



An Extra-Ordinary meeting of the Parish Council was held on Monday 21st August 2023, 7.30pm, Winscombe Community Centre, Amesbury Room

Those present at the meeting:

Parish Cllrs Present: Archie Forbes (Chair), Kevin Joyce (Vice-Chair), Dylan Morris, Steve Pincher, Lynne Stephens (Vice-Chair), , Larry van Haaren, and Paul Watkins

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

Parish Cllrs Absent: Zak Aravantinos, Mark Boddy, Simon Crew, Tom Nicholson, Jack Taviner and John Witcher.

63. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE REASONS FOR ABSENCE WHERE APPROPRIATE (*Agenda item 1*) Apologies had been received from Parish Cllrs Boddy, Crew, Taviner and Witcher

64. DECLARATIONS OF INTEREST (*Agenda item 2*). Cllr Joyce declared a non-pecuniary interest in agenda item 8d as a neighbour to the application site.

65. 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.). None.

66. PUBLIC PARTICIPATION (*Agenda item 4*) *The Chair suspended the meeting.*
Members of the public addressed the council on the following planning applications:
22/P/2105/FUL Coombe Farm. A neighbour to the site spoke of disappointment in the time taken to date to determine the application. Numerous documents were still being added to the NSC website and it appeared that there was no end date for when a decision would be made. It was noted that a shortfall in funding for the Banwell Bypass would be re-couped from s106 monies.
23/P/1445/OUT 52 Woodborough Road. Background to the proposal was explained to the meeting along with an outline of the application for a new Church Centre. The space would complement current WinSpace plans allowing the community access to different size halls in the parish. Questions were answered by the representatives in relation to the condition of the current centre, along with traffic and access issues.
23/P/1479/FUL Land East of A38 (Adjacent to The Cedars). Neighbours to the site spoke in opposition of the application. Reasons included building in the countryside, biodiversity, surface water, highways access, and impact on the adjacent AONB. Complaint was made regarding lack of site notices and consultation period by NSC for neighbours over a holiday period.
23/P/1493/FUL Land to The West of Barton and Situated on The Southern Side of Barton Road. A neighbour spoke in opposition to the application. The impact of the agricultural business on those living close to the application site was explained, with activities carried out at what was considered unreasonable hours. It was believed that previous planning conditions had not been adhered to. Impact of heavy farm machinery on the highway surface condition along with flooding caused by increased hard standing areas was of concern.
With no further members of the public wishing to speak, the meeting was re-convened by the Chair.

67. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 24TH JULY 2023 (*Agenda item 5*)
Resolved: That the minutes of the Parish Council Meeting held on the 24th July 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.

68. MINUTE UPDATE FROM THE JULY PARISH COUNCIL MINUTES ALONG WITH THE AUGUST CLERK'S REPORT *Annex 1 (Agenda item 6)* None

69. **TO AUTHORISE BILLS FOR PAYMENT Annex 3 (Agenda item 7)**
Resolved: Direct payments, direct debits, and standing order payments as detailed totalling £14,724.62 (incl. vat) were authorised for payment.
The resolution was correctly proposed and seconded (unanimous)

70. **TO CONSIDER AND COMMENT ON CURRENT PLANNING APPLICATIONS IN THE PARISH (Agenda item 8):**

a. **23/P/1445/OUT 52 Woodborough Road Winscombe BS25 1BA**
Outline planning permission for the demolition of the existing Community Church Centre, number 52 Woodborough Road and storage garage and erection of a replacement Community Church Centre with access, layout and scale for approval ; with appearance and landscaping for subsequent approval.

It was noted that the proposed new centre was on a slightly larger footprint than existing, and that this enlargement prevented vehicular access to the rear carpark from the current entrance. There was concern for highway safety with a new access to the rear overspill parking area being created from Rockeries Drive and exiting onto the A371 in close proximity to the existing vehicular entrance for the centre.

Resolved: With access and highway safety issues to be further considered, the council voted to support approval of the planning application.

The resolution was correctly proposed and seconded (unanimous)

b. **23/P/1479/FUL Land East of A38 (Adjacent to The Cedars) Bridgwater Road Winscombe BS25 1NA**
Erection of 5no. dwellinghouses with access, landscaping and biodiversity enhancement measures

- The proposed development was for 5 large new homes, outside the settlement boundary and in the open countryside. This does not comply with CS14 or CS33 of the Core Strategy.
- The site is in an area associated with North Somerset and Mendip Horseshoe Bat SAC. With a number of trees and hedgerow having been felled prior to the planning application being submitted, there was concern for the loss of biodiversity of the site and for the loss of wildlife corridors and grassland foraging habitat. This is in addition to potential disruption of commuting and foraging opportunities lost through light pollution from the addition of new properties. The proposed development does not comply with the development plan in relation to its effect on the North Somerset and Mendip Bat SAC
- The access to and from the development was considered unsafe as it would be onto the A38 which is a fast and busy road and is in close proximity to a section of road already prone to flooding. Additional housing in an elevated position will exasperate this surface water problem.
- There is a public right of way through the site which is enjoyed by many and is a gateway into the AONB. Development of this area would be detrimental on the landscape setting and rural character of the area.
- The application site lies in close proximity to another site that was refused planning permission for 4 new homes and was later dismissed at appeal (19/P/3180/FUL). The parish council considers there has been little change in planning policy since this decision and this proposal for new housing is in the wrong location.

Resolved: The council voted to recommend REFUSAL of the planning application.

The resolution was correctly proposed and seconded (unanimous)

c. **23/P/1493/FUL Land to The West of Barton and Situated on The Southern Side of Barton Road Winscombe BS25 1DU**

Construction of hard standing (retrospective) and proposed erection of extension to existing agricultural building and associated works.

Members deliberated the planning application before them and considered this would have a positive impact on the appearance of the site located in a rural setting, and in the AONB.

The proposed extension was for the safe storage of vehicles and plant with the applicant willing to accept a planning condition stipulating that no machinery or equipment is stored externally. As recommended by the AONB Service, a condition should also be made that the roof colour should be mid/dark green or dark grey so that the building sits better in the landscape.

With concern for additional water run-off onto Barton Road from the increased hardstanding and roof area, drainage should be installed on site to prevent this.

Resolved: With drainage issues to be considered, and the inclusion of conditions for roof colour and vehicles to be stored inside only, the council voted to support approval of the planning application.

The resolution was correctly proposed and seconded (6 in favour, 1 against)

With Cllr Joyce having previously declared an interest in this application, the member did not participate in the discussion or vote on this item.

d. 23/P/1552/TPO 2 Sidcot Drive Winscombe North Somerset BS25 1LH

T - 1& T 2 Monterey Cypress remove deadwood and hanging branches clear neighbours' roof by 2 mtrs

Resolved: With little information available as part of the application, members chose not to comment on this application.

The resolution was correctly proposed and seconded (5 in favour, 1 abstention)

e. 23/P/1658/TPO Open Space South of West Croft Lane Sandford

T - 3 Ash fell to ground. T - 4 Ash fell to ground. T - 5 Ash fell to ground. All due to die back.

Resolved: The council voted to support approval of the planning application for safety reasons.

The resolution was correctly proposed and seconded (5 in favour, 2 abstentions)

71. TO NOTE PLANNING DECISIONS AND APPEAL NOTIFICATIONS SINCE THE LAST PARISH COUNCIL MEETING (Agenda item 9)

Planning Approvals

Application no	Address	Brief description
23/P/1323/FUL	Sunnybank Station Road	Change of use of Sunny Bank Cottage from C3 residential to E(g)(i) office meeting rooms.
23/P/1272/FUH	18 Belmont Road	Erection of a first floor side extension to be built exactly on the footprint of the existing ground floor garage block and adjacent study at first floor level only.

Planning – Split decision

Application no	Address	Brief description
23/P/1307/TPO	Meadowside Oakridge Lane	T - 1 Beech crown lift to 5 mtrs. T - 2 Beech crown lift to 5 mtrs and create 2m clearance with dwelling

72. IN ACCORDANCE WITH FINANCIAL REGULATION 17.2, PARISH COUNCIL TO TEMPORARILY SUSPEND FINANCIAL REGULATION 11.1.h. FOR THIS MEETING ONLY (Agenda item 10)

11.1.h) When it (the council) is to enter into a contract of less than £25,000 in value for the supply of goods or materials or for the execution of works or specialist services other than such goods, materials, works or specialist services as are excepted as set out in paragraph (a) the Clerk or RFO shall obtain 3 quotations (priced descriptions of the proposed supply); where the value is below £2,000 and above £500 the Clerk or RFO shall attempt to obtain 1 written estimate. A minimum of two estimates will be sought for expenditure estimated between £2,000 - £4,000. Otherwise, Regulation 10.3 above shall apply.

A report had been circulated to members in advance of the meeting. Time constraints for completion of a project had not permitted the council to obtain three quotations in advance of works being undertaken.

Resolved: Financial regulation 11.1.h was suspended for the duration of this meeting only

The resolution was correctly proposed and seconded (6 in favour, 1 abstention)

73. COUNCIL TO CONSIDER PAYMENT OF INVOICE FOR ADDITIONAL WORKS REQUIRED DURING INSTALLATION OF SKATEPARK RAMP DUE TO CHANGES IN SURFACING LEVELS. (Agenda item 11)

With time constraints in place, the contractor set about adapting a ramp that had been due to be installed onto a flat surface to fit with a newly tarmacked camber surface. Works had been explained and itemised in detail for the benefit of members.

Comparisons for the additional works, along the labour charges had been made, and it was proven that our contractor charges for the additional works was reasonable.

Resolved: That the council should pay the additional invoice of £5,355 to Raddi Skatepark Repairs
The resolution was correctly proposed and seconded (4 in favour, 3 against) MOTION CARRIED
Members were aware that this additional and unexpected expenditure had not been included with budgets for 2023/24 and therefore the play areas budget would likely be exceeded.

74. MATTERS FOR INFORMATION (*Agenda item 12*)

- *AONB Service Planning Workshop* - members were reminded to register on-line for the event to be held in Banwell Youth Centre in conjunction with Banwell & Bleadon Parish Councils on 19th October.
- *Barton/Church Road fingerpost sign* – an arm had been knocked off the post and had now been taken away for repair.
- *A38 Sidcot vehicle activated sign* – it was reported that the sign was working inconsistently and only half illuminated. Matter to be reported to NSC for action.
- *WinSpace* – the WCA group working towards a new build centre wished to form a committee/working group with parish councillors. Those interested in being part of this should contact the clerk.

With no further business, the meeting concluded at 9.15 pm.

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.