



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 6<sup>th</sup> APRIL 2020

**PRESENT:** Councillors Paul Blatchford (Chairman), Phil Baird, Paul Harding, Nick Manley & Dawn Parry

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) & Cllrs Maggie McCarthy & John Wormald

**The Meeting was convened**

**19/20 To receive apologies for absence (agenda item 1)**

No apologies were received

**20/20 To receive declarations of interest (agenda Item 2)**

Cllr Parry declared an interest in 5(ii) as the property is adjacent to her. Cllr Blatchford declared an interest in 5(iii) as the property is on Church Street.

**21/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2<sup>th</sup> March 2020 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 2<sup>nd</sup> March 2020 be approved as a correct record of the meeting.

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

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

**22/20 To discuss and agree a response to North Somerset Councils (parts of footpaths AX3/1 and AX3/21, Lower Rhodyate Farm, The Rhodyate, Banwell) Public Path Diversion Order No. 3 2020 (agenda item 4).**

**Resolved** – That the Parish Council feel that this is not an appropriate diversion for the following reasons;

- No justification to a change to this ancient route
- The route was felt to be longer and more complicated

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

**23/20 To note and comment upon planning applications (agenda item 4)**

(i) **19/P/3148/OUT - 28 Queens Road Banwell BS29 6BB.**

Outline application for the demolition of side extensions of existing dwelling and the erection of a 2-bedroom dwelling to the side (all matters reserved for subsequent approval).

**Resolved** – To continue to object to this application as there still remains a concern that;

- There is a creation of an access onto High Street (which it is believed does not exist as currently there is no dropped kerb).
- It has an inappropriate car parking scheme leading to displacement of vehicles that currently park there for both local residents and carers.
- Destruction of the wall which will disturb the street scene.

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

(ii) **20/P/0560/FUH - The Coach House, Cooks Lane, Banwell. BS29 6DS.**

Demolition of existing timber garden house. New timber framed home work unit within front garden.

**Resolved** – To not object to this application

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

**Cllr Blatchford handed the meeting over to Cllr Manley**

(iii) **20/P/0569/FUH - 30 Church Street, Banwell. BS29 6EA.**

Retrospective application for the erection of a first-floor rear dormer with replacement windows.

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

- There is not enough information provided regarding the substantial changes this property has already undergone to be able to properly assess the impact these changes will have / have had on the street scene in the Conservation Area
- Concern that it would encourage the use of plastic in the Conservation Area
- Concern for the privacy for those using the Cemetery due to the dormer window.

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

**Cllr Blatchford returned to the meeting**

(iv) **20/P/0649/LDP - 28 Riverside, Banwell. BS29 6EE**

Certificate of Lawful Development for the proposed siting of a caravan.

**Resolved:** It is clear from Google Earth that there was no evidence of the caravan in 2009 and no further evidence has been submitted. Given its location it was felt that this had been deliberately hidden and that it would be an inappropriate location for a residential property of any sort given, that there are already two residential properties on this piece of land and insufficient parking for those.

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

(v) **20/P/0671/FUH - 1 High Street, Banwell. BS29 6AA.**

Replacement windows to front and side elevation. (Retrospective).

**Resolved** – To object to this application as it does not respect the Conservation Area and therefore is out of keeping in the street scene

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

(vi) **20/P/0672/CQA - Land off Havage Drove, Box Bush Lane, Rolstone. BS24 6UA.**

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 walls.

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

- On the flood plain
- Outside of settlement boundary
- Extremely small footprint for a residential property.

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

**24/20 To note planning decisions – (agenda item 5)**

- (i) **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. **WITHDRAWN**
- (ii) **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. **APPROVED**
- (iii) **20/P/0137/FUL - Eversleigh House East Street Banwell BS29 6BW.**  
Change of use from garage/studio to residential annexe. **APPROVED**

**25/20 Date of the next meeting (agenda item 6)**

Planning Meeting 4<sup>th</sup> May 2020 7pm remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 20:00

.....Chairman

.....Date