



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7.30pm ON MONDAY 1<sup>st</sup> JULY 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

<b>PRESENT:</b>	Councillors Phil Hale (Chairman), Phil Baird, Paul Blatchford (Vice Chairman), Steve Davies, Paul Harding and Nick Manley.
<b>IN ATTENDANCE:</b>	Mrs Liz Shayler (Clerk).
<b>WARD COUNCILLORS:</b>	Cllr Harley & Cllr Haverson
<b>PRESS:</b>	None
<b>MEMBERS OF THE PUBLIC:</b>	None

### **Before the meeting opened members of the public were invited to speak;**

- (i) Cllr Harley reported that she had called in the William Daw Close application for a decision by the NSC Planning & Regulatory (P&R) Committee and it had been deferred to allow a site meeting. Councillors were asked if they were able to attend the site meeting on the 15<sup>th</sup> July and/or the next P&R Committee meeting on the 17<sup>th</sup> July.
- (ii) Cllr Harley told the meeting that she had reported activities on the land off Summer Lane, Banwell (refused traveller's site) to NSC's Enforcement Team as lots of residents had complained that there were 'unauthorised' works occurring.

### **The meeting was convened**

#### **009/19 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Dawn Parry

#### **010/19 To receive declarations of interest (agenda Item 2)**

Cllr Manley declared an interest in planning application 5(ii)

#### **011/19 To approve as a correct record the minutes of the Planning Committee Meeting held on 3<sup>rd</sup> June 2019 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on 3<sup>rd</sup> June 2019 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (5 in favour and 1 abstention due to absence).**

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

#### **012/19 To discuss and agree a response to North Somerset Council Statement of Community Involvement (SCI) revision 2019 (agenda item 4).**

It was noted that the draft, revised SCI proposes that a formal response on planning applications would not be considered by email without prior agreement. It was also felt that on occasion it might not be possible for a parish council to submit comments on a planning application before the consultation deadline due to their meeting cycle though it was also noted that NSC does endeavour to take late comments into account.

**Resolved** – To respond to the consultation on the draft revised North Somerset Statement of Community Involvement by requesting that email be included as an acceptable way in which responses can be submitted on planning applications.

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

## **013/19 To note and comment upon planning applications (agenda item 5)**

- (i) **19/P/1079/FUL** - Towerbrook Farm, Catworthy Lane, Banwell. BS29 6PQ. Retrospective application for the conversion of agricultural barn to 2no. dwellings.

**Resolved** – To note this application but to express concerns about the lack of detail in relation to landscaping, car parking and sewage treatment.

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

**Cllr Manley left the meeting**

- (ii) **19/P/1319/FUH** - The Lawns, 2 High Street, Banwell. BS29 6AA. Proposed whole house window refurbishment, front porch development, garage roof refurbishment, driveway parking area and all associated works at 2 High Street.

**Resolved** – To support this application

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

**Cllr Manley returned to the meeting**

- (iii) **19/P/1356/DCM& 19/P/1359/DCO** - Hinkley Point C Connection Project, Between Bridgwater In Somerset And Seabank Substation, North of Avonmouth. Formal submission to discharge Requirement 9(1)(d) (Provision of embedded landscape mitigation and landscape schemes - Towerhead Brook Bridge, for Stage 2.1 of the authorised development) of the National Grid (Hinkley Point C Connection Project) Order 2016 (as Amended).

**Resolved** – To note this application

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

- (iv) **19/P/1397/CQA** - Barn at Silver Moor Lane Banwell. Prior approval for change of use from agricultural building and land to 1no dwelling within use class C3, plus associated operational development comprising installation of replacement walls with new doors and windows.

**Resolved** – To not support this development for the following reasons;

- it is on the flood plain
- it is outside the settlement boundary
- it is in an unsustainable location

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

- (v) **19/P/1400/TEN** - Land at Fox Hollow Box Bush Lane Rolstone Banwell. BS24 6UA. Notification, under Regulation 5 of the Electronic Communications Code Regulations, for the proposed installation of fixed-line broadband apparatus, 1 x 9m Wooden Pole (7.20m above ground).

**Resolved** – To note this application

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

- (vi) **19/P/1495/ LDE** - Western Trade Centre Knightcott Road Banwell. Certificate of lawfulness for existing use of the land as open storage (Use class B8).

**Resolved** – To note this application

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

**014/19 To note planning decisions – (agenda item 6)**

- i) **18/P/2250/FUL** Ground Floor, 8 West Street, Banwell BS29 6DA. Change of use of ground floor (former hair salon) to self-contained one bedroom flat. **APPROVED**
- ii) **18/P/4891/FUL** - The Workshop, Moor Road, Banwell, BS29 6EF. Erection of a single storey extension to existing light industrial unit to provide additional operating space. Removal of 3no. existing storage units. **APPROVED**
- iii) **19/P/0230/RM** - Western Trade Centre, Knightcott Road, Banwell. BS29 6HT. Submission of reserved matters of access, layout, scale, appearance & landscaping for erection of 10no. dwellings, following demolition of existing buildings on site pursuant to Outline Approval 15/P/0968/O. **APPROVED**
- iv) **19/P/0314/FUL** - Land Off Summer Lane, Banwell. BS29 6LP. Use of land for the stationing of caravans for residential purposes as a single pitch gypsy/traveller site and the erection of a day room building ancillary to that use. **REFUSED**
- v) **19/P/0355/FUH & 19/P/0356/LBC** - Stuntree Farm, West Rolstone Road, Hewish, Weston-super-Mare, BS24 6UR. Refurbishment of dwelling- works to include internal works; 2no. conservation roof lights; replacement of a number of windows & doors; Lime render to North & East elevations; repair/ reconstruction of boundary walls; new entrance gates, piers and boundary wall. Demolition of pigsty and reuse of materials. **APPROVED**
- vi) **19/P/0357/FUL** - Stuntree Farm, West Rolstone Road Hewish, Weston-super-Mare, BS24 6UR. Retrospective change of use application for use as a vehicle compound. **REFUSED**
- vii) **19/P/0408/FUL** - Land to South of Silver Moor Lane (A370 End Of Lane) Banwell. Creation of new vehicle access to field. **APPROVED**
- viii) **19/P/0937/FUH** - 42 Knightcott Road, Banwell. BS29 6HF Proposed replacement porch and pitch roof over existing garage, new porch, proposed pitched roof over existing front dormer. **APPROVED**

**015/19**

**Date of the next meeting (agenda item 7)**

15<sup>th</sup> July – Parish Council Meeting, 7:30pm Banwell Children’s Centre

5<sup>th</sup> August – Planning Committee Meeting, 7pm Banwell Children’s Centre

The Chairman closed the meeting at 20:20

.....Chairman

.....Date