



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

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

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) Cllrs Simon Arlidge and Maggie McCarthy.

### 08/23 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Blatchford.

### 09/23 To receive declarations of interest (agenda Item 2)

No interests were declared.

### 10/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6<sup>th</sup> of February 2023 (agenda item 3)

**Resolved** – That the minutes of the Planning Committee Meeting held on the 6<sup>th</sup> of February 2023 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.

### 11/23 To note and comment upon planning applications (agenda item 4).

#### (i) **22/P/3067/OUT Land at Haybow, North of A370 & East of M5 Motorway, Hewish.**

Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works.

**Standing Orders** were suspended.

The applicant spoke in support of the application outlining some of the following points.

- Carbon neutral development
- 30% affordable homes
- Access to open blue and green spaces and community places.
- New family-friendly cycle link

**Standing Orders were reinstated**

**Resolved** – Whilst the Committee support the ethos of the development then overall, they object for the following reasons:

- Outside the settlement boundary
- Located on flood zone 3a
- Concerns regarding the sustainable transport provision

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

#### (ii) **23/P/0161/FUL Land off Silver Moor Lane, Banwell BS29 6LQ**

Proposed erection of Stable Block with associated access and hard standing.

This application was noted.

(iii) **23/P/0191/FUL Land Adjacent to Wolvershill Road Banwell**

Application for installation of a below ground pump station with details of associated kiosk, access, drainage basin design amendments, landscaping and fencing enclosure.

This application was noted.

(iv) **23/P/0214/FUH & 23/P/0215/LBC Abbey Towers, East Street, Banwell. BS29 6BW**

Proposed demolition of existing garden flat roofed timber and glass greenhouse/shed and replace with home office and erection of a separate new greenhouse.

**Resolved** – To object to this application as the building will be visible from the Churchyard and St Andrews as a Grade 1 listed building.

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

(v) **23/P/0391/FUH Homefield. Wolvershill Road. Banwell. BS29 6DR**

Proposed erection of a single storey side extension.

**Resolved** – To support this application.

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

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

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

T - 1 Sycamore crown reduction by up to 7 metres. T - 2 Fell Sycamore.

This application was noted.

(ii) **23/P/0295/LDE Perries Hillend, North Somerset BS24 8PG**

Certificate of lawfulness in respect of the use of a park home as a dwellinghouse including associated operational development.

This application was noted.

(iii) **23/P/0317/TPO Burrington Wood Banwell Woods Towerhead Road Banwell North Somerset**

Fell 5 Ash tree suffering die back. Dead Oak fallen on to another tree to be brought down to ground level. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy. One dead oak that has fallen but is caught in another tree will be brought down to ground level. No replanting is proposed as the wood has already a 100% canopy. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy.

This application was noted.

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

Request to discharge conditions 5, (Tree protection and method statement) and 8, (Details of walling, roofing, windows and doors) on application 22/P/0896/FUH.

This application was noted.

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

(i) **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. **APPROVE**

(ii) **22/P/2396/FUL Land at The Moor Dairy (Log Cabin) Moor Road Banwell**

Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling. **APPROVE**

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

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

**APPROVE (lawful)**

(iv) **23/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. **NO**

**OBJECTION (tree/hed)**

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

(v) **2/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.**

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

Planning Committee Meeting Monday 3<sup>rd</sup> of April 2023 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:35**

.....Chairman

.....Date