, Woodborough Road, Winscombe, BS25 1AG

T3 and T7 ash - crown reduce by 2m.

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr G Lloyd

Seconded: Cllr L Van Haaren

6 for, 2 against

e) 22/P/3107/FUL - 47 - 49 Woodborough Road, Winscombe, BS25 1AG

Retrospective application for erection and /or replacement of single pitch roof to existing outbuilding.

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr T Nicholson

Seconded: Cllr L Stephens

7 for, 1 abstention

f) 22/P/1806/FUH - Ye Old South Barn, Oakridge Lane, Winscombe, BS25 1LX

Proposed erection of a single storey rear extension to the existing semi-detached dwelling.

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr T Nicholson

Seconded: Cllr L Stephens

All in favour

g) 22/P/1926/FUH - 71 Sandford Road, Winscombe, BS25 1JF

Proposed erection of a rear conservatory.

The Planning Committee recommended APPROVAL of the planning application.

Proposed: Cllr K Joyce

Seconded: Cllr T Nicholson

All in favour

h) 22/P/1935/FUH - 21 Woodborough Drive, Winscombe, BS25 1HA

Proposed demolition of front porch and demolition of outbuildings. Proposed erection of rear extension and new timber clad outbuilding. Internal alterations including installation of new windows and installation of front skylight. Demolition of part of the front fence, and erection of new gated fence.

A proposal was made to recommend REFUSAL of the planning application

Proposed: Cllr T Nicholson

Seconded: None, motion not carried

A proposal was then made to recommend APPROVAL of the planning application.

Proposed: Cllr P Watkins
6 for, 1 against, 1 abstention

Seconded: Cllr K Joyce

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

Approvals

21/P/3311/LDE	Mendip Activity Centre	Certificate of Lawfulness
22/P/0488/LDE	Land to the West of Barton	Certificate of Lawfulness – Split decision
22/P/0139/FUL	Barton Rocks	Change of land use to equestrian

40. Letter from Nailsea Town Council – Climate Emergency New Build Planning Requirements - To consider request to support Nailsea Town Council

A discussion was held with regards to whether it was acceptable to insist that housing developments not be connected to mains gas or electricity, however, after a short debate, it was suggested that it might sharpen Developers minds when it came to supplying heat pumps and solar panels as standard.

The Planning Committee recommended that the Parish Council support Nailsea Town Council

Proposed: Cllr L Van Haaren

Seconded: Cllr T Nicholson

6 for, 1 against, 1 abstention

41. Matters for information only: -

- *It was noted that a well known member of the Community had sadly passed away.*

With there being no further business, the meeting closed at 7.40pm

Date of next meeting: Monday 19th September

Signed _____ (Planning Committee Chairman)

Date _____