



A meeting of the Parish Council was held on Monday 27th February 2023, 7.30pm, in Winscombe Community Centre, Amesbury Room

Those present at the meeting:

Parish Cllrs Present: Zak Aravantinos, Mark Boddy, Simon Crew, Archie Forbes (Chair), Kevin Joyce (Vice-Chair), Iain Kilpatrick, Gerald Lloyd, Steve Pincher, Lynne Stephens (Vice-Chair), Jack Taviner, Larry Van Haaren, Paul Watkins, and John Witcher.

NSC Ward Cllrs: Karin Haverson

Clerk: Lynne Rampton

Members of the public: Seven

Parish Cllrs Absent: Chris Lomas, and Tom Nicholson

- 159. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE REASONS FOR ABSENCE WHERE APPROPRIATE** (*Agenda item 1*) Apologies had been received from Parish Cllr Nicholson
- 160. DECLARATIONS OF INTEREST** (*Agenda item 2*). Cllr Forbes declared an interest in agenda item 11a. as a neighbour to the planning application site. (22/P/2925/MMA Watersmeat)
- 161. 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** (*Agenda item 3*).
Dispensations are granted to Parish Councillors under section 33 of the Localism Act 2011 and the Parish Council delegated the power to grant dispensations (s101 of the Local Government Act 1972) to the Clerk or appointed Deputy (see PC meeting 23.07.12 min 52 iv.).
No dispensation was requested with the member to leave the meeting at the appropriate time.
- 162. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 23RD JANUARY 2023** (*Agenda item 4*)
Resolved – That the minutes of the Parish Council Meeting held on the 23rd January 2023 were approved as a correct record of the meeting.
The resolution was correctly proposed and seconded (unanimous with 2 abstentions due to absence). The minutes of the meeting were signed by the Chair as a correct record.
- 163. MINUTE UPDATE FROM THE JANUARY PARISH COUNCIL MINUTES ALONG WITH THE FEBRUARY CLERK'S REPORT** *Annex 1 (Agenda item 5)* None
- 164. CRIME REPORT – to receive a monthly police report for the parish** *Annex 2 (Agenda item 6)*
No report was available.
- 165. RESPONSE TO MATTERS RAISED DURING PUBLIC PARTICIPATION AT THE PREVIOUS MEETING OF THE PARISH COUNCIL** (*Agenda item 7*) There were no matters requiring a response that had not already been addressed.
- 166. PUBLIC PARTICIPATION** (*Agenda item 8*) *The Chair 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 Council.*
Banwell Bypass planning application. A parishioner spoke of a public enquiry for the application, likely called due to objections received regarding compulsory purchase orders. It was asked if parish council representation would be made at this? The Chair confirmed that the parish council would be in attendance.
22/P/2925/MMA Watersmeat. The applicant spoke of delays in completing the main house and therefore the garage was being used as temporary accommodation for the family.
22/P/3027/FUL Thatchers Cider Company Ltd. Representatives explained the application and answered questions for the benefit of the meeting. Old buildings were being removed and updated to current standards.
23/P/0179/FUH 2 Broadleaze Way. A new energy efficient family home was planned in an area with properties of varying styles.

23/P/0185/FUH 49 Church Road. Plans to modernise the property and increase living space were detailed.
23/P/0205/FUH 114 Sandford Road. Owners were unaware consent was required to build a tree house, although neighbour agreement had been obtained in advance of works. The construction had been made from up-cycled materials.

With no further members of the public wishing to address the meeting, the Chair re-convened the meeting.

- 167. TO RECEIVE A WARD COUNCILLOR UPDATE** (*Agenda item 9*)
A ward member reported on council tax increases for 2023, developer travel plans, demand responsive transport to commence May 2023, as well as items from the Health Overview and Scrutiny Committee meeting. It was confirmed that the Banwell Bypass Planning Application would be considered by the NSC Planning & Regulatory Committee on 15th March 2023.
- 168. TO AUTHORISE BILLS FOR PAYMENT** *Annex 3 (Agenda item 10)*
Resolved: Direct payments, direct debits, and standing order payments as detailed totalling £17,195.32 (incl. vat) were authorised for payment.
The resolution was correctly proposed and seconded (unanimous)
- 169. TO CONSIDER AND COMMENT ON CURRENT PLANNING APPLICATIONS IN THE PARISH** (*Agenda item 11*):
Due to a previously declared interest, Cllr Forbes left the meeting. Cllr Joyce took the Chair.
- a. 22/P/2925/MMA Watersmeat Max Mill Lane Winscombe BS25 1DS**
Minor material amendment application to permission 21/P/2770/MMA (Minor material amendment to permission 21/P/0427/FUL (demolition of existing dwellings and erection of a replacement dwelling and garage with associated works)) to allow for alterations to the design and size of the approved garage (retrospective).
The retrospective application was on land outside the settlement boundary, in the AONB and was an amendment to previously approved plans for a garage, accompanying development of the main dwelling on site.
Members did not consider that the recently submitted retrospective application for a longer and extended garage truly reflected the use of what had been built and was visible from the adjacent highway.

Refuse: The current use and visual aspect of the garage differed considerably from that applied for in plans for this retrospective application. The application had been made to address changes to the design and size of the previously approved garage only – not change of use to potential living accommodation.
Resolved: That the council recommend refusal of the application
The resolution was correctly proposed and seconded (unanimous)
Cllr Forbes returned to the meeting and resumed the Chair.
- b. 22/P/3027/FUL Thatchers Cider Company Ltd, Myrtle Farm, Station Road, Sandford**
Erection of an extension to the existing Jubilee packaging facility included covered parking area. Demolition of existing structures and the erection of the Roy Hunt building, the Stores building, and the Biomass/Chemical Store building. External works including internal road realignment, service pipes, car parking and landscaping.
Resolved: That the council should support approval of the application
The resolution was correctly proposed and seconded (12 in favour, 1 abstention)
- c. 23/P/0179/FUH 2 Broadleaze Way, Winscombe BS25 1JX**
Proposed creation of a first floor and installation of 4 no. roof lights. Proposed erection of a two-storey rear extension and single storey rear extension connecting existing garage to the dwelling. Internal structural alterations and placement of solar panels at the South elevation. Proposed creation of a new vehicular access to the East side of the property.
Resolved: That the council should support approval of the application
The resolution was correctly proposed and seconded (unanimous)
- d. 23/P/0181/AOC Drainage Detention Basin, Dabinett Drive, Sandford BS25 5AF**
Discharge of condition No. 23 and No 24 (Drainage) on application 15/P/0583/O
The council did not have the necessary knowledge to comment on this application.
- e. 23/P/0185/FUH 49 Church Road, Winscombe BS25 1BP**
Proposed erection of a single storey extension to the North elevation. Proposed raising of roof ridge height and installation of a flat roof dormer at the North-East elevation, with subsequent loft conversion. Internal structural alterations.

Resolved: That the council should support approval of the application
The resolution was correctly proposed and seconded (unanimous)

- f. **23/P/0205/FUH 114 Sandford Road Winscombe BS25 1JJ**
Retrospective application for the erection of a children's treehouse made from upcycled materials.
Resolved: That the council should support approval of the application
The resolution was correctly proposed and seconded (unanimous)

170. TO NOTE PLANNING DECISIONS SINCE THE LAST PARISH COUNCIL MEETING (Agenda item 12)
Planning Approvals

Application no	Address	Brief description
22/P/2929/TPO	Land at Dabinett Drive	T1 – limb reduction & dead wood
22/P/3076/FUL	Sandford Stn – St Monica's	Juliette balconies

Planning Refusals

Application no	Address	Brief description
22/P/2937/FUH	48 Greenhill Road	Proposed erection of a replacement garage

Applications Withdrawn

Application no	Address	Brief description
18/P/3625/OUT	Land N of Greenhill Lane	85 dwellings and associated infrastructure, with all matters reserved

- 171. CONSULTATION ON REVISING THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) – to consider a parish council response to this (Agenda item 13)**
Main points of the consultation had been highlighted and circulated to members in advance of the meeting. Some considered changes to be district rather than parish based, and therefore members were encouraged to submit individual responses to the consultation.
- 172. TO APPROVE A REQUEST FROM CHURCHES TOGETHER TO HOLD THEIR ANNUAL GOOD FRIDAY SERVICE ON THE VILLAGE GREEN ON 7TH APRIL AT 10.30AM (Agenda item 14)**
The Parish Council approved the request from the Churches Together to hold the annual Good Friday Service on the Village Green. The green was owned by the Woodborough Inn, and separate consent would also be sought by the group from them.
Resolved: That the council should support approval of the application
The resolution was correctly proposed and seconded (unanimous)
- 173. STAFFING MATTERS – Env zoom meeting for March only, clerk working from home, to continue the purchase of covid test kits for meetings? (Agenda item 15)**
The Clerk would be absent from 6th March
- a. As a non-decision-making committee, due to staffing capabilities, the next meeting of the Environment Group would take place virtually via zoom.
- b. Covid testing kits would no longer be supplied to cllrs in advance of live meetings.
The resolutions in min 173 a & b were correctly proposed and seconded (unanimous)
The clerk would be working from home for the foreseeable future.
- 174. MATTERS FOR INFORMATION (Agenda item 16)**
- *Award Land* – essential coppicing works were taking place on advice from the AONB Service.
 - *Barton Drove* – felling was taking place due to Ash Die Back disease.
 - *Elector numbers* – a register would be held at the office should cllrs require this information for nomination papers.
 - *Annual Parish Assembly* – members were reminded of the meeting that would take place on 6th March.

With no further business, the meeting concluded at 8.40 pm.

Signed..... (Chair)

Date.....

DRAFT

Winscombe and Sandford Parish Council acknowledge the general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity, and disability) Crime and Disorder, Health & Safety and Human Rights.