



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4th October 2021.

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk) & 1 member of the public.

50/21 To receive apologies for absence (agenda item 1)

No apologies were received.

51/21 To receive declarations of interest (agenda Item 2)

No interests were declared.

52/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of September 2021 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th September 2021 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.

53/21 To note and comment upon planning applications (agenda item 4).

(i) **21/P/2576/AGA - Land Between Puxton Park, Cowslip Lane and The Laurels, West Rolstone Road Banwell.**

Application to determine if prior approval is required for a proposed formation of track for agricultural use.

Standing Orders were suspended to allow the applicant to speak.

The applicant spoke in support of the application explaining the use of Laurels as a farm and the route which included the protection of current hedgerows.

Balls Barn Lane was discussed as an alternative, but the applicant felt it was unsuitable due to potential complaints from local residents and the volume of walkers / horses using this route.

Standing Orders were reinstated

The planning committee noted this application.

(ii) **21/P/2600/AOC - Court Farm Moor Road, Banwell, North Somerset BS29 6ET.**

Discharge of condition No. 4 (Flood Warning Evacuation Plan) on application.

This application was noted.

(iii) **21/P/2668/EA2 - Land to the North of A371 and A368, Banwell.**

Request for formal scoping opinion for the ecological requirements of an Environmental Statement to be submitted with a planning application for the construction of proposed Banwell Bypass.

This application was noted.

54/21 To note planning decisions – (agenda item 5)

- (i) **21/P/1570/AOC Land At Former Western Trade Centre Knightcott Road Banwell.**
Discharge of condition No. 4 boundary treatments on application on application 20/P/0600/MMA
Approved (Discharge Condition) (RDC)
- (ii) **21/P/1882/FUH Lambourne Cottage Dark Lane Banwell North Somerset BS29 6BP**
Demolition of existing garages and proposed erection of a replacement double garage and home office above with 2no Dormers to the front elevation and external staircase to the side elevation.
APPROVED
- (iii) **21/P/1989/EA3 Land To The North Of A371 And A368 Banwell.**
Request for formal screening and scoping opinions as to whether proposed development is Environmental Impact Assessment development and the requirements of an Environmental Statement if required to be submitted with a planning application; construction of proposed Banwell Bypass. **EIA REQUIRED & SCOPING ISSUED**
- (iv) **21/P/2032/FUH Pennyard House East Street Banwell North Somerset BS29 6BW.**
Erection of a front porch/extension and a single storey side extension. **APPROVED**

55/21 To discuss the following North Somerset Consultations & agree a response (agenda item 6)

- (i) **Local list of Planning Application Requirements**

The Planning Committee noted the Local List of Requirements.

- (ii) **Housing Strategy 2022 to 2027**

Resolved: To support the Housing Strategy 2022 to 2027.

The resolution was correctly proposed and seconded (unanimous)

56/21 Date of the next meeting (agenda item 10)

Planning Committee Meeting 1st November 2021 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:20

.....Chairman

.....Date