



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 3rd AUGUST 2020

PRESENT: Councillors Paul Blatchford, Steve Davies, Paul Harding, Nick Manley (Chairman), Dawn Parry (Vice Chairman).

IN ATTENDANCE: Mrs Liz Shayler (Clerk) and 2 members of the public.

The meeting was convened

46/20 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Wormald

47/20 To receive declarations of interest (agenda Item 2)

No Committee Member declared an interest

48/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th July 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 6th July 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 Cllr Manley as a correct record.

49/20 To agree a response to the North Somerset Planning Committee in relation to their approval of application 18/P/4735/OUT Land West of Wolverhill Road, North of Wolverhill Park and Knightcott Park, Banwell.

The Committee were disappointed with North Somerset's decision not to ratify their initial decision to recommend refusal for application 18/P/4735/OUT and to then subsequently support the Officer's recommendation to approve the application. They believed that a complaint should be submitted for the following reasons.

- The unprofessional way the meeting was run
- The conduct of some of the District Councillors
- The lack of consistent Committee Membership and use of substitute Councillors.
- No new reasons were given for approval which would have overturned the decision.
- Reasons given for recommending approval were not material planning reasons
- Reasons given do not reflect circumstances on the ground or the feelings of the local community.

Resolved – That Cllr Manley draft a response to North Somerset to include the points above. This to be sent to all Councillors before being submitted to North Somerset.

The resolution was correctly proposed and seconded (unanimous).

50/20 To discuss the continuation of remote vs face to face Planning Committee Meetings.

Resolved – To continue with remote Planning Committee Meetings for the next three months when the decision will be reviewed again.

The resolution was correctly proposed and seconded (unanimous).

51/20 To note and comment upon planning applications (agenda item 6)

- (i) **20/P/1362/TPO 18 East Street Banwell BS29 6BN**
T1 - Purple leaf Plum - Reduce height and spread by 4m

The Committee were informed this had already been decided and has been approved with a reduction of 4m to 2m.

- (ii) **20/P/1453/FUH 34 Knightcott Gardens Banwell BS29 6HD**
Erection of a two-storey side extension

Resolved – To support this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **20/P/1493/FUL Land Adjacent to Cornstore, Cowslip Lane/Hatches Lane, Hewish**
Erection of 3no. additional industrial units within the B1, B2 and B8 Use Classes.

Resolved – To note this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (iv) **20/P/1516/FUH Hilmer, 4 Hillmer Rise Banwell BS29 6HX**
Retrospective application for the erection of a rear raised deck area.

Resolved – To note this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (v) **20/P/1523/FUL The Longhouse 25 East Street Banwell BS29 6BW**
Proposed subdivision of existing dwelling to form two 2-bedroom dwellings.

Resolved – To support this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (vi) **20/P/1635/MOD Mead Land South of Churchland Way, Wolvershill Road, Banwell.**
Modification of Section 106 Agreement to amend the mortgagee exemption clause to replace it with the industry standard wording to ensure that it will be possible to secure a charge against the affordable housing units.

Resolved – To note this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (vii) **20/P/1638/FUH 5 Towerhead Road Banwell BS29 6PQ**
Proposed single storey rear extension

Resolved – To support this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (viii) **20/P/1670/FUH Brick House Farm Waywick Lane Banwell BS24 6UZ**
Erection of a two storey and single storey front extension, annexe and cart store

Resolved – To not support this planning application as it created a new and whilst attached, separate dwelling outside of the settlement boundary.

The resolution was correctly proposed and seconded (unanimous)

52/20 To note planning decisions – (agenda item 7)

- (i) **18/P/3334/OUT Land to South Of, William Daw Close, Banwell.**
Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval. **APPROVED**
- (ii) **20/P/0600/MMA Western Trade Centre, Knightcott Rd, Banwell. BS29 6HT**
Minor material amendment to reserved matters application 19/P/0230/RM to allow for relocation of the access road and position of the houses on plots 09 and 10 and changes to house types B and C on plots 2, 9 and 10. **APPROVED**
- (iii) **20/P/0852/FUH 7 Towerhead Road Banwell BS29 6PQ**
Hip to gable roof conversion. **APPROVED**
- (iv) **20/P/0956/FUH 88 High Street, Banwell, BS29 6AQ**
Proposed ground floor east side extension & new first floor with dormer windows. **APPROVED**
- (v) **20/P/1029/TRCA 31 West Street Banwell BS29 6DB.**
T1 -Robinia – 2m crown reduction and 1m from neighbours property. **NO OBJECTION**
- (vi) **20/P/1114/FUL Land at Silvermoor Lane Banwell**
Dismantle 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. **APPROVED**
- (vii) **20/P/1362/TPO 18 East Street Banwell BS29 6BN**
T1 - Purple leaf Plum - Reduce height and spread by 4m (Reduced to 2M) **APPROVED**
- (viii) **20/P/1396/TRCA 27 Church Street, Banwell BS29 6EA**
T1 - Sycamore - Remove 4 lowest limbs overhanging the property. T2 - Sycamore - Remove 2-3 lowest limbs overhanging the property. **WITHDRAWN**

53/20 Date of the next meeting (agenda item 8)

17th August 2020, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>
7th September 2020, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:30

.....Chairman

.....Date