



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd of April 2023.

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

IN ATTENDANCE: David Murphy (Comms Officer), Cllrs Maggie McCarthy & Tara Wright

7/23 To receive apologies for absence (agenda item 1)

Apologies were received from Matthew Thompson.

8/23 To receive declarations of interest (agenda Item 2)

Interests were declared by Cllrs Blatchford and Davies due to their proximity to application 22/P/3059/FUH

9/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of March 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th of March 2023 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

10/23 To note and comment upon planning applications (agenda item 4).

(i) **22/P/3059/FUH 20, Church Street, Banwell. BS29 6EA**

Retrospective application for the erection of a timber clad outbuilding.

Resolved: Unanimous objection – Planning permission should have been sought prior to construction. Retrospective Planning Permission should not be sought within a Conservation Area.

The resolution was correctly proposed and seconded (unanimous)

(ii) **22/P/2909/FUL Land adjacent to 8A Orchard Close, Banwell.**

Proposed erection of 1no. four-bedroom dwelling and a double garage.

Resolved: Unanimous objection for the following reasons:

- Part of the site is clearly outside the settlement boundary.
- For a new development there are no green measures included
- It does not allow for the previous conditions from the old application which would see reclaimed stone from the old ruin used in the new development.

Should the North Somerset Council Planning team be minded to approve this application, Banwell Parish Council request that all previous 17 conditions associated with this application be adhered to.

(iii) **23/P/0565/FUL Land South of Churchland Way and Wolvershill Road, Mead Fields, Banwell.**

Application to vary condition 6 (acoustic survey prior to commencement) attached to planning permission 22/P/1186/FUL (Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking) to allow for acoustic survey to be submitted prior to occupation.

This application was noted.

11/23 To note the following planning applications (agenda item 5).

(i) 23/P/0411/TPO Shepton Copse, Banwell Woods, Towerhead Road, Banwell.

T - 1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration.

This application was noted.

(ii) 23/P/0446/TRCA 12, High Street, Banwell BS29 6AE

T1 - Birch - Remove to ground level.

This application was noted.

(iii) 23/P/0450/TPO Corner House, East Street Banwell BS29 6PD

T - 1 & T - 2 Hornbeams lift crowns to 2mtrs for clearance.

This application was noted.

(iv) 23/P/0481/CRN Perries Hillend Locking BS24 8PG

Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8)

This application was noted.

(v) 23/P/0541/TPO Shepton Copse Part of Banwell Woods, Towerhead Road, Banwell.

A dead ash tree has blown over during recent gusty winds. It is hung up in an adjacent ash tree. It is proposed to bring the tree down to ground level to make it safe. The tree is located near the track leading through the woods and in an area where people may be visiting.

This application was noted.

12/23 To note planning decisions – (agenda item 6)

(i) 22/P/1186/FUL Land South of Churchland Way and Wolvershill Road Mead Fields Banwell.

Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking. **APPROVE with legal agreement.**

(ii) 22/P/1346/AOC Western Trade Centre Knightcott Banwell North Somerset BS29 6HS

Discharge of condition No. 8 (Flood Risk Assessment and Sustainable Drainage) No. 9 (design, implementation, maintenance and management of the sustainable drainage scheme) No. 10 (samples of the materials) No. 18 (replacement night roost for lesser horseshoe bats) on application 15/P/0968/O. **APPROVE (discharge condition) (RDC)**

(iii) 22/P/2698/AOC Rhodyate Farm, The Rhodyate, Banwell BS29 6NR

Discharge of Condition No.14 (Disabled Access) from application 21/P/3145/FUL. **APPROVE**

(iv) 22/P/2861/TRCA 11 East Street Banwell North Somerset BS29 6BN

T - 1 Sycamore crown reduction by up to 7 mtrs. T - 2 Fell Sycamore. **OBJECTION (TPO made)**

(v) 23/P/0394/AOC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR

Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application 22/P/0896/FUH. **APPROVE**

13/23 Date of the next meeting (agenda item 7)

Planning Meeting Wednesday 3rd of May 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date