



WINCANTON TOWN COUNCIL

DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 17TH APRIL 2023 AT 7:00PM IN THE COUNCIL CHAMBER, WINCANTON TOWN HALL

MEMBERS PRESENT: Cllrs P Rodgers (Chair), N Anderson, D Caines, T Child, D Old, L Ralph, C Rodgers, D Smith, & S Wing

PROPER OFFICER: Emma Curtis - Town Clerk

PUBLIC PARTICIPATION

There was one member of the public in attendance, no questions raised. Cllr Child spoke as a resident to address concerns regarding the height of a roof on one of the 34 properties erected at Bayford Hill restricting views. Cllr Child requested this concern be raised with Somerset Council Planning Department. Cllr Rodgers spoke as a resident regarding complaints about the development at Churchfields and lack of communication with residents from the Planning Department.

The meeting commenced at 7:08pm.

1. APOLOGIES FOR ABSENCE:

Received from Cllrs H Ellard, E Hix and P McClarnon.

RESOLVED: It was proposed and unanimously agreed to approve the apologies for absence as presented.

2. DECLARATIONS OF INTEREST:

None received.

3. MINUTES OF THE PREVIOUS MEETING:

RESOLVED: It was proposed and agreed to approve the minutes of the last meeting and adopt them as a true and accurate record.

4. WORKING GROUP:

To resolve to form a working group of Cllrs to consult with Origin3 and report back to Full Council: The Clerk explained the need and requirements for a Working Group.

RESOLVED: It was proposed and unanimously agreed that Cllrs Ellard, Old, Anderson C Rodgers and P Rodgers would form members of the Working Group

5. THE FOLLOWING PLANNING APPLICATIONS WERE CONSIDERED:

Application Number	Address and description
23/00600/S73	Land To The Rear Of The Dolphin Hotel, High Street, Wincanton S73 application to vary condition 2 (Approved Plans), in relation to planning approval 21/00982/FUL (as amended by 22/02149/S73): Detailed application for 4 two-bedroom dwellings, parking and ancillary works (re-submission of application ref. 19/03331/FUL) movement of terrace to south to allow additional space at front of properties and new visitor parking spaces, changes to elevations to incorporate cedar cladding, removal of columns supporting overhead canopies to front of each dwelling, and demolition and rebuilding of part of boundary wall https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00600/S73
RESOLVED: It was proposed and agreed to recommend approval of this application.	
23/00736/S73A	Land Adjoining New Barns Farm, West Hill, Wincanton S73A Application to vary Condition 01 (approved plans), Condition 02 (use restrictions) and to delete Condition 03 (non-amalgamation of retail uses) regarding the permitted residential and commercial uses of Reserved Matters Approval 10/00014/REM; The erection of a medical centre, 3 No industrial units, 4 No retail units, 7 residential duplexes and associated works https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00736/S73A
RESOLVED: It was proposed and unanimously agreed to recommend approval of this application and to request a community fridge be located at the site as previously suggested by the Town Council.	
23/00710/FUL	2 Alfreds Way, Wincanton Business Park, Wincanton, Somerset, BA9 9RU Erection of a two-storey extension with single-storey link structure to side of existing office building for storage and office uses https://ssdc.somerset.gov.uk/planningdocuments?ref_no=23/00710/FUL
RESOLVED: It was proposed and agreed to recommend refusal of this application as presented due to confusion over the address, highways and parking concerns and the design appearing to be a new building and not an extension as described.	

6. THE FOLLOWING RECENT PLANNING DECISIONS WERE NOTED:

Application Number	Address and description
23/00374/HOU	Wassall House, Bayford Hill, Wincanton, Somerset, BA9 9LR Removal of the current additions at the rear and rear-west corner of the property, subsequent erection of two-storey extension across the rear width of the original house, and one-storey extension at the rear-west corner of the property. Decision: Application Withdrawn https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=RPTKJ5OWJ9N00&activeTab=summary
23/00259/TCA	1 Ireson Villas, Bayford Hill, Wincanton, Somerset, BA9 9LG Notification of intent to carry out Tree Surgery Works to No. 3 Trees within a Conservation Area. Decision: Application Permitted https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=RPCYTDOW0L300&activeTab=summary
22/03426/COU	Unit1 18B Bennetts Field Trading Estate, Wincanton, Somerset, BA9 9DT Change of use of premises to use classes E(g), B2 and B8 to facilitate use as a coffee roasting business-retrospective. Decision: Application Permitted with Conditions https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=RMMPVVOW0L900&activeTab=summary
22/03352/COL	Willow Farm, Moor Lane, Wincanton, Somerset, BA9 9QU Certificate of Lawfulness for the existing use of Willow Farm house in breach of Condition 4 (Agricultural Occupancy) of approvals 842037 made 9th April 1985 and 872686 made 4th July 1988, both in-excess of the last ten years. Decision: Application Permitted https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=RM647NOWI5U00&activeTab=summary

7. CLOSE OF MEETING

The date of the next Planning Committee meeting was confirmed as **Monday 15th May 2023.**
The meeting closed at 7:29pm