



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd of June 2024.

PRESENT: Councillors Nick Manley (Chairman), Simon Arlidge, Paul Blatchford, Paul Harding & Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk)

Cllr Manley welcomed everybody.

Before the meeting was convened, members of the public were invited to speak.

Members of the public.

No members of the public were present.

The meeting was convened.

30/24 To elect a Chairman of the Planning Committee.

Resolved: To elect Cllr Nick Manley as Chairman of the Planning Committee for 2024/25

The resolution was correctly proposed and seconded (unanimous)

31/24 To elect a Vice Chairman of the Planning Committee

Resolved: To elect Cllr Paul Blatchford as Vice-Chairman of the Planning Committee for 2024/25

The resolution was correctly proposed and seconded (unanimous)

32/24 To receive apologies for absence (agenda item 1)

No apologies were received.

33/24 To receive declarations of interest (agenda Item 2)

Cllr Manley declared an interest in 7(iii) due to the proximity of his property.

34/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 8th of May 2024 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 8th of May 2024 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

35/24 To note and comment upon planning applications (agenda item 4).

(i) **24/P/0943/FUH Withyhurst Riverside Banwell BS29 6EH.**

Proposed demolition of existing stable/store outbuilding and extension of existing residential annexe.

Resolved: to recommend refusal of this application for the following reasons.

- The existing development is not an annexe, and this application is for a new annexe. As such, the proposed self-contained annex by reason of its siting, size and attachment to the main dwelling house is not considered to be an extension to the dwelling that could be incorporated back into the main dwelling. The proposed annex would, therefore, be tantamount to creation of a separate residential dwelling outside a settlement boundary, contrary to existing planning policies.

- The application site is in an area at risk from flooding and the application does not demonstrate that the proposal passes the Sequential and Exception Tests or include a satisfactory Flood Risk Assessment for a new residential dwelling.

The resolution was correctly proposed and seconded (unanimous)

Cllr Manley handed over to Cllr Blatchford for the following agenda item.

36/24 To note the following planning applications (agenda item 5).

- (i) **24/P/0843/AOC Stonebridge, Wolvershill Road, Banwell, North Somerset. BS29 6DR**
Discharge of Condition 7 (Working Drawings) on application 22/P/0896/FUH

The meeting noted that this application had already been decided.

- (ii) **24/P/0867/AOC Land to South of William Daw Close, Banwell, North Somerset.**
Request to discharge condition numbers 8 (Construction Method Statement), 9 (CEMP), 10 (LEMP), 15 (Bin Set Down Plan) and 17 (WSI) on application 21/P/1164/FUL

This application was noted.

- (iii) **24/P/0984/NMA 6, High Street, Banwell. BS29 6AA**
Nonmaterial amendment to application 23/P/1667/FUH (Proposed demolition of existing porch and rear extension. Erection of a single storey rear extension and installation of patio doors to the rear elevation at the first floor.) to allow for the retention of the existing porch and small part of rear extension, change of fenestration on the rear extension and update of internal layouts.

This application was noted.

Cllr Blatchford handed the Chair back to Cllr Manley

37/24 To note planning decisions – (agenda item 6)

- (i) **23/P/1376/RM Land at Parklands (Phase 4a) Churchland Way Weston-super-Mare**
Reserved Matters application for area Phase 4a for the erection of 95no. dwellings and associated works pursuant to Outline Permission 12/P/1266/OT2. **APPROVE**
- (ii) **24/P/0572/EA2 Land North of Knightcott Road East And West Of Summer Lane Banwell**
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a proposed development of 800no. residential dwellings, up to 6.5ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, access and ancillary uses. **EIA scoping opinion issued**
- (iii) **24/P/0716/TRCA 31 West Street Banwell BS29 6DB**
T1. Gladitzia and T2. Willow fell both to ground level. **NO OBJECTION (tree/hed) unconditional.**
The Clerk tabled the following decisions made by North Somerset since the agenda was published.
- (iv) **24/P/0843/AOC Stonebridge, Wolvershill Road, Banwell, North Somerset. BS29 6DR**
Discharge of Condition 7 (Working Drawings) on application 22/P/0896/FUH. **APPROVE (discharge condition) (RDC).**

38/24 Date of the next meeting (agenda item 7)

Planning Meeting Monday 1st July 2024 7pm at Banwell Youth & Community Centre however it might not be possible to livestream it due to the absence of the Clerk.

The Chairman closed the meeting at 19:13

.....Chairman

.....Date