



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 5<sup>th</sup> AUGUST 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

<b>PRESENT:</b>	Councillors Phil Hale (Chairman), Phil Baird, Paul Blatchford (Vice Chairman), Steve Davies, Paul Harding and Nick Manley.
<b>IN ATTENDANCE:</b>	Mrs Liz Shayler (Clerk).
<b>WARD COUNCILLORS:</b>	Cllr Harley
<b>PRESS:</b>	None
<b>MEMBERS OF THE PUBLIC:</b>	17

### **Before the meeting opened Members of the public were invited to speak;**

- (i) A number of residents spoke in objection to application 18/P/4735/OUT with particular concerns about the following;
  - The proposed s route for the disposal of surface water on the east side of Wolvershill Road
  - Localised flooding
  - Maintenance of the attenuation ponds and ecological corridors
  - The impact on bats
  - Highways safety in relation to the access onto the road.
  - Doctors' surgery oversubscribed
  - The disposal of sewage
- (ii) The planning agent spoke in support of application 19/P/1411/FUL and gave further background information on the reuse of the disused buildings, the visibility splay onto Wolvershill Road and the applicant's proposal not to pursue the residential caravan element of the application .
- (iii) The planning agent spoke in support of application 19/P/1675/FUL and to clarify the extent of the red lined area and the addition of tree and hedge screening for the site as had been suggested by the Parish Council when the original application had been considered earlier in the year.

### **The meeting was convened**

#### **016/19 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Dawn Parry

#### **017/19 To receive declarations of interest (agenda Item 2)**

No declarations were made.

#### **018/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 1<sup>st</sup> July 2019 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 1<sup>st</sup> July 2019 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous).**

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

#### **019/19 To discuss and agree a response to North Somerset Council Draft Shopfront Design Guide (agenda item 4).**

**Resolved** – To note the North Somerset’s Council Draft Shopfront Design Guide and for Cllr Hale to pass on comments to the Clerk for submission to NSC.

**The resolution was correctly proposed and seconded (unanimous)**

**020/19 To note and comment upon planning applications (agenda item 5)**

- (i) **18/P/4735/OUT**- Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park. Outline planning application for the erection of up to 62no. dwellings (including 19 no. affordable housing units (30%)), along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval.

**Resolved** – To continue to not support this application for the following reasons;

- The development is outside the settlement boundary
- It will exacerbate the traffic problems already present in the village
- Highways safety concerns in relation to the access onto Wolvershill Road
- The traffic survey is inaccurate as, for instance, there is no Post Office and no bus on a Sunday during the winter and the accumulative effect in Banwell of traffic from other current and future developments has not been fully taken into account.
- Insufficient sewer capacity
- Surface water management and disposal problems
- Cramped design and insufficient car parking
- Loss of privacy for the neighbours
- It creates unsustainable pressure on the School and Doctor services
- Erosion of the green space between the historic centre of the village and the potential bypass.
- Adverse effect on visual amenity and wildlife
- Maintenance of ecological corridors

**The resolution was correctly proposed and seconded (unanimous)**

- (ii) **19/P/0429/FUL** - Land at Orchard Close Banwell. Proposed removal of ruin and erection of three-bedroom bungalow and garage.

**Resolved** – To object to this application for the following reasons;

- Adequacy of parking spaces.
- Outside the settlement boundary and within the Conservation Area.
- Overdevelopment including raising the roofline potentially causing lack of privacy for neighbours.
- Narrow access with no planning for bin storage or collection.
- Known sewerage capacity problems in the immediate area.
- Damage to heritage assets.

**The resolution was correctly proposed and seconded (unanimous)**

- (iii) **19/P/1357/MMA** - Land South of Churchland Way, Wolvershill Road, Banwell. Minor material amendment to application 17/P/5586/RM (reserved matters application for access, appearance, landscaping, layout and scale for the erection of 223 dwellings with associated access, roads, footways, parking, drainage and landscaping pursuant to outline planning permission 12/P/1266/OT2) to change house types PB35G, PT42 and PC41 with house types NB31-7, NT41-7 and NC40 and replace house type 2BWCH on plots 70 & 71 only with house type 1470 WC on approved plans.

**Resolved** – To note this application

**The resolution was correctly proposed and seconded (unanimous)**

- (iv) **19/P/1411/FUL** - Gobbles Farm Wolverhill Road Banwell. Retrospective application for: change of use of 3 no. agricultural buildings to storage (Use Class B8); and 1 no. building to Gym (Use Class D2 (Assembly and Leisure)); External storage, container storage and HGV parking. Retention of storage building (Use Class B8) and stationing of mobile home. Proposed erection of replacement storage building (Use Class B8); extension to existing storage building; construction of farm track and widening of existing access onto Wolverhill Road.

**Resolved** – Whilst the Parish Council would normally support the diversification of farm buildings, they do not support this application for the following reasons;

- The visibility at the access is not good enough given that many heavy goods vehicles will be slowly entering and leaving the site on a busy country road near a bend and in a dip in the road.
- There are no reasons given for the need for a residential caravan which would be residential development outside the settlement boundary

**The resolution was correctly proposed and seconded (5 in favour and 1 against)**

- (v) **19/P/1578/FUH** - 43 High Street Banwell BS29 6AF. Proposed single storey flat roof rear elevation extension & front elevation timber window replacements.

**Resolved** – To support this application

**The resolution was correctly proposed and seconded (unanimous)**

- (vi) **19/P/1588/FUL** – Cedar Haven, Haybow, Hewish, Banwell. BS24 6RB. Siting of a static home and erection of a new day room.

**Resolved** – To not support this application unless a condition is placed on any resultant planning permission to require that the proposed development is to be removed within two months of the death of the existing occupier of Cedar Haven who it is intended will be cared for by the occupants of the proposed development.

**The resolution was correctly proposed and seconded (5 in favour with 1 against)**

- (vii) **19/P/1608/FUL** - Winthill House Winthill Banwell BS29 6NN. Conversion and extension of existing garage and storage loft to holiday let.

**Resolved** – To note this application but request that it is brought to the attention of the Area of Outstanding Natural Beauty Authority and that if North Somerset Council is minded to approve the application then a condition that the proposed development does not become a separate dwelling is included on the planning permission.

**The resolution was correctly proposed and seconded (unanimous)**

- (viii) **19/P/1610/FUL** - Banwell Recreation Field Westfield Road Banwell. Application to add additional play equipment & trees to Banwell Recreation Ground which includes, a zipline, concrete table tennis, net climber, picnic tables, twelve trees and possibly an additional piece of toddler equipment (seesaw) for the toddler play area.

This application was noted

- (ix) **19/P/1675/FUL** - Stonebridge Farm Wolverhill Road Banwell BS29 6DR. Extension to caravan storage area.

**Resolved** – To support this application

**The resolution was correctly proposed and seconded (unanimous)**

- (x) **19/P/1773/EA1** - Photovoltaic Installation at Bowerhouse, Riverside, Banwell. Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted for the installation of 37,880 no. 330Wp photovoltaic (PV) units onto Galvanised steel framework tables, supported on Galvanised steel pile foundations, as a 12 MW extension to the existing Solar Farm.

This application was noted

**021/19 To note planning decisions – (agenda item 6)**

- (i) **19/P/0408/FUL** - Land South of Silver Moor Lane Banwell. Prior notification for the proposed connecting track for use of access approved under 19/P/0408/FUL. **PRIOR APPROVAL NOT REQUIRED**
- (ii) **19/P/0937/FUH** - 42 Knightcott Road, Banwell. BS29 6HF Proposed replacement porch and pitch roof over existing garage, new porch, proposed pitched roof over existing front dormer. **APPROVED**
- (iii) **19/P/1400/TEN** - Land at Fox Hollow Box Bush Lane Rolstone Banwell. BS24 6UA. Notification, under Regulation 5 of the Electronic Communications Code Regulations, for the proposed installation of fixed-line broadband apparatus, 1 x 9m Wooden Pole (7.20m above ground). **NO OBJECTION**
- (iv) **19/P/1518/AGA** - Land South of Silver Moor Lane Banwell. Prior notification for the proposed connecting track for use of access approved under 19/P/0408/FUL. **PLANNING APPLICATION NOT REQUIRED**
- (v) **19/P/1397/CQA** - Barn at Silver Moor Lane Banwell. Prior approval for change of use from agricultural building and land to 1no dwelling within use class C3, plus associated operational development comprising installation of replacement walls with new doors and windows. **WITHDRAWN**
- (vi) **19/P/1495/LDE** - Western Trade Centre Knightcott Road Banwell. Certificate of lawfulness for existing use of the land as open storage (Use class B8). **APPROVED**

**022/19 Date of the next meeting (agenda item 7)**

19<sup>th</sup> August – Parish Council Meeting, 7:30pm Banwell Children’s Centre  
2<sup>nd</sup> September – Planning Committee Meeting, 7pm Banwell Children’s Centre

The Chairman closed the meeting at 20:10

.....Chairman

.....Date