



A meeting of the Parish Council was held on. Monday 27th March 2023, 7.30pm, in Sandford Village Hall

Those present at the meeting:

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

Clerk: Lynne Rampton **Members of the public:** Four

Parish Cllrs Absent: Chris Lomas, Iain Kilpatrick, and Steve Pincher

- 175. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE REASONS FOR ABSENCE WHERE APPROPRIATE** (*Agenda item 1*) Apologies had been received from Parish Cllrs Kilpatrick and Pincher as well as NSC Cllrs Harley & Haverson.
- 176. DECLARATIONS OF INTEREST** (*Agenda item 2*). None
- 177. 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.). There were none.
- 178. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 27TH FEBRUARY 2023** (*Agenda item 4*)
Resolved – That the minutes of the Parish Council Meeting held on the 27th February 2023 were approved as a correct record of the meeting.
The resolution was correctly proposed and seconded (unanimous with 1 abstention due to absence). The minutes of the meeting would be signed by the Chair as a correct record.
- 179. MINUTE UPDATE FROM THE FEBRUARY PARISH COUNCIL MINUTES ALONG WITH THE MARCH CLERK’S REPORT** *Annex 1 (Agenda item 5)* None
- 180. CRIME REPORT – to receive a monthly police report for the parish** *Annex 2 (Agenda item 6)*
No report was available.
- 181. 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.
- 182. 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.*
NSC planning matters – a resident was disappointed that neither NSC Ward Cllr for the parish was present at this meeting. Had they been present they would have been asked how NSC had responded to the consultation on the National Planning Policy Framework, as well as clarification from both NSC Cllrs on which evidence their statements in support of approval of the NSC Banwell Bypass application were based? A request was made that representatives of the parish council be present and speak at the forthcoming public enquiry for the bypass.
Banwell Bypass – a Banwell resident that had spoken in favour of the bypass application at the recent NSC P&R Committee meeting spoke in support of the approval decision. It was hoped that proposed mitigation could be amended by NSC during the detailed design process. The scheme needed to work for all the affected villages.
23/P/0187/FUH Southview Barton Road – The applicant explained the requirement for additional garage space for vehicles along with the desire to move home-working arrangements away from the main dwelling. *With no further members of the public wishing to address the meeting, the Chair re-convened the meeting.*

183. **TO RECEIVE A WARD COUNCILLOR UPDATE** (*Agenda item 9*)
No ward members were present, and no report from either had been submitted.
184. **TO AUTHORISE BILLS FOR PAYMENT AND TRANSFER BETWEEN PC BANK ACCOUNTS** *Annex 3*
(*Agenda item 10*)
Resolved: Direct payments, direct debits, and standing order payments as detailed totalling £24,984.55 (incl. vat) were authorised for payment along with bank transfers.
The resolution was correctly proposed and seconded (unanimous)
- Resolved:** *On receipt of Nationwide 95-day notice account closure monies into Unity current account, a £30k transfer should be made into the Nationwide 35-day notice saver account. A further transfer to the same 35-day notice account should be made on receipt of first instalment parish precept in April 2023 to maintain balances below the FSCS threshold for each financial institution.*
The resolution was correctly proposed and seconded (unanimous)
185. **TO CONSIDER AND COMMENT ON CURRENT PLANNING APPLICATIONS IN THE PARISH** (*Agenda item 11*):
- a. **23/P/0187/FUH Southview Barton Road Winscombe BS25 1BL**
Proposed conversion of existing garage into liveable space with internal and external structural alterations. Proposed erection of a detached 2 storey garage/storage outbuilding with external staircase.
The site was located in the AONB and the scale of a new build garage/outbuilding was considered to adversely affect views on the landscape. Proposals to suit the applicant may be better accommodated by a moderate extension to the main dwelling.
Resolved: That the council support approval of the application for alterations to the existing dwelling, but recommends refusal of a new 2 storey garage/storage outbuilding.
The resolution was correctly proposed and seconded (9 in favour, 2 against, 1 abstention)
- b. **23/P/0263/FUH Nut Tree Farm Puxton Lane Hewish North Somerset BS24 6TL**
Demolition of existing UPVC conservatory and proposed erection of a replacement single storey garden room extension.
Resolved: That the council support approval of the application
The resolution was correctly proposed and seconded (unanimous)
- c. **23/P/0309/FUH 28 Sidcot Lane Winscombe BS25 1LP**
Proposed demolition of existing garage and outbuilding and subsequent erection of a new detached garage. Erection of a two-storey extension to the West elevation, two storey porch extension to the North elevation and creation of covered area to the South-West elevation. Full re-roofing with installation of 7 no. roof lights.
With a planning application 22/P/1239/FUL for two new dwellings and replacement garage on the site having recently been granted by NSC, this further application to extend the existing dwelling was considered to be over development/overcrowding of the site. The addition of a second garage located at the end of the driveway serving the newly approved properties, would inhibit the turning ability of vehicles to the new dwellings. New dwellings had integral garages as part of the approved design.
Resolved: That the council recommend refusal of the application
The resolution was correctly proposed and seconded (8 in favour, 3 against, 1 abstention)
- d. **23/P/0342/FUH Sandford House Station Road Sandford BS25 5RA**
Proposed part conversion of stone built barn into a home office.
Resolved: That the council support approval of the application
The resolution was correctly proposed and seconded (unanimous)
- e. **23/P/0370/FUH 7 Apple Tree Drive Winscombe BS25 1AY**
Proposed demolition of existing conservatory. Proposed erection of a two-storey extension to the South-East elevation and single storey extension to the South elevation. Internal and external structural alterations, including the removal of existing bay windows and installation of a garage door to facilitate the creation of a small garage.
Resolved: That the council support approval of the application
The resolution was correctly proposed and seconded (unanimous)

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

Application no	Address	Brief description
22/P/1768/R3EIA	Land To North And East Of Banwell Including Mitigation Highway Land In Sandford, Winscombe And Churchill	Banwell Bypass

187. TO CONFIRM PERMANENT EMPLOYMENT OF AN ORDERLY TO OPEN, CLOSE AND CLEANSE THE WOODBOROUGH ROAD PUBLIC CONVENIENCES (Agenda item 13)

Resolved: Following a probationary period, the permanent employment of the employee should be confirmed. **The resolution was correctly proposed and seconded (unanimous)**

188. TO RECEIVE A REPORT FROM, AND TO APPROVE RECOMMENDATIONS FROM A MEETING OF THE ENVIRONMENT WORKING GROUP HELD ON 13TH MARCH 2023 (Agenda item 14)

a. NSC Local Flood Risk Management Strategy Consultation – to approve pc response to the consultation.

Resolved: *The response was approved and should be submitted on behalf of the council. The resolution was correctly proposed and seconded (unanimous)*

b. To approve a request for a new grit bin to be installed on Church Road at a cost of £165.

Resolved: The grit bin should be purchased and installed.

The resolution was correctly proposed and seconded (unanimous)

c. New hand tools should be purchased for volunteer use including branch pruning saws and loppers up to a cost of £200.

Resolved: Hand tools should be purchased for use on the Award Land.

The resolution was correctly proposed and seconded (11 in favour, 1 abstention)

d. Works instructed to coppice a row of Hazel's beneath power lines at a cost of £200

On recommendation of the working group, works had been instructed and completed under powers delegated to the Clerk.

189. TO RECEIVE AN UPDATE ON THE BANWELL BYPASS PLANNING APPLICATION AND TO CONSIDER NEXT STEPS (if any) – planning application was considered and approved by the NSC P&R Committee at a meeting held on 15th March 2023 (Agenda item 15)

Parish Council representatives had attended the NSC committee meeting and raised objections to the bypass application due to the inadequacy of the mitigation proposals, and future impact for the parish. NSC Cllrs had dismissed a request for deferral on decision of the planning application but it was hoped that the parish council would be included in discussion on the detailed design of the mitigation measures as well as traffic regulation orders for the parish. Both NSC Ward Cllrs for this parish had spoken in favour of the bypass application and their absence at this parish council meeting was noted.

It was clarified that the forthcoming public enquiry was to deal with objections to the compulsory purchase orders for purchase of land for the bypass. The parish council, having received no complaint from the one land owner affected in this parish had not lodged an objection to this.

The Chair thanked parish councillors, the clerk and members of the community for their considerable works dealing with the bypass proposals through consultation to planning application stage.

190. MATTERS FOR INFORMATION (Agenda item 16)

- *Tea & Tech* – working in partnership with the West of England Rural Network, the next digital/advice session would take place on 29th March, 2-4pm at Winscombe Community Centre and then on the last Wednesday of each month through to September.
- *Garage breaks* – a recent spate of incidents had been reported by residents
- *Toads of Winscombe Hill* – the work of the Winscombe Hill Toad Patrol is to be featured in a new TV nature documentary that will be broadcast on 2nd April 2023.

With no further business, the meeting concluded at 8.50pm

Signed..... (Chair)

Date.....

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.