



**A Meeting of the Planning Committee
was held virtually, via Zoom
on Monday 4th July 2022 at 7.30pm**

Those present at the meeting:

Committee members: Cllrs A Forbes (Chair), K Joyce (Vice-Chair), Z Aravantinos, I Kilpatrick, G Lloyd, L Stephens, J Taviner, L Van Haaren, P Watkins and J Witcher

Deputy Clerk: C McGrath

Members of the public: 0

Committee members absent: - Cllrs M Boddy and T Nicholson

- 12. Apologies for absence:** – Cllrs M Boddy and T Nicholson
- 13. Declarations of interest:** – None
- 14. 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
- 15. To approve minutes as a correct record of previous planning committee meeting held 6th June 2022.**
The minutes to the meeting were approved as a correct record.
Proposed: Cllr J Witcher **Seconded:** Cllr L Stephens
All committee members present at the last meeting were in favour
- 16. Update from the previous minutes of the Planning Committee meeting** – None
- 17. 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.
- 18. Planning Applications/Tree Preservation Orders for comment or information**
- a) **22/P/1342/FUH - 43 Dabinett Drive, Sandford, BS25 5AF**
Proposed erection of a single storey rear extension.
The Planning Committee recommended APPROVAL of the planning application.
Proposed: Cllr J Witcher **Seconded:** Cllr J Taviner **All in favour**
- b) **22/P/1239/FUL - 28 Sidcot Lane, Winscombe, BS25 1LP**
Two new build bungalows in rear garden of 28 Sidcot Lane and new garage at front. Concerns were raised over the inconsistencies and inaccuracies of the application, that the two proposed builds were too close together and that there would not be sufficient garden for both, with this in mind, the Planning Committee recommended REFUSAL of the planning application.
Proposed: Cllr Z Aravantinos **Seconded:** Cllr J Joyce **All in favour**
- c) **22/P/1403/FUH - 2 Observatory Field, Winscombe, BS25 1LL**
Proposed erection of a rear extension with dormer to create additional first floor accommodation and conversion of the existing attached garage. The Committee were advised that the original condition of the Observatory Field development was that the side on which this

property is sited, was to be and remain bungalows as to not be an overbearing impact on the neighbours along Brae Road and this should still stand, as it would significantly change the street scene within this area, with this in mind, **the Planning Committee recommended REFUSAL of the planning application.**

Proposed: Cllr G Lloyd

Seconded: Cllr K Joyce

All in favour

- d) **22/P/0227/OUT - Land to the South Side of Greenhill Lane, and North of Greenhill Road, Sandford** - To discuss and comment on the changes made in the Planning Statement Addendum from Avison Young, which has removed the suggested school building and added in Apartment style properties to the site entrance - A discussion ensued with regards to the removal of the school building due to Avison Young stating 'Permission for a new school building was included in the original submission for the new scheme but this was removed after a request by NS Education Department who do not want to commit to anything at this stage (importantly this application allows future school extension to come forward when North Somerset have an agreed approach)' within their addendum. Confirmation of this from the Education Department should be sought as who would be responsible for the building costs later on? Access alterations seemed acceptable but what was the building on the right hand side going to be, as anything residential would not be acceptable. Will this be on the reserved matters? These comments/questions to be passed to the NSC Planning Officer for response.

Proposed: Cllr J Witcher

Seconded: Cllr L Van Haaren

All in favour

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

Approvals

22/P/0795/FUH 6 Knapps Drive Demo and erection of garage and extensions

22/P/1288/NMA 4 Knapps Drive Alterations to application

22/P/1030/FUL Sidcot School Siting of temporary classroom

22/P/0943/LBC Hale Farm Cladding and 4no. windows

& 22/P/0942/FUH

Refusals

22/P/0844/TPO 101 The Lynch Reduction of crown by 1 -1.5m

Withdrawals

21/P/1236/FUH Grove Farm Garage and workshop conversion

20. North Somerset Council Consultation - Update to the existing Travel Plans SPD (closing date 1st August 2022). Members to respond individually.

21. Planning Committee Terms of Reference – To review and agree Terms of Reference for adoption by the Parish Council.

The Planning Committee recommended for these to be adopted by the Parish Council.

Proposed: Cllr Z Aravantinos

Seconded: Cllr L Stephens

9 for, 1 abstention

22. Matters for information only: -

- 22/P/1375/NMA - Land at Former Mooseheart Lodge (Kildare House), Woodborough Road, Winscombe

Non-material amendment to application 18/P/5196/FUL (redevelopment of former members guest house (Kildare House) to a 18no. bed boutique hotel) To remove Condition 40 and to amend the wording of Condition 56

With there being no further business, the meeting closed at 8.13pm

Date of next meeting: Monday 1st August 2022

Signed _____ (Planning Committee Chairman)

Date _____