



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

PRESENT: Councillors Nick Manley (Chairman) Paul Blatchford (Vice-Chairman), Steve Davies and Paul Harding.

IN ATTENDANCE: Mrs Liz Shayler (Clerk).

060/22 To receive apologies for absence (agenda item 1)

Apologies were received from Councillor Matthew Thomson

061/22 To receive declarations of interest (agenda Item 2)

No interests were declared

062/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of October 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of October 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.

063/22 To note and comment upon planning applications (agenda item 4).

(i) 21/P/2029/FUL Land off Riverside (land to north of Riverlea) Banwell

Erection of 2no. agricultural buildings. Larger building to be connected to existing building on site by covered access area.

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

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/2287/FUH 28 High Street, Banwell BS29 6AE

Proposed demolition of an existing rear extension and side porch. Proposed erection of a side extension, Replacement of existing Bay Window and installation of Solar Panels on south-west elevation.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) 22/P/2331/RM Land at Parklands, South of Churchland Way

Reserved matters application for the construction of Road 6 Infrastructure following outline consent 12/P/1266/OT2.

This application was noted

(iv) **22/P/2429/FUH Meliden Summer Lane Banwell BS29 6LE**

Erection of a single storey rear extension onto the northwest elevation replacing an existing single storey kitchen extension and a single storey ensuite extension. The existing garage and stores are to be demolished with a new double garage with ancillary accommodation over and solar panels on roof. Re-surfaced driveway.

Resolved – To object to this application on the basis the ancillary accommodation above the garage is contrary to NSC's DM43 policy as it is outside of the settlement boundary and is not part of the physical extension to the main dwelling.

The resolution was correctly proposed and seconded (unanimous)

064/22 To note the following planning applications (agenda item 5).

- (i) **22/P/2324/TRCA Banwell Youth and Community Centre West Street Banwell BS29 6DB**
TT1 - Willow - crown lift over the tank to 4m once a year for 5 years.

This application was noted

- (ii) **22/P/2406/TRCA St Andrews Church. BS29 6BN**
All tree work as advised in general tree assessment (summary) - one exception, T 773 - Magnolia - down to be felled - crown reduce by 2m.

This application was noted

- (iii) **22/P/2445/AOC Land South of Churchland Way Wolvershill Road, Banwell.**
Discharge of condition. 55 9 External meter boxes) on application 18/P/5209/RM.

This application was noted

- (iv) **22/P/2446/AOC Land at Parklands Churchland Way**
Request to discharge part of condition 41 (permitted development) from application No. 16/P/2744/OT2.

This application was noted

065/22 To note planning decisions – (agenda item 6)

- (i) **22/P/0039/FUL Perries Hillend Locking North Somerset BS24 8PG**
Retrospective planning permission for the change of use of agricultural land for the storage of 5 no. shipping containers off Banwell Road (B8 storage and distribution) and the erection of a security gate and creation of a gravelled hardstanding off Hillend for agricultural purposes. **REFUSED**
- (ii) **22/P/0135/FUL Land to Northeast Of Royston Wolvershill Road Banwell BS29 6DG**
Demolition of existing agricultural building and erection and re-siting of a new agricultural building. **APPROVE**
- (iii) **22/P/0162/FUL Perries Hillend Locking North Somerset BS24 8PG**
Retrospective planning application for the siting of a static caravan for use as a separate dwelling (Use Class C3). **REFUSED**
- (iv) **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**
- (v) **22/P/0730/FUL Deer Leap Farm, Knightcott Road, Banwell.**
Retention of building and its change of use to starter business unit (class B2 B8 and E(g)(iii)) **APPROVE**
- (vi) **22/P/1654/R33 Banwell Primary West Street Banwell BS29 6DB**
Demolition of a former front extension to the main school building, including a kitchen, hall and staff room. **APPROVE**

- (vii) **22/P/1767/LDP Little Vaust Cooks Lane Banwell North Somerset BS29 6DS**
Certificate of Lawful Development for the proposed erection of a detached mobile home for use as an annexe. **APPROVE (LAWFUL)**
- (viii) **22/P/1894/FUH 1 Orchard Close Banwell North Somerset BS29 6DF**
Retrospective demolition of existing boundary wall and erection of a new boundary wall with added privacy screens. **APPROVE**
- (ix) **22/P/1925/AGA Land South of Puxton Park Cowslip Lane Hewish**
Application to determine if prior approval is required for a proposed agricultural track. **PRIOR APPROVAL - GRANT**
- (x) **22/P/1999/FUH Westholme West Street Banwell BS29 6DE**
Retrospective application for the installation of new and altered windows. **APPROVE**
- (xi) **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. **PN Reg 5 (Tel) Noted (unconditional)**
- (xii) **21/P/3145/FUL Rhodyate Farm, The Rhodyate, Banwell BS29 6NR**
Application to remove condition 8 attached to planning permission 15/P/0966/F (conversion of stable block to holiday accommodation) to allow the building to be used for two residential units. **APPROVE**
- (xiii) **22/P/2544/TRCA 30 Castle Hill Banwell North Somerset BS29 6NY**
T1 - Ash - pollard by 4m. T2 Sycamore - 2m crown reduction **NO OBJECTION (tree/hed) UNCONDITIONAL**

The Clerk tabled the following planning decision.

- (xiv) **22/P/1775/FUL Land To Rear Of Kings Field Moor Road Banwell.**
Erection of an agricultural barn, and retention of entrance piers, wall and hardstanding (part retrospective). **APPROVE**

066/22 Date of the next meeting (agenda item 7)

Planning Committee Meeting Monday 5th December 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:30

.....Chairman

.....Date