



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 6<sup>th</sup> of February 2023.

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

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk).

### 01/23 To receive apologies for absence (agenda item 1)

No apologies were received.

### 02/23 To receive declarations of interest (agenda Item 2)

No interests were declared.

### 03/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 19<sup>th</sup> of December 2022 (agenda item 3)

**Resolved** – That the minutes of the Planning Committee Meeting held on the 19<sup>th</sup> of December 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.

### 04/23 To note and comment upon planning applications (agenda item 4).

#### (i) **22/P/1124/FUL Cedar Haven, Haybow, Hewish BS24 6RB**

Change of use of land for the siting of a 2no. pitch Gypsy & Traveller site with associated development including a 1.5m high boundary wall (retrospective).

**Resolved** – To object to this application for the following reasons:

- No information has been submitted about who is intended to live on the site if it was approved and how they meet the definition of qualifying as 'gypsies and travellers.' With this lack of information, it is impossible to conclude whether this is a genuine requirement for a gypsy site.
- The development is outside the settlement boundary.
- The development is on flood zone 2 and 3 and this development has resulted in the removal of the previous green field and replacement with hardstanding, which has increased the flooding risk. Additional, caravans, mobiles homes and park homes intended for residential" falls under a highly vulnerable use which is unacceptable within Flood Zone 3.
- The original application was given on the proviso it was going to be returned to green fields which we would expect to see still happen.

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

#### (ii) **22/P/0072/FUL Elmfield Whitecross Lane Banwell BS29 6DP**

Proposed demolition of existing dwelling and erection of 2 No. detached dwellings.

**Resolved** – To note this application.

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

#### (iii) **22/P/2070/FUL Land to Rear of Banwell Garage 20 Knightcott Road Banwell**

Erection of 4no. semi-detached dwellings and 1no. replacement domestic garage with associated works following the demolition of 2no. existing buildings on site.

**Resolved** – To recommend refusal for the following application.

- The height of the buildings are out of keeping with the surrounding bungalows.
- Overlooking.
- Lack of green measures included as part of this application.

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

**05/23 To note the following planning applications (agenda item 5).**

(i) **22/P/3030/LDP 10 Wolverhill Park Banwell North Somerset BS29 6DQ**

Certificate of Lawful Development for a proposed Loft conversion and 1no. new rear dormer.

This application was noted.

(ii) **22/P/0158/TRCA 20 East Street Banwell North Somerset BS29 6BW.**

1 - Macrocarpa -cut back to create a 2m clearance from roof. T2 - Holm Oak - C/L to 4.5m.

This application was noted.

**06/23 To note planning decisions – (agenda item 6)**

(i) **21/P/3185/FUL Busy Buddies Nursery Puxton Park Cowslip Lane Hewish Banwell BS24 6AH**

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

(ii) **22/P/1847/NMA Land West of Wolverhill Road Wolverhill Road Banwell North Somerset**

Non material amendment to application 21/P/1735/RM (Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, ) to update roof design to plots 19-23, the handing of plot 1 and other minor amendments to plots 11-14,27,38,51 and 53, removal of electrical substation and front plot landscape amendments to selected plots. **APPROVE**

(iii) **22/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). **APPROVE**

(iv) **22/P/1951/MMA Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**

Minor material amendment to vary condition 2 (approved plans) of permission 15/P/2635/F (Erection of 2 dwellings with associated landscaping following demolition of various agricultural buildings and two residential chalets. Unit H to be retained as a domestic outbuilding serving Plot 1) to also allow retention of Unit F for Agricultural use. **APPROVE**

(v) **22/P/2561/FUL Land to The North Of Western Fields Whitley Road Banwell BS29 6NA**

Proposed erection of a new storage building to replace an existing building lost to fire damage (Use Class B8 - Storage). **APPROVE**

(vi) **22/P/2808/AOC Land West of Wolverhill Road Wolverhill Road Banwell**

Discharge of condition No 22 (energy statement) on application 18/P/4735/OUT. **APPROVE (discharge condition) (RDC)**

(vii) **22/P/3012/TRCA 41 High Street Banwell North Somerset BS29 6AF**

T1 - Hazel - reduce by 6ft. T2 - Holly - reduce by 8ft. T3 Apple - reduce by 4ft. **NO OBJECTION (tree/hed) UNCONDITIONAL**

(viii) **23/P/0077/TRCA 31 West Street Banwell North Somerset BS29 6DB**

T1 - Robinia = Fell. **NO OBJECTION (tree/hed) UNCONDITIONAL**

The Clerk tabled the following decisions which had been received since publishing the agenda.

- (ix) **22/P/0905/PIP Land West of Wolvershill Road Wolvershill Road Banwell**  
 Permission in principle for demolition of existing outbuildings and erection of a minimum of 5no. and a maximum of 7no. residential dwellings. **WITHDRAWN**
- (x) **22/P/2062/FUH 36 High Street Banwell BS29 6AF**  
 Proposed loft conversion and extension to create 2 no. Front gables and rear protruding Loft extension with creation of a balcony (North elevation). Proposed erection of a two storey front extension (South elevation) to create 1 no. Gable and internal structural alterations. **APPROVE**
- (xi) **22/P/2429/FUH Meliden Summer Lane Banwell BS29 6LE**  
 Erection of a single storey rear extension onto the north west 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. **APPROVE**

**07/23 Date of the next meeting (agenda item 7)**

Planning Committee Meeting Monday 6<sup>th</sup> of March 2023 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:15**

.....Chairman

.....Date