



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7<sup>th</sup> of February 2022.

**PRESENT:** Councillors Nick Manley (Chairman), Paul Blatchford (Vice Chairman) and Phil Baird.

**IN ATTENDANCE:** 1 member of the public

**IN ATTENDANCE VIRTUALLY:** Mrs Liz Shayler (Clerk), Cllr Davies, Cllr Harding and 1 member of the public

### **01/22 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Davies & Harding who are attending virtually.

### **02/22 To receive declarations of interest (agenda Item 2)**

Cllr Baird declared a personal interest in agenda item 4 viii (22/P/0039/FUL) & ix (22/P/0039/FUL) – Perries, Hillend, Banwell BS24 8PG.

### **03/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6<sup>th</sup> of December 2021 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 6<sup>th</sup> of December 2021 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 will be signed by the Chairman as a correct record.

### **04/22 To note and comment upon planning applications (agenda item 4).**

#### **(i) 2221/P1735/RM Land West of Wolverhill Rd, North of Wolverhill Pk & Knightcott Pk Banwell**

RECONSULTATION - Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT

Whilst the Parish Council maintains this was not an appropriate location for development it was recognised that the Parish Council objections had been taken into consideration. The Planning Committee therefore noted this application.

#### **(ii) 21/P/3185/FUL - Busy Buddies Nursery Puxton Park Cowslip Lane Hewish Banwell BS24 6A**

Erection of additional building at Busy Buddies Nursery to increase the capacity of existing nursery.

### **Standing orders were suspended to allow the applicants to speak.**

The land agent spoke in favour of the application. The new building is needed to meet the growing demand of childcare places. Working with Weston college this was felt to be an ideal location. It was recognised the application was within the flood protection zone however flood mitigation features were being planned.

### **Standing orders were reinstated.**

**Resolved** – To support this application.

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

(iii) **21/P/3420/AGA - Land at Brick Cottage, Moor Road, Banwell**

Proposed new dwelling on land adjoining Pennant House (resubmission of approved application 18/P/3773/FUL).

The Planning Committee noted this application.

(iv) **21/P/3467/FUL – Royston Wolvershill Road Banwell BS29 6DG**

Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan.

The Planning Committee noted this application.

(v) **21/P/3490/AGA – Land between Puxton Pk, Cowslip Lane & The Laurels, West Rolstone Rd.**

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

**Standing orders were suspended to allow the applicants to speak.**

The land agent spoke in favour of the application. The track was to enable agricultural vehicles to move safely between the two farms. With the track not visible and additional screening suggested then it was felt that these answered the Parish Council previous objections.

**Standing orders were reinstated.**

The Planning Committee noted this application.

(vi) **21/P/3527/FUH – 65 High Street Banwell North Somerset BS29 6AF.**

Erection of two storey and single storey rear extensions and construction of Timber outbuilding.

**Resolved – To support this application**

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

(vii) **22/P/0011/TRCA – The Coach House East Street Banwell North Somerset BS29 6BW**

T1 - Willow - Pollard by 3-4m.

The Planning Committee were informed that this application had now been approved.

(viii) **22/P/0039/FUL – Perries, Hillend, Banwell. BS24 8PG.**

Retrospective planning permission for the change of use of agricultural land for the storage of 5 no. shipping containers, erection of a security gate and creation of a hardcore gravelled area.

**Resolved – To object to this development as it is located in open countryside outside any settlement boundaries, inappropriate in scale and character and because there is no evidence of any real economic or employment benefit from it.**

**The resolution was correctly proposed and seconded (unanimous with 1 abstention)**

(ix) **22/P/0162/FUL – Perries, Hillend, Banwell. BS24 8PG.**

Retrospective planning application for the siting of a static caravan for use as a separate dwelling (Use Class C3).

**Resolved – To object as it is residential development, outside the settlement boundary in open countryside**

**The resolution was correctly proposed and seconded (unanimous with 1 abstention)**

**05/22 To note planning decisions – (agenda item 5)**

- (i) **21/P/0489/FUH – Jana Wolvershill Road Banwell BS29 6DJ**  
Single storey front and rear extensions, loft conversion and front and rear dormers. **APPROVED**
- (ii) **21/P/1846/NMA – Bowerhouse, Land at Havage Drove, Box Bush Lane, Rolstone.**  
Non-material amendment to application 20/P/0620/FUL to allow the following 1/ amendments to the approved module layout, 2/ Amendments to the security perimeter fence, 3/ Amendments to the CCTV cameras and poles and communication cabinet, 4/ Amendments to approved transformer units, 5/ Amendments to the pV solar mounting table and structure and 6/ Amendments to the equipment storage unit. **APPROVED**
- (iii) **21/P/2179/OUT – ‘The Cottage’, West Rolstone Road, Hewish, Banwell BS24 6UR.**  
Outline application for an enclosure to be constructed over the existing menage, to allow all year use of facility for equestrian and dog training, with all matters reserved for subsequent approval. **APPROVED**
- (iv) **21/P/2685/FUL – ‘Land to the North of West Rolstone Road, Hewish.**  
Removal of conditions nos. 2 and 3 (for private use only) of permission ref: 11/P/0941/F (Erection of a stable block, tack room and feed store) to allow use as commercial livery. **APPROVED**
- (v) **21/P/2750/LDE – 28 Riverside Banwell North Somerset BS29 6EE.**  
Certificate of Lawfulness for a caravan used as ancillary accommodation. **APPROVED (Lawful)**
- (vi) **21/P/2935/FUL – ‘Pennant’, Dark Lane Banwell BS29 6BP**  
Proposed new dwelling on land adjoining Pennant House (resubmission of approved application 18/P/3773/FUL). **APPROVED**
- (vii) **21/P/3097/FUH – Gout House Farm West Rolstone Road Hewish North Somerset BS24 6UH**  
Proposed erection of a two-story side extension and a rear single story porch entrance extension. **WITHDRAWN**
- (viii) **21/P/3098/FUH – 2 Hill Path Banwell North Somerset BS29 6AB.**  
Retrospective application for garden outbuilding. **REFUSED**
- (ix) **21/P/3158/FUH – ‘Royston’, Wolvershill Road Banwell North Somerset BS29 6DG**  
Demolition of barn building. Proposed erection of a single storey front extension plus erection of triple garage. **APPROVED**
- (x) **21/P/3173/FUH – The Ranch Wolvershill Road Banwell North Somerset BS29 6DR.**  
Proposed erection of a single storey rear extension. **APPROVED**
- (xi) **21/P/3373/TRCA – 3 Emery Gate, Banwell North Somerset BS29 6DN.**  
T1 - Apple - Fell. T2 - Palm - Fell. **NO OBJECTION (tree/hed) unconditional**
- (xii) **21/P/3375/TRCA – 22, East Street, Banwell, North Somerset BS29 6BW**  
T1 - Conifer - Fell. **NO OBJECTION (tree/hed) unconditional**
- (xiii) **21/P/3427/TEN – Gas Pressure Reduction Station Haybrow Hewish Banwell BS24 6RD.**  
Notification under Regulation 5 of the Electronic Communications Code of the intention install Electronic Communications Apparatus; proposed installation EE 6No. ERS to be installed on support poles. Proposed EE 1No. UHF GPS module at 15.29m to be installed on support pole. Proposed EE 1No. Airo cabinet to be installed on concrete base. EE 6No. MHAs installed on support poles. EE 6No. RRU's to be removed. EE 1No. BTS 3900A cabinet to be removed and associated ancillary works. **PN Reg 5 (Tel) Noted (unconditional)**

**The Clerk tabled the following planning decision which had been decided after the agenda had been published.**

- (i) **22/P/0011/TRCA – The Coach House East Street Banwell North Somerset BS29 6BW**  
T1 - Willow - Pollard by 3-4m. **NO OBJECTION (tree/hed) unconditional**

**06/22 Date of the next meeting (agenda item 10)**

Planning Committee Meeting Monday 7<sup>th</sup> March 2022 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:40**

.....Chairman

.....Date