



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd of October 2022.

PRESENT: Councillors Paul Blatchford (Chairman), Paul Harding, Nick Manley and Matthew Thomson.

IN ATTENDANCE: Mrs Liz Shayler (Clerk)

053/22 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Steve Davies

054/22 To receive declarations of interest (agenda Item 2)

No interests were declared.

055/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th of September 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 5th of September 2022 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with 1 abstention due to absence)

The minutes of the meetings were signed by the Chair of the meeting as a correct record.

056/22 To note and comment upon planning applications (agenda item 4).

(i) 21/P/1973/RM Land to Rear of Rayners, The Paddock, Banwell

Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 1no. two storey dwelling pursuant to outline application 22/P/0155/OUT (erection of a detached dwelling on land to the rear of Rayners with access to be off The Paddock, with all matters reserved for subsequent approval).

Resolved – To not object to this application for a new property as long as green initiatives will be incorporated into the design: solar panels, heat pump and EV charging.

The resolution was correctly proposed and seconded (unanimous)

(i) 22/P/2018/FUL Land Off Riverside (land To North of Riverlea) Banwell

Retrospective application for the erection of 2no. agricultural buildings.

Resolved – To object due to concerns regarding potential traffic from the development. Riverside is not a suitable road currently to cope with the extra traffic generated by the requirement to transport, maintain and provide for up to 250 cattle and the application fails to demonstrate how it would not prejudice highway safety.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/2019/FUL Land Off Riverside (land To North of Riverlea) Banwell BS29 6DB

Retrospective application for the change of use of land from agriculture to a mixed use of agriculture equestrian use and erection of stables/hay store.

Resolved – To object to this application due to environmental concerns regarding the accumulative impact of further equestrian development on Banwell Moors.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **22/P/2098/FUL Buildings at Rolstone Farm, West Rolstone Court, West Rolstone Rd Hewish**
Removal of condition 4 (Use as Holiday lets) of permission 06/P/0922/F (Conversion of two existing barns into 4 no holiday accommodation and 1 no agricultural workers dwelling. Construction of agricultural buildings for livestock, silage and fodder.) To allow use of buildings as 4 No. residential dwellings.

Resolved – To object on the basis this goes against the previous condition and there is no evidence provided as to why it is no longer viable as a holiday let, it is outside the settlement boundary in an unsustainable location and there is no evidence assessing the viability and safety of further permanent residential development in a flood plain.

The resolution was correctly proposed and seconded (unanimous)

057/22 To note the following applications (agenda item 5).

- (ii) **22/P/2239/TEN Land at Boulters Yard Summer Lane Banwell**
Notification under Regulation 5 of the Electronic Communications Code of the intention to install electronic communication apparatus, works to include: Removal of 3no. Antenna at 14.3m to be replaced with 3no. new Antenna at 14.3m, removal of 6no. MHA, installation of 3no. Active Routers and 3no. MHAs, installation of GPS Node at 3m on gantry pole, removal of SAMI cabinet inside cabin, installation of cooling unit within cabin and installation of new 6115 rack and ERS rack inside cabin.

This application was noted

058/22 To note planning decisions – (agenda item 6)

- (i) **21/P/0223/FUL Land South Of Wolvershill Road Banwell**
Variation of Condition 8 (Noise Mitigation) of approved application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow the noise bund to be delivered in 2 phases. **APPROVE WITH LEGAL AGREEMENT**
- (ii) **22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA**
T1 & T2 - Crown reduce by 1.5m. **NO OBJECTION**
- (iii) **22/P/1691/AOC Kings Field Land Off Moor Road Banwell North Somerset**
Discharge Condition No.7 (Anchoring of Caravan) and No.8 (Flood Warning and Evacuation Plan) on application 20/P/2666/FUL. **APPROVE**
- (iv) **22/P/1152/FUH 3 Littlefields Road Banwell North Somerset BS29 6BH**
Proposed west facing mansard dormer to the existing loft conversion, and an east facing pitched dormer. Removal of existing chimney and erection of a lean to conservatory to the rear elevation. **APPROVE**

059/22 Date of the next meeting (agenda item 7)

Planning Committee Meeting Monday 7th of November 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date