



Clerk: Lynne Rampton  
Parish Council Office,  
Winscombe Community Centre,  
11 Sandford Road, Winscombe,  
North Somerset BS25 1JA  
Telephone: 01934 844257

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**Members of the public and press are very welcome to attend this meeting.**

Dear Councillor,

You are summoned to attend a meeting of the Parish Council which will take place as detailed below:

**A meeting of the Parish Council will be held on  
Monday 22<sup>nd</sup> January 2024, at 7.30pm,  
Winscombe Community Centre, Amesbury Room**

16.01.2024

*Lynne Rampton* Clerk to the Council

**A G E N D A**

1. To receive apologies for absence and to approve reasons for absence where appropriate.
2. Declarations of interest.
3. 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.*
4. To approve the minutes as a correct record of the parish council meeting held on 27<sup>th</sup> November 2023
5. Update from the November parish council meeting along with the January Clerk's report
6. Crime report – to receive a monthly police report for the parish
7. Response to matters raised during public participation at the previous parish council meeting
8. Public participation *A maximum time of 15 minutes will be allowed for a session open to the Public to present comments, observations, information, petitions, or lead deputations and is the only time members of the public may participate during the meeting.*
9. To receive a ward councillor update
10. To authorise monthly bills for payment
11. To receive a report from a meeting of the Employment, Finance and Policies Committee held on 15<sup>th</sup> January and to consider recommendations made:
  - a. *To approve the minutes of the committee meeting held on 15th January.*
  - b. *To approve contributions, donations and grant applications as included in 2024/2025 budget.*
  - c. *To approve the recommendations and budget proposal for 2024/2025*
  - d. *To set a parish precept demand for 2024/2025*
  - e. *Regular payments already made by direct debit or standing order – to reaffirm for 2024/25*
  - f. *Parish Council to adopt and implement a future forward financial plan to 2025.*
12. To approve the minutes as a correct record of the planning committee meeting held on 7<sup>th</sup> December 2023
13. To consider and comment on current planning applications in the parish:
  - a. **23/P/2554/FUH 43 Sidcot Lane**  
Proposed demolition of existing front porch and rear extensions with subsequent erection of a replacement single storey rear extension and canopy front porch. Proposed creation of a first floor with the erection of 6no. dormers. Fenestration alterations at all elevations including the removal, replacement and installation of multiple windows/doors.
  - b. **23/P/2594/FUL Hill Farm**

Proposed change of use of an existing barn to holiday accommodation use.

- c. 23/P/2663/LDE The Coach House** (for information only)  
Certificate of Lawfulness in respect of existing building operations and creation of a dwellinghouse (Use Class C3).
  - d. 23/P/2616/TPO 101 The Lynch** Red horse chestnut (T1) - Reduce height by 1.5m and lateral spread by 2m. Crown lift over neighbouring garden to 3.5m above ground level.
  - e. 23/P/2657/FUL Land East of Hillview, Greenhill Lane**  
Proposed erection of 1no. dwelling with detached garage. Creation of hard standing and landscaping alterations.
  - f. 23/P/2734/FUH Mufflands, Yadley Lane**  
Proposed demolition of existing connected garage and canopy. Erection of a detached garage, canopy porch and a single storey rear extension. roofing alterations including, removal of existing chimney stack and installation of 1no. rooflight, 2no. sun-tunnels, 1no. flue and solar panels to the South elevation. Landscaping and fenestration alterations at all elevations including the removal, replacement, and installation of windows/doors.
  - g. 23/P/2756/AOC Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land in Sandford, Winscombe and Churchill** (for information only)  
Request to discharge condition numbers 3, 4, 5, 6, 7(b), 7(j), 7(l), 14(a-d), 14(f-h), 14(i), 14(jk), 15, 16, 18, 20, 21, 22, 23, 25, 29 and 31 on application 22/P/1768/R3EIA.
  - h. 23/P/2759/NMA Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land in Sandford, Winscombe and Churchill** (for information only)  
Non material amendment to planning permission 22/P/1768/R3EIA (construction of a 3.3km single carriageway road from the A371 Summer Lane to A368 Towerhead Road, including a 3m shared use path to Sandford, one bridge, ten culverts, associated infrastructure, and landscaping. Construction of a 0.63km (including junction link to Banwell Bypass) single carriageway Southern Link Road, including associated infrastructure and landscaping. Mitigation and enhancement measures, which consist of environmental mitigation and enhancement measures in connection with the Banwell Bypass and the Southern Link including flood compensation areas, planting and habitat creation, attenuation basins, replacement playing fields at Banwell Football Club, associated infrastructure and landscaping. Placemaking improvements within Banwell, comprising mitigation and enhancement measures to the public realm. Demolition of a wall at 25 Castle Hill. Active travel routes including works to footpaths, cycleways, and bridleways. Improvements to the wider local road network in Sandford, Churchill, Winscombe and Locking and creation of shared use paths between Sandford and Churchill and Langford and Churchill) to allow for amendments to the design as listed in covering letter dated 13 December 2023.
  - i. 23/P/2772/FUL Sloughpitt Farm**  
Proposed conversion of 1no. dwelling into 2no. Semi-detached cottages. Works to include; Demolition of existing rear and side extensions, raising of ridge height of proposed new cottage to match existing building and fenestration alterations at all alterations including the removal, replacement and installation of windows/doors.
- 14. To note planning decisions and appeal notifications since the last planning committee meeting**
  - 15. NSC consultation on public transport in North Somerset – parish council to consider & comment.**
  - 16. To receive and agree a draft lease agreement for the rent of a Parish Office on the Myrtle Farm site.**
  - 17. To consider a quotation for the replacement of a street light and bracket on Helens Road at a cost of £594 plus vat**
  - 18. Parish Council to consider applications to fill the one Parish Councillor vacancy by co-option.**
  - 19. To note amendments to the Public Contracts Regulations 2015 and to update adopted Financial Regulations and Standing Orders.**

20. To consider updating parish council logo, and to involve local senior schools in the design?
21. **Matters for information** - *please advise the Clerk of items 72 hours prior to the meeting.*

*All persons attending meetings are requested to turn mobile phones, pagers, and similar calling devices to silent so as not to cause a disturbance during meetings. The Chairman may approve an exception to this request in special circumstances.*

*Members are reminded that the Council has a 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.*