



**WINCANTON TOWN COUNCIL  
DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON MONDAY 11<sup>TH</sup> JANUARY 2021 ONLINE VIA ZOOM**

**PRESENT:** Councillors Thomas (Chair), Power, Smith (from 18:10), Shelbourn-Barrow, Tudgay, Vagg and Walters

**LOCUM CLERK:** Zöe Godden

**There was one member of the public present at the start of the meeting.**

**18:05 – The Chair allowed a public open session.**

A member of the public began to ask questions on matters not detailed on the agenda and was asked to put these in writing to the Clerk.

**18:08 – The Chair brought the public open session to a close.**

**The meeting started at 18:08.**

**001 APOLOGIES**

Apologies had been received from Councillors Greening and Ralph.

**002 DECLARATIONS OF INTEREST**

Councillor Thomas declared personal interest in 3d) because his premises adjoined the site of the application and confirmed that he would abstain from voting on this matter.

**18:10 - Councillor Smith joined the meeting.**

**003 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:**

	<b>Application number</b>	<b>Address</b>	<b>Proposal</b>	<b>Link</b>
<b>a)</b>	20/03178/FUL	McDonalds Restaurants Limited Long Close Unit A Lawrence Hill Wincanton Somerset BA9 8AB	Installation of two rapid electric vehicle charging stations and associated use of two approved parking spaces as electric vehicle charging bays, Car Park of McDonalds, Wincanton.	<a href="https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QJ9US2OWLHL00&amp;activeTab=summary">https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QJ9US2OWLHL00&amp;activeTab=summary</a>

The Chair summarised the application details.

**RESOLVED:** It was proposed by Councillor Tudgay, seconded by Councillor Power and unanimously agreed to recommend approval of this application.

b)	20/03218/HOU	Crofton West Hill Wincanton BA9 9BZ	Two storey side extension following demolition of existing garage. Replacement front porch and roof. Installation of air conditioning system	<a href="https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QJDHBBOWLK500">https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QJDHBBOWLK500</a>
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The Chair explained that the application aimed to provide additional residential space to a detached property.

**RESOLVED:** It was proposed by Councillor Power, seconded by Councillor Shelbourne-Barrow and unanimously agreed that the Committee has no objections to this application.

c)	20/03222/FUL & 20/03223/LBC	White Horse Hotel 4 High Street Wincanton BA9 9JP	Renovation and conversion of the disused former hotel into residential units and street-fronting commercial unit	<a href="https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QJDVAPOWLKJ00&amp;activeTab=summary">https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QJDVAPOWLKJ00&amp;activeTab=summary</a>
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The Chair reported that this was a complex application, aiming to convert the White Horse building into 14 apartments and maisonettes, with a focus on the restoration of the historic building to make it habitable. The Chair noted that the application made no mention of a previous application for the construction of six dwellings at the rear of the White Horse and felt that a more holistic approach to the development of the site should be taken. Councillor Tudgay said that this application would need to be considered on its own merits and felt that the ground floor front of the property should always remain in commercial use and not be converted into residential accommodation in the future. There was general agreement that the car park to the rear should not be developed because the space would be needed by residents of the new White Horse units to park their vehicles. It was also noted that cars regularly parked at the rear of the White Horse already.

**RESOLVED:** It was proposed by Councillor Tudgay, seconded by Councillor Shelbourne-Barrow and unanimously agreed that the Committee is generally in favour of plans to bring the White Horse back into use and recommends approval of the application with the caveats that the ground floor frontage should remain in commercial use and not be converted to residential and also that the car park to the rear of the building should not be developed and should remain available for car parking.

d)	20/03262/FUL	2 South Street Wincanton BA9 9DL	Alterations and the change of use of ground floor from restaurant to restaurant and takeaway facility with staff accommodation and the installation of two new windows and extraction equipment to rear.	<a href="https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QJMMA3OWLN900&amp;activeTab=summary">https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QJMMA3OWLN900&amp;activeTab=summary</a>
<p>The Chair summarised the application and reported that there were three comments from residents on SSDC's website. These residents were not in favour of the application because they were concerned about increased noise, additional traffic and the extended opening hours. Councillors were supportive of the commercial unit being brought back into use but expressed concern about the inclusion of residential accommodation, especially as it would be located on the ground floor.</p> <p><b>RESOLVED:</b> It was proposed by Councillor Power, seconded by Councillor Walters and agreed that the Committee recommends approval of the application with the proviso that the residential accommodation should be tied so that it could only be occupied by staff working for the business. Five votes for; Councillor Thomas abstained from voting and had asked for this to be recorded in the minutes.</p>				

#### 004 DATE OF NEXT MEETING

The next scheduled Planning Committee meeting will take place on Monday 8<sup>th</sup> February 2021 at 19:00.

The meeting ended at 18:44.



Zöe Godden  
Locum Town Clerk