



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 2nd DECEMBER 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

PRESENT: Councillors Paul Blatchford (Chairman), Steve Davies, Paul Harding & Nick Manley
IN ATTENDANCE: Mrs Liz Shayler (Clerk), Cllr Phil Adams & District Cllr Ann Harley

045/19 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Baird & District Councillor Cllr Haverson

046/19 To receive declarations of interest (agenda Item 2)

Cllr Manley declared an interest in agenda item 4 (ii) & (vi) due to the proximity to his property.

047/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th November 2019 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 4th November 2019 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (Unanimous 1 abstention due to absence).

The minutes of the meetings were signed by the Chairman as a correct record.

048/19 To note and comment upon planning applications (agenda item 4)

- (i) **19/P/2598/LB & 19/P/2603/LB** - 2-4 Castle Hill, Banwell. BS29 6NY. Listed building consent for the installation of a domestic electric vehicle charging point.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (ii) **19/P/2635/FUL** – Land To The Rear Of The Ship Hotel, West Street, Banwell. Erection of 2 No. two-storey dwellings including access and parking.

Cllr Manley left the meeting.

Resolved – To object to this application as there is no material difference to the previous application. The Parish Council are mindful of the Inspector's decision on the previous application and conclude that this application still has an adverse impact on adjacent properties in relation to overlooking, proximity and loss of light.

The resolution was correctly proposed and seconded (unanimous)

Standing orders were briefly suspended to allow Cllr Harley to comment that she would call this application in if the Planning Officer is minded to approve.

Cllr Manley returned to the meeting.

- (iii) **19/P/2643/FUL** - Ivy House Farm, Wolvershill Road, Banwell. BS29 6LB. The construction of a single storey wooden garage structure to house an incinerator for Pet Cremation. The incinerator complying with DEFRA standards to have a standard flue venting to the exterior.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (iv) **19/P/2644/LDE** – Haybow Farm, Haybow, Hewish, Banwell. BS24 6RD. Application for certificate of lawfulness for existing development of conversion/extension of garage/store to residential accommodation to main dwelling.

This application was noted

- (v) **19/P/2662/RM** – Land of Churchland Way, Wolverhill Road, Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 88no. dwellings with associated works pursuant to outline planning permission 16/P/2744/OT2 (outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure).

Resolved – To object to this application as whilst the requisite number of car parking is available it does not take into account visitor car-parking spaces. If this was allowed to go through then there would be similar problems to other estates in the area.

The resolution was correctly proposed and seconded (unanimous)

Standing orders were briefly suspended to allow Cllr Harley to comment that she would call this application in if the Planning Officer is minded to approve.

- (vi) **19/P/2694/TRCA** – 2 High Street, Banwell, BS29 6AA. T1, T2, T3 - Beech - Crown reduce by up to 4m. T4 - Mulberry - Raise crown by up to 3m. T5 - Horse Chestnut - Crown reduce by up to 3m. T6 - Yew - Crown reduce by up to 2.5m. T7, T8, T9 - Apple - Fell. T10- Holly - Crown reduce by up to 2m.

This application was noted

049/19 To note planning decisions – (agenda item 5)

- (i) **19/P/1079/FUL** - Towerbrook Farm, Catworthy Lane, Banwell. BS29 6PQ. Retrospective application for the conversion of agricultural barn to 2no. dwellings. **APPROVED**
- (ii) **19/P/1620/FUL** Rolstone Manor, West Rolstone Road, Hewish, Weston-super-Mare. BS24 6UR Retrospective application for the proposed new stone access drive for Rolstone Manor Farm. **APPROVED**
- (iii) **19/P/2354/FUH** - Court Farm, Moor Road, Banwell. BS29 6ET. Construction of an extension at first floor level. **APPROVED**
- (iv) **19/P/2405/NMA** – Moorsholm Wolverhill Road Banwell BS29 6DG. Non material amendment to application 18/P/2275/RM to allow the removal of road servicing plots 13-21 from adoptable areas of plan. **APPROVED**
- (v) **19/P/2704/FUL** – Gout House Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UH. Erection of a timber framed agricultural building with monopitch roof for the storage of hay, straw and livestock. **WITHDRAWN**

050/19 Date of the next meeting (agenda item 6)

16th December 2019 7:30pm Parish Council Meeting, Youth & Community Centre
6th January 2020 7pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 19:25

.....Chairman

.....Date