



**A meeting of the Parish Council was held on.
Monday 24th July 2023, 7.30pm,
Winscombe Community Centre, Amesbury Room**

Those present at the meeting:

Parish Cllrs Present: Zak Aravantinos, Simon Crew, Archie Forbes (Chair), Kevin Joyce (Vice-Chair), Dylan Morris, Lynne Stephens (Vice-Chair), Jack Taviner, Larry van Haaren, Paul Watkins and John Witcher

NSC Cllrs: Joe Tristram

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

Parish Cllrs Absent: Mark Boddy, Tom Nicholson, and Steve Pincher.

44. **TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE REASONS FOR ABSENCE WHERE APPROPRIATE** (*Agenda item 1*) Apologies had been received from Parish Cllrs Boddy, Nicholson and Pincher
45. **DECLARATIONS OF INTEREST** (*Agenda item 2*). None declared.
46. **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.
47. **APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 26TH JUNE 2023** (*Agenda item 4*)
Resolved: That the minutes of the Parish Council Meeting held on the 26th June 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 would be signed by the Chair as a correct record.
48. **MINUTE UPDATE FROM THE JUNE PARISH COUNCIL MINUTES ALONG WITH THE JULY CLERK'S REPORT** *Annex 1 (Agenda item 5)* None
49. **CRIME REPORT – to receive a monthly police report for the parish** *Annex 2 (Agenda item 6)*
A report was read to the meeting by the Chair.
50. **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.
51. **PUBLIC PARTICIPATION** (*Agenda item 8*) *The Chair suspended the meeting.*
An independent candidate in the next general election for the Wells Constituency introduced themselves to the meeting. With voting boundaries changing, it was hoped to gauge constituents concerns and requirements in their next MP.
A Sandford resident voiced concerns raised through weekly community café mornings. These included grass & weeds along the roadside, overgrowing vegetation, and 'noisy' road surfaces. Current maintenance for the Award Land was questioned?
The request for grant funding for Sandford Village Hall was explained to the meeting. Current bank balances were committed to a number of large projects, and members were not able to grant themselves free hall hire, however worthy the cause.
The meeting was re-convened by the Chair.

- 52. TO RECEIVE A WARD COUNCILLOR UPDATE** (*Agenda item 9*)
 The NSC member spoke on possible plans for future bus services through this parish. It was advised that the parish council FOI request made to NSC for information regarding Banwell Bypass modelling data had been referred to the NSC Audit Committee for review of the NSC stance and decision.
 A parish councillor made a statement about the NSC decision to apply a 14% increase to members allowance over a two-year period.
- 53. TO AUTHORISE BILLS FOR PAYMENT** *Annex 3 (Agenda item 10)*
Resolved: Direct payments, direct debits, and standing order payments as detailed totalling £20,783.23 (incl. vat) were authorised for payment.
The resolution was correctly proposed and seconded (unanimous)
- 54. TO CONSIDER AND COMMENT ON CURRENT PLANNING APPLICATIONS IN THE PARISH** (*Agenda item 11*):
- a. 23/P/0336/LBC Barton Farm Barton Road Winscombe North Somerset BS25 1DX**
 Listed building consent for the proposed replacement of 13 no. dilapidated windows in the south and east elevations with new timber slimline double-glazed flush casement windows to match. Works to include:- the replacement of 12no. windows and 1no. door in the South elevation and 1no. window in the East elevation. Refurbishment of the main roof including new felt and battens, with existing clay pantiles to be reused where possible or replaced with reclaimed pantiles to match those extant. Existing glass roof tiles to be replaced with conservation roof lights.
Resolved: The council voted to support approval of the listed building consent planning application.
The resolution was correctly proposed and seconded (unanimous)
- b. 23/P/1272/FUH 18 Belmont Road Winscombe BS25 1LG**
 Proposed erection of a first-floor side extension. The extension is to be built exactly on the footprint of the existing ground floor garage block and adjacent study at first floor level only.

 An objection to the application from a neighbour due to loss of light through a glazed door to the side of their property was noted. The NSC Supplementary Planning Document, Residential Design Guide does not afford the same protection to secondary windows as is given to main windows to habitable rooms.
Resolved: Subject to the glazed door panel at 20 Belmont Road being a secondary window to the kitchen, the council voted to support approval of the planning application.
The resolution was correctly proposed and seconded (8 in favour, 1 against, 1 abstention)
- c. 23/P/1264/FUL Mabots Orchard Old Banwell Road Winscombe**
 Demolition of an existing storage building and proposed erection of a new general purpose agricultural building within the south-east corner of a commercial orchard for the storage of farm machinery and materials, associated concrete yard and hardstanding, creation of a new surface water attenuation pond within the north-eastern corner of the site and associated landscaping works.

 Concern was expressed by some members regarding the height of the proposed two-storey building that was in the AONB and was likely to be visible from the A371. The environmental benefit of cost savings of the new building should be weighed against the impact of construction.

Resolved: The council voted to recommend refusal of the planning application.
The resolution was correctly proposed and seconded (3 in favour, 6 against, 1 abstention)
MOTION FAILED

Resolved: The council voted to support approval of the planning application.
The resolution was correctly proposed and seconded (6 in favour, 3 against, 1 abstention)
- d. 23/P/1307/TPO Meadowside Oakridge Lane Winscombe North Somerset BS25 1LX**
 T - 1 Beech crown lift to 5 mtrs. T - 2 Beech crown lift to 5 mtrs

 Consideration was given to the two trees, that whilst healthy specimens, were encroaching over a highway.

Resolved: The council voted to support approval of the TPO planning application.
The resolution was correctly proposed and seconded (2 in favour, 7 against, 1 abstention)
MOTION FAILED

Resolved: The council considered a crown lift to 5m to be excessive, but agreed some maintenance works to be necessary. The council voted to support approval of the TPO planning application on recommendation of the NSC Tree Officer.

The resolution was correctly proposed and seconded (7 in favour, 2 against, 1 abstention)

e. 23/P/1313/FUL The Stable 5 Nippors Way Winscombe BS25 1HF

Removal of condition 1 (ancillary use) of permission 04/P/0122/F (Change of condition 3 and removal of condition 2 (personal condition) on existing planning application 2594/77- conversion of existing store to granny flat) to allow granny flat to be used as an independent unit of accommodation separate to the main dwelling.

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

The resolution was correctly proposed and seconded (unanimous)

f. 23/P/1320/FUL Land to South East of Nye Farm Puxton Lane off Droveaway, Sandford BS24 6TL

The retention of two culverts to be used for agricultural purposes.

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

The resolution was correctly proposed and seconded (unanimous)

g. 23/P/1323/FUL Sunnybank Station Road Sandford BS25 5RF

Change of use of Sunny Bank Cottage from C3 residential to E(g)(i) office meeting rooms.

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

The resolution was correctly proposed and seconded (7 in favour, 3 against)

h. 23/P/1347/LDP 14 Sidcot Lane Winscombe BS25 1LA (info only)

Certification of Lawful Development for the proposed demolition of existing garage and erection of a replacement garage with attached office including landscaping alterations.

i. 23/P/1398/AOC 47 Church Road Winscombe BS25 1BP (info only)

Request to discharge condition number 3 (Construction Management Statement) from application 22/P/0666/FUL

j. 23/P/1426/TPO Darlisette House 13 Hapil Close Sandford North Somerset BS25 5AA

T - 1 Oak reduce crown by 1 mtr, thin canopy by 15%

With the Oak tree being in a prominent position within the retirement village and visible from the Strawberry Line, this had high visual amenity value. There is little in the way of supporting evidence to justify works to what would appear to be a healthy tree.

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

The resolution was correctly proposed and seconded (9 in favour, 1 abstention)

55. TO NOTE PLANNING DECISIONS AND APPEAL NOTIFICATIONS SINCE THE LAST PARISH COUNCIL MEETING (Agenda item 12)

Planning Approvals

Application no	Address	Brief description
23/P/0949/AOC	Myrtle Farm, Station Road	Discharge of condition.
23/P/0309/FUH	28 Sidcot Lane	Extension to West elevation and porch. Erection of new double garage to rear.
23/P/0958/FUH	18 Sidcot Lane	Rear extension and replacement double garage
23/P/0800/FUL	9 Woodborough Road	Timber frame carport with solar panels
23/P/0205/FUH	114 Sandford Road	Erection of treehouse and storage unit made from upcycled materials
23/P/0179/FUH	2 Broadleaze Way	Single and two-storey extensions. Solar panels and new vehicular access.

- a. **To authorise PC Chair to speak at P&R committee meeting on application 22/P/2105/FUL, land adjacent to Coombe Farm.**

Resolved: The Chair should speak in opposition to the planning application when this comes before The NSC Planning & Regulatory Committee

The resolution was correctly proposed and seconded (unanimous)

56. **TO RECEIVE A REPORT FROM A MEETING OF THE EMPLOYMENT, FINANCE & POLICIES COMMITTEE HELD ON 17TH JULY 2023, & TO CONFIRM RECOMMENDATIONS (Agenda item 13):**

- a. **To approve the minutes as a correct record of the meeting**

Resolved: That the minutes of the committee meeting held on the 17th July 2023 were approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous).

The minutes of the meeting would be signed by the Chair as a correct record.

- b. **Small grant application for Sandford Village Hall – refusal of application recommended.**

Resolved: That the application should be refused.

The resolution was correctly proposed and seconded (unanimous).

- c. **To confirm appointment of internal auditor 2024/25 – 2026/27.** Mrs B Bowen was duly appointed.

- d. **To confirm update to parish council bank mandates**

- e. **To accept parish council and cyber insurance policies for a further 12-month period.**

- f. **To accept parish council Health & Safety Policy and risk assessments for a further 12-month period.**

Resolved: That recommendations c, e and f were approved en-masse

The resolution was correctly proposed and seconded (unanimous)

- d. **To confirm update to parish council bank mandates**

Resolved: That Cllr Morris be added to Unity Bank mandates as a signatory and to 'view and authorise' on-line payments. Cllrs Morris and Stephens should be added to the Nationwide Building Society mandate as signatories.

The resolution was correctly proposed and seconded (unanimous)

57. **TO CO-OPT CLLR MORRIS ONTO PARISH COUNCIL COMMITTEES (Agenda item 14)**

Resolved: Cllr Morris was duly co-opted onto Employment, Finance & Policies Committee, Planning Committee, and War Memorial Recreation Ground Committee

The resolution was correctly proposed and seconded (unanimous, with Cllr Morris abstaining from the vote)

58. **TO CONSIDER RE-REGISTERING WINSCOMBE LIBRARY AS AN ASSET OF COMMUNITY VALUE? (Agenda item 15)**

Land on which the library is situated is owned by an individual and leased to NSC. Re-registration of an Asset of Community Value would afford the council/community a six-month period in which to potentially raise funds to purchase the asset, but with no guarantees the owner would sell to the parish council.

Resolved: The parish council should not re-register the Winscombe library as an asset of community value.

The resolution was correctly proposed and seconded (7 in favour, 1 against, 2 abstentions)

59. **TO AUTHORISE REPLACEMENT PICNIC BENCH FOR WINNOWING END PLAY AREA WITH ONE MADE FROM RECYCLED PLASTIC. (Agenda item 16)**

Two bench options had been provided to members.

In discussion, members favoured a seat that would also accommodate adults along with a 'rainbow colour' seat in keeping with the play area.

Quote 1: £453.81 plus £120 delivery

Quote 2: £435.00 plus free delivery

Resolved: With quote 1 being more appropriate for adult use and being of a more substantial weight, this should be accepted.

The resolution was correctly proposed and seconded (8 in favour, 2 against)

Contract awarded to British Recycle Plastics for the Denholme rainbow picnic table.

60. WMRG – TO INSTRUCT A FOUL SEWER SURVEY TO CHECK FOR FURTHER DETERIORATION IN THE SYSTEM BEFORE FINALISING REQUIRED WORKS FOR 2023/24 (Agenda item 17)

Four quotations for works were presented to the council:

Quote 1: £800
Quote 2: £405
Quote 3: £1,120
Quote 4: £325

It was noted that some companies charged for works on a day rate rather than actual hours required for the survey.

Resolved: A further survey should be conducted to ascertain the current position of foul sewer drainage at the recreation grounds prior to instructing further works agreed in the budget for the current financial year. On receipt of survey results, a meeting of the Parish Council Chair Committee should instruct works. Contractor 4 should be instructed to carry out works.

The resolution was correctly proposed and seconded (9 in favour, 1 against)

Trent's Drains was appointed as contractor for the works.

61. TO RECEIVE AND ACCEPT AN UPDATED COMMITTEE MEETING CALENDAR FOR THE REMAINDER OF 2023 (changes due to councillor availability and condensing of planning meetings into main council meetings where appropriate) (Agenda item 18)

Resolved: The revised meeting calendar to end 2023 was agreed by the council

The resolution was correctly proposed and seconded (unanimous)

62. MATTERS FOR INFORMATION (Agenda item 19) None

- *Road closures* – a utility company had applied for a road closure of the A368, Station Road from 16th October for a two-week period.
- *Winscombe Rugby Club* – a planning application for additional changing facilities at the recreation ground had not yet been submitted.

With no further business, the meeting concluded at 8.50 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.