



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 4th MAY 2020

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Parish Cllr John Wormald, District Cllr Karin Haverson, 4 members of the public

Before the meeting was reconvened Members of the public were invited to speak.

- (i) Several residents spoke in objection to 20/P/0620/FUL and raised the following concerns:
- The archaeological importance of parts of the site
 - The impact on the ecology of the site including birds of prey, the Canadian Geese migration route and the disruption to local wildlife
 - The combined effect on local tourism of a large area of fields being turned into a solar farm both locally and across surrounding villages
 - The short-term effect on the local road infrastructure which consists of narrow country lanes
 - The accumulative effect of this volume of solar panels and the loss of green space
 - Lack of maintenance of the current site including wildlife being trapped on the fence and not being removed
 - Suspected incorrect boundary distance specified
 - It was felt that this was at odds to North Somerset's Planning Policies on Solar Farms
- (ii) Cllr Haverson spoke in support of the principle of Solar Farms but understood the concerns of residents.

The Meeting was convened

26/20 To receive apologies for absence (agenda item 1)

No apologies were received

27/20 To receive declarations of interest (agenda Item 2)

No committee member declared an interest

28/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th April 2020 (agenda item 3).

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

29/20 To note and comment upon planning applications (agenda item 4)

(i) **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.

This application was noted

(ii) **20/P/0620/FUL**

Bowerhouse Land, Havage Drove off Box Bush Lane, Rolstone, Banwell. BS24 6UA. Installation of ground mounted photovoltaic units and associated works to extend the existing solar farm.

Resolved – Whilst the Parish Council supports Solar Panel Farms, they recommend refusal on the following grounds;

- The archaeological importance of parts of the site
- The impact on the ecology of the site and the disruption to local wildlife
- Out of scale given the sheer size of the farm.
- The accumulative effect of this volume of solar panels and the loss of green space
- Loss of visual amenity

The resolution was correctly proposed and seconded (unanimous)

(iii) **20/P/0767/FUL**

1, Littlefields Avenue, Banwell. BS29 6BE. Demolition of existing side extension and erection of a single storey rear extension to dwelling. Erection of 1no. new detached dwelling adjacent to existing dwelling (amendment to previously approved planning application 19/P/0158/FUL - new dwelling set slightly further forward).

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

- This is a dangerous corner and the design of the parking will mean that vehicles will be reversing on to a road with a blind bend.
- The area of the designated parking is constrained meaning that parking on an already dangerously congested road is inevitable.
- It is contrary to planning Condition 8 of the original approval (19/P/0158/FUL).

The resolution was correctly proposed and seconded (unanimous)

(iv) **20/P/0776/NMA**

Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road, Banwell. Non-material amendment to permission 19/P/2662/RM to allow changes to red line and extent of road adoption, to include section of estate road.

This application has already been decided

(v) **20/P/0823/FUL**

Land Court Farm, Puxton Road, Hewish, Weston-super-Mare. BS24 6UE. New agricultural building which will be primarily used for the purpose of housing/feeding livestock (juvenile cattle).

Resolved – To note this application.

The resolution was correctly proposed and seconded (unanimous)

30/20 To note planning decisions – (agenda item 5)

(i) **20/P/0384/FUH**

Mole End, West Rolstone Road, Hewish, Weston-super-Mare BS24 6UQ. Demolition of outhouse, erection of single storey side and rear extensions. **APPROVED**

(ii) **20/P/0030/FUL**

Land Court Farm, Puxton Rd, Hewish, Weston-super-Mare BS24 6UE. Demolition of existing agricultural buildings & erection of a replacement agricultural building. **APPROVED**

(iii) **20/P/0776/NMA**

Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road, Banwell. Non-material amendment to permission 19/P/2662/RM to allow changes to red line and extent of road adoption, to include section of estate road. **APPROVED**

(iv) **19/P/3056/ADV**

Land at the Junction of A371 and Well Lane Banwell. Advertising consent for a proposal to place one hoarding sign on land adjacent to the junction of the A371 and Well Lane in Banwell, North Somerset. **REFUSED**

31/20 Date of the next meeting (agenda item 6)

Planning Meeting 1st June 2020 7pm remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:45

.....Chairman

.....Date