



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 4th NOVEMBER 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

PRESENT: Councillors Paul Blatchford (Chairman), Steve Davies, Phil Baird & Paul Harding.

IN ATTENDANCE: Mrs Liz Shayler (Clerk) and Cllr Phil Adams

039/19 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Manley, Cllr Parry & District Councillor Cllr Harley

040/19 To receive declarations of interest (agenda Item 2)

No declarations were made.

041/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7th October 2019 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd September and 7th October 2019 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (Unanimous).

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

042/19 To note and comment upon planning applications (agenda item 4)

- (i) **19/P/1840/FUL** - Banwell Rolstone Barns, West Rolstone Rd, Hewish, Weston-super-Mare. BS24 6UU. Change of use of part of an existing building from agriculture (Sui Generis Use) and storage (Use Class B8) to light industrial use (Class B2) and the erection of 6no. bio mixing tanks and use of adjoining land to provide parking for the proposed new use.

Resolved – To object to this application due to the lack of clarity on the hazards associated with biofuel and the amount and type of lorry movements.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **19/P/2179/FUH** - The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. The application is to extend above the single storey and also extend outwards of the single storey.

Resolved – To object to this application as it erases the original barns roof line by raising it.

The resolution was correctly proposed and seconded (unanimous)

Cllr Davies joined the meeting

- (iii) **19/P/2256/FUH** – The Lawns, 2 High Street, Banwell. BS29 6AA. Proposed whole house window refurbishment. Construction of porch to east elevation.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (iv) **19/P/2342/LDE** - Western Fields, Whitley Rd, Banwell. BS29 6NA. Lawful development certificate for the existing mixed use of buildings 1 and 3 for vehicle repairs (Class B2) and storage (Class B8) and the existing use of building 2 for storage (Class B8).

This application was noted

- (v) **19/P/2354/FUH** - Court Farm, Moor Road, Banwell. BS29 6ET. Construction of an extension at first floor level.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (vi) **19/P/2389/LDE** - Gobbles Farm, Wolvershill Rd, Banwell. BS29 6DQ. Lawful Development Certificate for the existing use for siting of one residential mobile home; change of use of two agricultural buildings to commercial storage units (Use Class B8) and change of use of land from agricultural to commercial use as container storage.

This application was noted

- (vii) **19/P/2405/NMA** – Moorsholm Wolvershill Road Banwell BS29 6DG. Non material amendment to application 18/P/2275/RM (Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission 16/P/2094/O (outline planning application for the erection of up to 44 no. dwellings (including 13 no. affordable housing units (30%)), along with the provision of informal public open space and associated works with access from Wolvershill Road for approval; appearance, landscaping, layout and scale reserved for subsequent approval) to allow the removal of road servicing plots 13-21 from adoptable areas of plan.

Resolved – To note this application

The resolution was correctly proposed and seconded (unanimous)

- (viii) **19/P/2408/FUL** – Land Accessed From Silver Moor Lane, Banwell. De-assemble existing steel portal frame open storage agricultural building and re-erect in a new position approximately 60m from the existing location. Inclusion of permeable stoned vehicular access track and restore site of existing to grass.

Resolved – Whilst the Parish Council normally support local agriculture, to not support this application due to the unjustified movement of the barn.

The resolution was correctly proposed and seconded (unanimous)

- (ix) **19/P/2554/FUL** - Land Off Towerhead Road Banwell. Retention of two accesses off Towerhead Road (previously used for the Bristol Water Resilience Scheme works).

Resolved – To not support this application as there was never an entrance at this point and it would be inappropriate to have one in the future once the National Grid work has been completed.

The resolution was correctly proposed and seconded (unanimous)

- (x) **19/P/2583/EA1** - Land East Of Junction 21 Of M5 Haybow Hewish. Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted for a proposed change of use from agricultural use to allow the construction of access roads, reception centre, a park and ride car park for Bristol Airport parking allowing for up to 3,000 cars to park. THIS IS NOT A PLANNING APPLICATION.

This application was noted

043/19 To note planning decisions – (agenda item 5)

- (i) **18/P/5209/RM** - Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 136no. dwellings pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**
- (ii) **19/P/1151/FUL** -The Moor Dairy, Moor Road, Banwell. BS29 6ET. Erection of a new barn to replace fire damaged barn. **APPROVED**
- (iii) **19/P/2059/NMA** - Land South of Churchland Way Wolvershill Road Banwell. Nonmaterial amendment to application 15/P/0514/F (construction of Phase 1 road infrastructure) to amend the rising of main route (foul) to south of site to north of the Grumblepill Rhyne. **APPROVED**
- (iv) **19/P/1945/CQA** - Land Off Havage Drove Box Bush Lane Rolstone. Prior approval for change of use from agricultural building and land to 1no. dwelling within use class C3, plus associated operational development comprising the replacement and installation of doors and windows; replacement of roof covering; cladding and render to external wall. **REFUSED (not PD)**

044/19 Date of the next meeting (agenda item 6)

18th November 2019 7:30pm Parish Council Meeting, Youth & Community Centre
2nd December 2019 7pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 19:25

.....Chairman

.....Date