A meeting of the Planning Committee was held on Monday 10th February 2014, 7.30 p.m. Amesbury Room, Winscombe Community Centre

Councillor Members Present: Mr C Ballard (chairman), Mrs M Ballard, Ms C Boase, Mrs A Brading, Mr S Bridges (vice-chairman), Mr A Forbes, Mr G Luckett, Mr C Sampson, Mr J Westlake, M Williamson

Other Parish Councillors: Mr K Joyce

Clerk: Mrs L Rampton Members of the public: three

Cllr Joyce, having signed his declaration of acceptance of office form joined other fellow councillors at the meeting but as a non-committee member, took no part in the voting on any item.

102. To receive apologies for absence. Apologies were received from Cllrs M Boddy & J Corry

103. Declarations of interest. There were none

104. 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. As no declarations had been made, there were none.

105. To approve minutes as a correct record of the previous planning committee meeting held 13th Jan 2014

The minutes were approved as a correct record of the meeting

Proposed: Cllr S Bridges Seconded: Cllr J Westlake
All committee members present at the last meeting were in favour

106. Minute Update from previous minutes of the Planning Committee. There was none

107. Public Participation. The Chairman suspended the meeting to allow public participation and stated that this was the only time during the meeting that members of public present would be allowed to address the Planning Committee. Thatchers Cider, continuation of a footway on Station Road – the planning applicant (13/P/2196/F) spoke on the vision of retaining a village pub for Sandford and the need to ensure that this was a sustainable business. It was advised that discussions continue with NSC officers concerning the sale (for a nominal sum) of land to NSC for a possible footway extension to the north side of Station Road, but as well as involving land to the front of an orchard, this could result in a 1.2m loss to an already small front garden for Sunnyside Cottage. A number of questions from councillors were answered and the applicant expressed disappointment that this appeared as a meeting agenda item before the parish council had contacted him directly about this matter. With no further members of the public wishing to address the committee, the chairman re-opened the meeting

108. Planning Applications for comment or information

a. 14/P/0028/TPO Tree Services, 4 Sidcot Drive, Winscombe BS25 1LH
1 Beech, 1 Holly, 1 Tulip – cut back overhang by 3ft
The planning committee supported approval of the planning application
Proposed: Cllr A Brading Seconded: Cllr S Bridges 9 in favour, 1 abstention

b. 14/P/0043/F Mr & Mrs L Hooper, 60 The Lynch, Winscombe BS25 1AR
Erection of a two storey side extension and two front dormer windows to the front elevation
An objection from a neighbour that appears on the NSC website and denies access for property repair/maintenance was considered by members. The application was further considered in terms of planning compliance. The planning committee supported approval of the planning application
Proposed: Cllr S Bridges Seconded: Cllr C Sampson 7 in favour, 3 against

c. 14/P/0045/TPO Wee Tree Nurseries, Sidcot School, Oakridge Lane, Winscombe BS25 1PD
1 Beech – reduce lateral branches on north, & north east side by 4m
Councillors considered that careful management could extend the life of the trees in the Belgian Arc.

The planning committee supported approval of the planning application
Proposed: Cllr A Brading Seconded: Cllr S Bridges 9 in favour, 1 abstention

d. 14/P/0085/TPO Churchill Tree Care, The Hollows, 21 The Green, Winscombe BS25 1AL
1 Ash – crown reduction by 5 – 10% and crown thin by 10%

Some background information regarding this and another (fallen) ash tree provided by a Winscombe Tree Warden was read to the meeting.

The planning committee supported approval of the planning application
Proposed: Cllr M Williamson Seconded: Cllr A Forbes All in favour

e. 14/P/0175/F Mr L Pargeter, Kandy Cottage, Hillyfields, Winscombe BS25 1PH
Erection of a two storey extension to front and a single storey extension to the rear. Alterations to the roof to include dormer windows to the front & rear

The planning committee supported approval of the planning application
Proposed: Cllr M Williamson Seconded: Cllr A Brading All in favour

f. 14/P/0197/F Mr P Hayden, 9 Ash Close, Winscombe BS25 1HT
Erection of a single storey rear extension & upgrading of existing conservatory to create garden room & replace roof to utility room

The planning committee supported approval of the planning application
Proposed: Cllr S Bridges Seconded: Cllr A Forbes All in favour

109. Planning Approvals/Refusals/Tree Preservation Orders/Withdrawn applications & appeal notifications for information only
Planning Applications Approved

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
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<tbody>
<tr>
<td>13/P/2157/F</td>
<td>Pen Orchard, Parsons Way Two storey side extension</td>
</tr>
<tr>
<td>13/P/2292/F</td>
<td>Jones Night &amp; Day Installation of an ATM</td>
</tr>
<tr>
<td>13/P/2294/ADV</td>
<td>Jones Night &amp; Day Display of illuminated signage for ATM</td>
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It was noted that despite a request from the Parish Council, no disabled access has been included in approval notices for the installation of the ATM. Action: Clerk to inquire of NSC as to reasons for the omission.

Outcome of planning appeals

<table>
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<tr>
<th>Reference</th>
<th>Description</th>
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<tbody>
<tr>
<td>12/P/1236/F</td>
<td>Caravan site at Uplands Removal of condition 5 - appeal dismissed</td>
</tr>
<tr>
<td>12/P/2115/F</td>
<td>Land west of Pen Orchard Change of land use &amp; stables - dismissed</td>
</tr>
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110. 13/P/2196/F Railway Inn, Station Road, Sandford – to consider making a formal request to NSC for the continuation of the footway to the front of Sunnyside Cottage as part of any planning approval notice

Formal comments from the planning committee meeting held December 2013 supporting the planning application had been made to NSC and the planning application was not reconsidered at this meeting. Whilst it was accepted that the area of land for a potential footway was outside the scope of the planning application, the item had been included for discussion at the request of Cllr M Ballard. It was also noted that a letter sent to NSC by Cllr C Boase did not reflect the opinion of the parish council but was an individual response from a parishioner commenting on the planning application.

Members wished to re-iterate their support for the planning application and the works of Thatchers Cider in the parish
Proposed: Cllr A Forbes Seconded: Cllr A Brading All in favour

A lengthy discussion took place regarding the footway extension that had in previous years been supported by the parish council. Members were mindful that the removal of a hedge and the loss of an area of land to the front of Sunnyside Cottage would have considerable effect on the property and hoped that plans for this could be progressed as sympathetically as possible. Councillors were also pleased to note that Thatchers are currently in negotiation with NSC regarding the possible sale of land to them (for a nominal fee) for a footway extension. It would appear that all parties are in agreement that a new pavement to continue along the north side of Station Road would be ideal; a project that NSC had previously set aside some funding for through their South Area Committee when the cottage was under previous ownership.

It was proposed that a letter be sent to NSC confirming support of the parish council for the continuation of a footway to the east of the Railway Inn pub on Station Road. It is hoped that NSC will continue negotiations with Thatchers Cider to acquire the necessary land that will enable NSC to progress such a project along with securing funding for this.
Proposed: Cllr M Williamson Seconded: Cllr S Bridges All in favour
111. NSC Consultation on the Core Strategy Sustainability Appraisal Supplementary Report: Revised policy CS13


Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the Core Strategy was carried out when the Public Version was produced in 2011. A Supplementary Report has been produced to appraise the proposed increase in the 2006 - 2026 housing requirement from 14,000 dwellings (minimum) to 17,130. Sustainability appraisal identifies, describes and evaluates the likely significant effects – environmental, economic and social – of implementing a plan and compares them with reasonable alternatives.

With no councillor comment on the consultation, members were invited to submit individual responses to the report.

112. Matters for information

- **Hinkley C Connection Project** - National Grid has advised that during consultation on the new 400,000 volt electricity connection between Bridgwater in Somerset and Seabank near Avonmouth, feedback was received proposing a change to the route of the new overhead line in the Southwick area. The revised route would be further east than previously proposed, which involves changing the location of nine pylons. Subject to further consultation, National Grid is proposing to include the revised route in their application to build the new connection. This additional, local consultation is taking place from **Monday 10 February to Monday 10 March 2014**. Details are available on the project website [www.hinkleyconnection.co.uk](http://www.hinkleyconnection.co.uk) or by contacting the Community Relations Team.

- **North Somerset Core Strategy: Examination of remitted policies.** Following a high court judgment, the North Somerset Core Strategy housing requirement is to be re-examined by the Planning Inspectorate. The Inspector appointed to undertake the examination has now issued the timetable and agendas. These can be viewed on the NSC website at [www.n-somerset.gov.uk/corestrategy](http://www.n-somerset.gov.uk/corestrategy). The hearings will take place on Tuesday 18, Wednesday 19 and Thursday 20 March 2014 at the Winter Gardens in Weston-super-Mare. While participation is by invitation only, the hearings are open to the public. Further information and documentation will be placed on the NSC website as it becomes available. Questions about the hearings should be directed to the independent Programme Officer by email at robert.young@n-somerset.gov.uk.

- **Parish Council comments on planning applications to NSC** – NSC has requested that parish council comments are loaded directly to each planning application on their website as these will be available to the planning officer immediately and also to members of the public to view more quickly.

- **NSC Consultation** - Residential Park Homes and Caravan Sites - Fee Policy: Ends 25th Feb 2014. New legislation comes into force in April 2014 which provides the council with greater powers to ensure site licence conditions are met. This consultation is about the fees the council are proposing to charge for the functions they have to carry out. This consultation is aimed at those who live all year round in a park home or caravan and those who own or manage the sites. No residential park homes were known of in this parish.

- **Report of 3 mobile homes on land off Banwell Road adjacent to parish boundary** (parcel 8425 adjacent to Reeve Ground, lay-by off Banwell Rd, Winscombe – the parish council has previously been consulted by NSC on proposals for use of this land due to close proximity to the parish boundary). It was proposed by Cllr Bridges, seconded by Cllr A Brading, all in favour that the matter be reported to Planning Enforcement for further investigation and Banwell Parish Council advised of this action.

- **Banwell Parish Council meeting, 10th March 2014** – following approval of outline permission for (12/P/1266/OT2) 1,600 new homes and a care home on land off Wolvershill Road, Banwell, it is understood that the planning applicant is to address Banwell Parish Council with regard to the resurrection of a possible Banwell bypass. As this council has always resisted a bypass for Banwell that does not include Sandford, Cllr M Williamson offered to attend the meeting on behalf of Winscombe & Sandford Parish Council.

Meeting Closed: 8.35 p.m.

Date of next meeting: Monday 10th March 2014

Signed ________________________________________ (Planning Chairman)

Date __________________