



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

**PRESENT:** Councillors Paul Blatchford, Steve Davies, Paul Harding, Nick Manley (Chairman), Dawn Parry (Vice Chairman).  
**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) District Cllr Haverson and 2 members of the public.

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

- (i) The project manager spoke in support of application 20/P/1690/RM and gave further background information on a draft construction management plan clarifying wheel washing.

**The meeting was convened**

**54/20 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Wormald

**55/20 To receive declarations of interest (agenda Item 2)**

No Committee Member declared an interest

**56/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> August 2020 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> August 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.

**57/20 To note the response from North Somerset in relation to the letter of complaint in reference to the Wolverhill Road application 18/P/4735/OUT (agenda item 4)**

The Committee were disappointed with North Somerset's response but felt that there were no Code of Conduct issues which could be brought against an individual District Councillor. They were mindful that a judicial review would cost taxpayers money and given North Somerset's policies are overridden by the Governments National Planning Policy Framework, when there is no 5-year supply, then it was doubtful that this decision could be overturned. The response was therefore noted.

**58/20 To agree that as part of Banwell Parish Council declaring a Climate Emergency that Green Measures will be considered in relation to all planning applications (agenda item 5).**

**Resolved** – That as part of Banwell Parish Council declaring a Climate Emergency, that Green Measures will be considered in relation to all planning applications.

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

It was noted that they had not been considered in relation to this month's applications and in future would include working towards passive housing standards and solar panels regardless of the direction on all new builds.

**59/20 To note and comment upon planning applications (agenda item 6)**

**(i) 20/P/1690/RM Land to South of William Daw Close, Banwell.**

Reserved Matters application for approval of appearance, layout, scale and landscaping for the erection of 26no. dwellings pursuant to outline permission 18/P/3334/OUT (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).

**Standing orders were suspended** to allow the project manager for this application to speak

Clarification was given to the rationale for two story properties on the Eastern Boundary which was due to a request from North Somerset.

**Standing orders were reinstated**

**Resolved** – To not support this planning application due to the positioning of two-storey properties on the eastern side of the development which will have an overbearing impact on the adjacent residents and properties on Greenfields Avenue.

However, if North Somerset is minded to approve then the following condition is requested; That taking into account the local highway network and the volume of material that may need to be removed / brought to site, it is requested that a construction management plan is submitted prior to the commencement of development on site. This should include but not be limited to a construction programme including phasing of works, HGV routing, provision for staff car parking, times of site operation, on-site contact information, volume of HGV movements throughout the day, highway safety measures such as wheel washing facilities and mitigation measures for any remedial works required

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

**(ii) 20/P/1755/FUH Pennyard House, East Street, Banwell. BS29 6BW**

Demolition of front conservatory and replace with a new porch; replacement of existing sliding aluminium framed windows with 'Heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse.

**Resolved** – To support this planning application.

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

**(iii) 20/P/1846/CQA Cedar Haven Haybow Hewish Weston-super-Mare BS24 6RB**

Prior Approval for the conversion of a redundant milking parlour to 1no. dwelling with operational development comprising re-roofing of building; insertion of windows, doors and re-rendering of building

**Resolved** – To object to this planning application as the Committee cannot support a permanent dwelling on a site where the existing property only has temporary consent (whilst the existing resident is alive) because it is outside the settlement boundary in flood zone 3.

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

**(iv) 20/P/1872/FUH Haybow Cottage, Haybow Hewish, Weston-super-Mare. BS24 6RA**

Proposed erection of a boundary wall and railings to replace existing fence

**Resolved** – To support this planning application.

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

- (v) **20/P/1911/TRCA Oak Lodge, West Street, Banwell. BS29 6DB**  
T1 - Eucalyptus – Fell

This application was noted.

- (vi) **20/P/1954/CQA Barn at Silvermoor Lane**

Prior Approval for the conversion of an existing agricultural building (Sui Generis Use) to 1 no. dwelling (Use Class C3) with operational development consisting of recladding of building with timber boarding; insertion of front wall and insertion of new windows and doors

**Resolved** – To not support this planning application as it creates a new dwelling outside of the settlement boundary in flood zone 3. However, if North Somerset is minded to approve then the committee request that an agricultural tie be put on the dwelling.

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

**60/20 To discuss and agree a way forward in relation to the Government Consultations on the following (agenda item 7)**

- (i) Changes to the current planning system
- (ii) Planning for the Future
- (iii) Transparency and Competition

The Committee decided to deal with all three consultations together. It was felt that the language used did not make the consultations accessible at a Parish Council level. The most important consultation was believed to be 'Planning for the Future'. It was felt there were very positive suggestions but that there were other suggestions that were of a concern. The Clerk had spoken to North Somerset as to whether they were intending in responding to any of the consultations.

**Resolved:** The Clerk to resend the 'Planning for the Future' Consultation to all Parish Councillors and ask them to provide answers to as many of the questions that they can by the 25<sup>th</sup> September. Cllr Manley to collate a Planning Committee response for consideration at the next meeting.

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

**61/20 To note planning decisions – (agenda item 8)**

- (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). **APPROVED**
- (ii) **20/P/1016/LDE West Hay Farm Summer Lane Banwell BS29 6LE.**  
Certificate of lawful development for land that is in use for commercial storage B8 purposes. **REFUSED**
- (iii) **20/P/1242/FUH Little Orchard, Wolvershill Road, Banwell BS29 6LA.**  
Proposed single story extension to the rear of the existing detached dwelling & associated adaptations. **APPROVED**
- (iv) **20/P/1282/FUH The Forge, Hillend, Weston-super-Mare BS24 8PQ**  
Raise roof and extend to rear elevation to create first floor. Alteration to exterior including new doors and windows (Resubmission of application ref. 19/P/2179/FUH) **REFUSED**
- (v) **20/P/1290/NMA Mead Fields Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell**  
Non-material amendment to application 18/P/5209/RM to replacement of NA44 housetype with D1389 (Sunford), which is the same building but with a modified bay window size only to the ground floor. **APPROVED**

(vi) **20/P/1291/NMA Mead Fields Parklands Phase 3B Land South Of Churchland Way  
Wolvershill Road Banwell**

Non-material amendment to application 19/P/2662/RM to replacement of NA44 housetype with D1389 (Sunford), which is the same building, but with a modified bay window size only to the ground floor. **APPROVED**

(vii) **20/P/1453/FUH 34 Knightcott Gardens Banwell BS29 6HD**

Erection of a two-storey side extension. **APPROVED**

(viii) **20/P/1516/FUH 4 Hillmer Rise Banwell BS29 6HX**

Retrospective application for the erection of a rear raised deck area. **APPROVED**

**62/20 Date of the next meeting (agenda item 9)**

21<sup>st</sup> September, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

5<sup>th</sup> October, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 20:05

.....Chairman

.....Date