



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 3<sup>rd</sup> JUNE 2019 AT BANWELL YOUTH & COMMUNITY CENTRE

**PRESENT:** Councillors Phil Hale (Chairman), Phil Baird, Paul Blatchford (Vice Chairman), Paul Harding and Nick Manley.

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk).

**WARD COUNCILLORS:** Cllr Harley & Cllr Haverson

**MEMBERS OF THE PUBLIC:** None

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

No issues were raised.

**The meeting was convened**

**001/19 To appoint a Chairman for the Planning Committee for 2019/20 (agenda item 1)**

**Resolved:** To appoint Cllr Hale as Chairman.

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

**002/19 To appoint a Vice-Chairman for the Planning Committee for 2019/20 (agenda item 2)**

**Resolved:** To appoint Cllr Blatchford as Vice Chairman.

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

**003/19 To receive apologies for absence: (agenda Item 3)**

Apologies were received from Cllr Davies.

**004/19 To receive declarations of Interest (agenda Item 4)**

There were no declarations of interest received.

**005/19 To note and comment upon North Somerset District Council Orders (agenda item 5)**

- (i) **Upgrade of Footpath AX3/45 to Bridleway AX3/45** (From Riverside Banwell to the Lane to Waterloo Farm Banwell) Definitive Map and Statement Modification Order No 1 2019.

**Resolved:** To note this order and request that measures are put in place by North Somerset Council to prevent the use of these bridleways by motorised vehicles.

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

- (ii) **Addition of Bridleway AX3/58 and Bridleway AX3/57** (Silver Moor Lane to Lane off Moor Rd Banwell) Definitive Map Modification Order No 2 2019.

**Resolved:** To note this order and request that measures are put in place by North Somerset Council to prevent the use of these bridleways by motorised vehicles.

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

- (iii) **Upgrade of part of Footpath AX3/29 to Bridleway AX3/29** and addition of Bridleway AX3/56 (From Moor Road Banwell to junction with Bridleway AX3/58) Definitive Map Modification Order No 3 2019.

**Resolved:** To note this order and request that measures are put in place by North Somerset Council to prevent the use of these bridleways by motorised vehicles.

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

- (iv) **Addition of Bridleway AX3/61** (Loop joining Bridleway AX3/58 and Bridleway AX3/57 Banwell) Definitive Map Modification Order No 4 2019

**Resolved:** To note this order and request that measures are put in place by North Somerset Council to prevent the use of these bridleways by motorised vehicles.

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

**Cllr Baird joined the meeting**

**006/19 To note and comment upon planning applications (agenda item 6)**

- (i) **18/P/5118/OUT** - Bristol Airport North Side Road Felton. Developments to increase the operational capacity of the airport to 12 million passengers per annum.

Cllr Blatchford and Cllr Hale gave a presentation on the application.

**Resolved** – To not support this development for the following reasons;

- inadequate transport infrastructure for extra cars and the impact of construction traffic
- concerns about air quality, emissions and noise
- loss of green belt and biodiversity

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

- (ii) **19/P/0704/FUL** - Land East of Junction 21 Of M5 Haybow Hewish. Change of use of land 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.

**The Chairman suspended standing orders to allow District Councillors Harley and Haverson to speak;**

- it was felt that there was a link with the Joint Spatial Plan and the expansion of Bristol Airport
- concern was raised about the effect on local residents and businesses
- dangerous access
- there are flood issues in this area and concern has been raised by the Internal Drainage Board
- the proposal to use an alternative route through Banwell, if there is a problem with the A370, is unacceptable
- it will attract more traffic from the South West which normally comes off at M5 Junction 22

The District Councillors agreed to call it into committee if the planning officer was minded to approve the application.

**The Chairman reinstated standing orders**

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

- it will adversely affect neighbours' residential amenities which have not been considered in the application
- it will cause congestion and dangerous traffic problems in the local area with the possibility of encouraging rat runs through the parish
- loss of good – moderate agricultural land
- the loss of 'darkness' and wildlife, it was noted that the ecological surveys were carried out at sub-optimal times of the year

- exacerbate drainage/flooding in the area and there is a lack of detail for the future drainage system
- safety and congestion of junction 21 has been underestimated
- no details of the security measures for the site have been given including fencing & lighting
- there are inadequate details for the design and appearance of the reception building
- the risk of pollution from the parked cars/vehicles
- possibly not commercially viable or likely to succeed if parking fees are only “in correlation with” those of the airport and not cheaper and also not as convenient to users because of large detours for both south-bound and north-bound traffic along the M5 and the uncertainty of making flights due to delays on the motorway
- increased urbanisation of this area

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

- (iii) **19/P/0815/FUL** - Puxton Park, Cowslip Lane, Hewish. Introduction of formalised overflow car park and coach park. Removal of existing coach park and replacement with lake and gazebo.

**Resolved** – To support this application

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

- (iv) **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.

**Resolved** – To support this application

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

- (v) **19/P/1151/FUL** -The Moor Dairy, Moor Road, Banwell. BS29 6ET. Erection of a new barn to replace fire damaged barn.

**Resolved** – To note this application

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

- (vi) **19/P/1195/LDE** - Bluebell Cottage, Box Bush Lane, Rolstone, Weston-super-Mare. BS24 6UA. Siting of a mobile home, container and storage building.

**Resolved** – To note this application

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

- (vii) **19/P/1270/AGA** - Land at Yarberry Wood (part of Banwell Wood), North East of Castle Hill, Banwell. Prior notification for the proposed erection of a single storey forestry building.

**Resolved** – That prior approval should be required for the following reasons;

- lacks any detail of the proposed design and external appearance of the wooden building
- no evidence of reasonable necessity
- this is in an ancient woodland that is part of the ANOB and has a Scheduled Monument nearby
- no detail of any ancillary route from the main access roads to the proposed building

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

The District Councillors agreed to call it into committee if the planning officer was minded to approve the application.

**007/108 To note planning decisions – (agenda item 7)**

- (i) **18/P/4024/LDE** - Land At West Hay Farm Summer Lane Banwell. Certificate of lawfulness for existing use of land and buildings to a mixed use of B8 Storage, Car repairs (sui generis) and residential. **SPLIT DECISION**
- (ii) **18/P/5077/FUL** - Stonebridge Farm Wolvershill Road Banwell BS29 6DR. Change of use of land from agriculture to create an extension to caravan storage area. **WITHDRAWN**
- (iii) **18/P/5231/RM** - Land at Parklands, Wolvershill Road, Weston-super-Mare. Reserved matters application for details of layout, scale, appearance, landscaping and parcel access for the erection of 149no. dwellings pursuant to outline 12/P/1266/OT2. **APPROVED**
- (iv) **19/P/0152/FUL** - Batch Farm, Wolvershill Road, Banwell, BS29 6LA. Change of outbuilding to bed and breakfast accommodation (retrospective). **APPROVED**
- (v) **19/P/0178/FUL** - Land Adjacent to 24 East Street, Banwell. Erection of 1no. dwelling. **APPROVED**
- (vi) **19/P/0289/FUH** - 1 William Daw Close, Banwell. BS29 6HQ. Single storey side extension and front porch. **APPROVED**
- (vii) **19/P/0316/FUH** - 7 North View Drive, Banwell. BS29 6AS. Retrospective application for a 2 storey side extension, front porch and front balcony. **APPROVED**
- (viii) **19/P/0320/MMA** - Silver Birches, Whitecross Lane, Banwell. BS29 6DP. Minor material amendment to planning permission 18/P/4696/FUH (replace existing garage and outbuildings with single storey side extension, new detached front garage) to allow for increase in height of garage. **APPROVED**
- (ix) **19/P/0411/FUL** - Whitley Head House Barn, Whitley Road, Banwell BS29 6NA. Variation to condition 2 of permission 17/P/5093/FUL (Variation of condition 13 of permission (Approved Bat & Bird Survey) of 17/P/0615/F (Proposed conversion of existing agricultural barn to a dwelling. **APPROVED**
- (x) **18/P/4891/FUL** - The Workshop, Moor Road, Banwell, BS29 6EF. Erection of a single storey extension to existing light industrial unit to provide additional operating space. Removal of 3no. existing storage units. **APPROVED**
- (xi) **19/P/0555/LDE** – Certificate of lawfulness for existing use of the land for open storage. Western Trade Centre Knightcott Road Banwell. **APPROVED**
- (xii) **19/P/0562/FUH** - 19 Knightcott, Banwell. BS29 6HS. Construction of an underground garage. Rebuilding of existing dilapidated stone boundary wall and replacement of existing 1.8m high fence with stone walling. **APPROVED**
- (xiii) **19/P/0611/TRCA** – St Andrews Church, Church Street, Banwell. Lime (T1) north east corner of church grounds - Remove the epicormic growth and re-pollard tree. Sycamore (T2) eastern boundary, touching the church - Remove tree to ground level. Holly (T3) eastern boundary, touching the church - Remove tree to ground level. **APPROVED**
- (xiv) **19/P/0898/NMA** - Parklands Phase 1 Land South Of Churchland Way Wolvershill Road Banwell. Non-material amendment to application 17/P/5586/RM for replacement of approved house types 2BWCH, PB35-G, PT42 and PC41 with house types AA32 WC, NB31-7, NT41-7 and NC40 respectively with associated changes to approved landscaping, planning and materials layout plans. **REFUSED**

The decisions were noted

**008/19 Date of the next meeting (agenda item 8)**

1<sup>st</sup> July – Planning Committee Meeting, 7pm Banwell Childrens Centre

The Chairman closed the meeting at 20:05

.....Chairman

.....Date