



## WINCANTON TOWN COUNCIL

### DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 10th AUGUST 2021 AT THE COUNCIL CHAMBERS, WINCANTON TOWN HALL

**COMMITTEE MEMBERS PRESENT:** Councillors Atherton, Greening, Shelbourn-Barrow (Vice Chair), Smith, Walters.

**ALSO PRESENT:** Stephen Hill (Town Clerk), Councillor Old

#### PUBLIC PARTICIPATION

- Cllr Shelbourn-Barrow opened the meeting and read out the public participation notification.
- Roy Amner (Intelligent Alternatives) spoke for the site developer Next Energy and presented the Planning Application for the new solar farm at Brains Farm. At 8.8MW (sufficient to power 6,200 homes) the Application includes ancillaries, is south facing, less than 3m high and includes areas of biodiversity. The Application has been discussed with CATCH. The Application is for temporary consent at 40 years, then funds are set aside for reinstatement. The existing farm is organic; no removal of hedges or trees planned. The scheme will not be visible. The land is classified as Grade 4 agricultural. Solar power generation is a national infrastructure priority.
- No other members of public wanted to speak.
- In response to question re the solar farm, it was noted that hedge height could be increased to reduce solar farm visibility and without reducing capacity (ie no shadows are expected). Circa 1/5<sup>th</sup> of the site is proposed as grazeable land and the site will be sown with wildflowers.
- Separate to the Planning Application a Community Benefit community contribution of one-off payment of £10k is proposed payable upon first generation from the site. CATCH has a proposed list of projects; funds could be provided to WTC and then for CATCH projects.

- 19.17 – public participation ended.

#### 15-22 APOLOGIES

Committee **NOTED** those Councillors sending apologies: Cllr Thomas (Chair), Cllr Power

Cllr Greening joined the meeting: 19:01

#### 16-22 DECLARATIONS OF INTEREST

None

**17-22 MINUTES OF PREVIOUS PLANNING COMMITTEE MEETING**

**Council RESOLVED to approve the minutes of the Planning Committee meeting held on Monday 12<sup>th</sup> July 2021.**

Cllr Smith proposed; Cllr Walters seconded. Unanimous.

**18-22 UPDATE ON PLANNING DECISIONS**

Committee was updated on recent planning decisions:

- a. Detailed application for 4 two-bedroom dwellings, parking and ancillary works (re-submission of application ref. 19/03331/FUL).  
Land To The Rear Of The Dolphin Hotel High Street Wincanton BA9 9JF  
**Ref. No. 21/00982/FUL**  
Validated: Tue 23 Mar 2021  
Decision date: Thu 01 Jul 2021  
**Status: Approved/** Application Permitted with Conditions
- b. Detailed application for 4 two-bedroom dwellings, parking and ancillary works (re-submission of application ref. 19/03332/LBC).  
Land To The Rear Of The Dolphin Hotel High Street Wincanton BA9 9JF  
**Ref. No. 21/00983/LBC**  
Validated: Tue 23 Mar 2021  
Decision Date: Thu 01 Jul 2021  
**Status: Approved/** Application Permitted with Conditions
- c. Land At Lawrence Hill Wincanton Somerset BA9 9RT  
**Ref. No. 19/02245/OUT**  
Received: Mon 12 Aug 2019  
Validated: Tue 13 Aug 2019  
**Status: Awaiting decision (SSDC Search)**  
**SSDC Regulation Committee Approved this PA at its meeting on 20 April 2021.**  
<https://modgov.southsomerset.gov.uk/mgAi.aspx?ID=17283>  
  
<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PW4OFROWM6100>

**19-22 NOTIFICATION OF TREE WORKS**

None

**20-22 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**Committee RESOLVED to revise the order of the Agenda and to initially consider Planning Application Ref: 21/02205/FUL: Proposed Solar Farm**

Cllr Atherton proposed; Cllr Smith seconded. Unanimous

- a) Reserved Matters application for the erection of 31 dwellings, access works, relocation of existing NHS parking, provision of public open space and other ancillary works following Outline approval 14/00838/OUT. **(Amended plans and information received February 2021) (Amended information received March 2021)**

Land Adjoining Verrington Hospital Dancing Lane Wincanton Somerset BA9 9DB

**Ref. No. 18/03414/REM**

Received: Thu 18 Oct 2018

Validated Mon 19 Nov 2018

Amended Information Received: March 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PGQZ1DOWHSE00>

Committee noted the changes to the Application site and amendments being mainly focused on biodiversity. There were no queries from Cllrs or public.

**Committee RESOLVED to make no further comments on the Application.**

Cllr Smith proposed; Cllr Greening seconded. Unanimous

- b) Demolition of existing bungalow and erection of a replacement dwelling and detached garage.

**Ref. No. 20/02935/FUL**

Received: Wed 14 Oct 2020

Validated: Thu 01 Apr 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QI56Y2OWL3X00>

**Committee RESOLVED to make no comments.**

Cllr Greening proposed; Cllr Smith seconded. 4-0-1 (For-Against-Abstain)

- c) Proposed solar farm and associated development, comprising the installation of solar panels, the erection of communications tower/mast, substation, switchgear building, storage/communications/switch room buildings, the provision of inverter/transformer cabins and battery containers, construction of access and stone track, fencing and gates, installation of CCTV cameras, and associated landscaping and biodiversity enhancements.

Solar Site South Of Brains Farm Moor Lane Wincanton Somerset

**Ref: 21/02205/FUL**

Received: Thu 09 Jul 2021

Validated: Thu 22 Jul 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVXN98OWHRT00>

Committee recognised the importance of supporting renewal energy sources and that the site has been visited. It was suggested that the Application be referred to Full Council for a consultation decision.

**Committee RESOLVED to Recommend Support of the Planning Application to Full Council.**

Cllr Shelbourn-Barrow proposed; Cllr Atherton seconded. 4-0-1

- d) Replace glazed windows within stone mullions  
5 The Old Police Station North Street Wincanton BA9 9AZ

**Ref. No. 21/01597/HOU**

Received: Thu 13 May 2021

Validated: Thu 18 Jun 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QT229IOWGVO00>

**Committee RESOLVED to make no recommendation.**

Cllr Smith proposed; Cllr Atherton seconded. Unanimous

- e) Replace glazed windows within stone mullions  
5 The Old Police Station North Street Wincanton BA9 9AZ

**Ref. No. 21/01598/LBC**

Received: Thu 13 May 2021

Validated: Thu 18 Jun 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QT229JOWGVP00>

**Committee RESOLVED to make no recommendation.**

Cllr Smith proposed; Cllr Atherton seconded. Unanimous

- f) Discharge of Condition part No. 4 (Ecology) of Planning Application 19/03514/FUL  
Land North Of The Wagtail Lawrence Hill Wincanton Somerset BA9 8AA

**Ref. No. 21/02174/DOC1 (this was previously 19/03514)**

Received: Thu 08 Jul 2021

Validated: Thu 08 Jul 2021

**Status: Awaiting decision**

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=QVVBRGOWHQ00&activeTab=summary>

**Committee RESOLVED to Support the Planning Application.**

Cllr Atherton proposed; Cllr Smith seconded. 4-0-1

## **21-22 DATE OF NEXT MEETING**

The next scheduled Planning Committee meeting will take place on Monday 6<sup>th</sup> September 2021.

Meeting closed 20.00.