



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 3rd FEBRUARY 2020 AT BANWELL YOUTH AND COMMUNITY CENTRE

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Cllrs Phil Adams, Maggie McCarthy, Karen Bartlett & 11 members of the public.

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

- (i) The planning agent spoke in support of application 19/P/3061/FUL and gave further background information on the diversification of the disused buildings. He also spoke about the fact that the Highways authority were happy but had requested more information on the visibility splay onto Wolvershill Road.
- (ii) Several residents spoke to object to applications 19/P/3147/FUH & 19/P/3148/OUT with particular concerns about the following;
 - The two-storey extension would impact on the light for properties on High Street.
 - The removal of car-parking on High Street leading to displacement of cars to surrounding roads.
 - The importance of parking in this location for carers
 - General lack of parking along High Street

The Meeting was convened

07/20 To receive apologies for absence (agenda item 1)

Apologies were received from District Councillor Cllr Harley

08/20 To receive declarations of interest (agenda Item 2)

None were received

09/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th January 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 6th January 2020 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.

10/20 To note and comment upon planning applications (agenda item 4)

- (i) **19/P/3061/FUL** - Gobbles Farm Wolvershill Road Banwell BS29 6DQ. Change of use of agricultural building (shed 5) to storage (Use Class B8). Erection of extension to building (shed 3) and change of use to Gym (Use Class D2). Erection of replacement storage building (shed 4) (Use Class B8). Use of land for external storage, container storage and HGV parking. Construction of farm track and widening of existing access onto Wolvershill Road. (Retrospective).

Resolved – Not to object to this application but request extra signage along Wolvershill Road, in both directions, warning of slow-moving / turning traffic.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **19/P/3100/RM** - Land South of Churchland Way Wolverhill Road Banwell Weston-super-Mare. Submission of reserved matters for appearance, landscaping, layout and scale for Road Infrastructure pursuant to outline planning permission 12/P/1266/OT2

This application was noted

- (iii) **19/P/3147/FUH** - 28 Queens Road Banwell BS29 6BB. Part demolition of existing rear single-storey conservatory and construction of two-storey extension on footprint of conservatory.

Resolved – To not object to this application

The resolution was correctly proposed and seconded (unanimous)

- (iv) **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 object to this application for the following reasons,

- The creation of an access onto High Street (which it is believed does not exist as currently no dropped kerb).
- 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)

- (v) **19/P/3169/FUH** - 34 High Street Banwell BS29 6AF. Single storey rear elevation extension

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (vi) **19/P/3172/PIP** - Land to the South of Western Trade Centre, Knightcott Road, Banwell. Permission in principle for residential development for a minimum of one dwelling and a maximum of nine dwellings. THIS IS NOT A PLANNING APPLICATION.

Resolved – To not support this planning in principal application. Whilst it is recognised that it is a brownfield site the Council do not support ribbon development and felt that due to a reduction of the bus service it is an unsustainable location.

The resolution was correctly proposed and seconded (unanimous)

- (vii) **19/P/3190/TRCA** - 1 Hill Path Banwell BS29 6AB. T1 - Horse Chestnut - Crown reduce by 4m. T2 & T3 - Birch - Crown reduce by 4m. T4 - Holly - crown reduce by 2m. T5 - Ash - crown reduce by 4m. T6 - Sycamore - Crown reduce by 5m. T7 - Beech - crown reduce by 5m.

This application was noted

- (viii) **19/P/3192/FUL** - Gout House Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UH. Agricultural timber frame building to store hay, straw and livestock (Part Retrospective).

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (ix) **20/P/0121/NMA** - Mead Fields Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell. Nonmaterial amendment to application 18/P/5209/RM to allow amendments to internal arrangements and rear elevations of NB31 house types.

This application was noted

- (x) **20/P/0122/NMA** - Parklands Phase 1 Land South of Churchland Way Wolvershill Road Banwell. Nonmaterial amendment to application 17/P/5586/RM to change internal arrangements and rear elevations of NB31 house types.

This application was noted

11/20 To note planning decisions – (agenda item 5)

- (i) **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. **WITHDRAWN**
- (ii) **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). **REFUSED**
- (iii) **19/P/2862/FUH** - 2, Westfield Road, Banwell BS29 6BA. Erection of a detached garage (Retrospective). **APPROVED**
- (iv) **19/P/2912/HEDL** – Land West of Wolvershill Road Wolvershill Road Banwell. Wessex Water needs to install a flow meter on an existing waste main in the verge adjacent to Wolvershill Road, Banwell. In order to install the flow meter a working area of 10m is required for access and storage of equipment, so a 10m section of hedgerow from the verge requires removal. **NO OBJECTION**
- (v) **19/P/3066/TRCA** - 16 East Street Banwell BS29 6BN. T1 & T2 - Magnolia - Reduce by up to 1m. **APPROVED**
- (vi) **19/P/2342/LDE** - Western Fields Whitley Road 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). **SPLIT DECISION** (Approved LDE for buildings 1 & 2, building 3 to be used for storage only).

12/20 Date of the next meeting (agenda item 6)

17th February 2020 7:30pm Parish Council Meeting, Youth & Community Centre
3rd March 2020 7pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 19:35

.....Chairman

.....Date