



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 2<sup>nd</sup> MARCH 2020 AT BANWELL YOUTH AND COMMUNITY CENTRE

**PRESENT:** Councillors Paul Blatchford (Chairman), Phil Baird, Steve Davies, Paul Harding, Nick Manley & Dawn Parry

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) & 6 members of the public.

**Before the meeting opened Members of the public were invited to speak.**

- (i) Several residents spoke to object to application 18/P/4735/OUT and raised the following concerns:
- It was felt a development of fifty plus houses was out of keeping given the nature of Wolvershill road.
  - Fifty plus houses could mean a hundred plus cars making current problems with traffic even worse and potentially making Wolvershill Road more dangerous.
  - There would be an adverse impact of so many extra residents in Banwell on the surgeries and schools.
  - If Council is of the view that there must be additional houses in that area then perhaps a maximum of 15 with a communal garden area around the development
  - Concerns was raised about infilling of houses from Banwell out to the potential bypass route.
  - If a new garden village is built along Summer Lane then a green corridor should be maintained between this development and Banwell so they are not merged.

**The Meeting was convened**

**13/20 To receive apologies for absence (agenda item 1)**

Apologies were received from District Councillor Cllr Harley

**14/20 To receive declarations of interest (agenda Item 2)**

Cllr Parry reminded the committee that she lived on Wolvershill Road but the committee felt that her property was far enough from planning application 18/P/4735/OUT to warrant a declaration.

**15/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> February 2020 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> February 2020 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 Chairman as a correct record.

**16/20 To note and comment upon planning applications (agenda item 4)**

- (i) **18/P/4735/OUT** - Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell. Outline planning application for the erection of up to 62no. (reduced to 54) dwellings, along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval.

**Resolved** – To continue to not support this application for the following reasons;

- Outside of the settlement boundary

- Will exacerbate the traffic problems already present in the Village and along Wolvershill Road.
- Will increase pollution due to the number of cars which will be idling in queues built up along Knightcott Road and Wolvershill Road.
- Puts unsustainable pressure on the School and Doctor services.
- Will lead to a loss of privacy for direct neighbours and will have an adverse effect on visual amenity and wildlife
- Will increase health hazards due to insufficient sewer capacity.
- The design is cramped and there are insufficient car parking spaces /garages for parking.
- It will erode the strategic green space between the historic centre of Banwell, the potential bypass and a garden village being considered as part of the local plan.
- Reduced bus service and therefore even less sustainable than previously
- A large scale development of this nature was not needed within the Parish.

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

- (ii) **20/P/0030/FUL** – Land Court Farm Puxton Road Hewish Weston-super-Mare BS24 6UE. Demolition of existing agricultural buildings and erection of a replacement agricultural building.

**Resolved** – To support this application

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

- (iii) **20/P/0137/FUL** - Eversleigh House East Street Banwell BS29 6BW. Change of use from garage/studio to residential annexe.

**Resolved** – To not support this application given the lack of detail.

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

- (iv) **20/P/0193/FUH & 20/P/0420/LBC** – 4, The Square, Banwell BS24 6BL. Retrospective application for installation of satellite dish and boiler flue to north west elevation (side); plastic guttering and pipework to the south east elevation (rear).

**Resolved** – To object to this application as there was a concern that it would set a precedent for plastic in the Conservation Area

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

- (v) **20/P/0344/NMA** - Land South of Wolvershill Road Churchland Way Weston-super-Mare. Mon material amendment to application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow variation to time scale for the delivery of the River Banwell Strategic Flood Attenuation Scheme

This application was noted

- (vi) **20/P/0384/FUH** - Mole End West Rolstone Road Hewish Weston-super-Mare BS24 6UQ. Demolition of outhouse, erection of single storey side and rear extensions

**Resolved** – To not object to this application.

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

**17/20 To note planning decisions – (agenda item 5)**

- (i) **19/P/1608/FUL** - Winthill House Winthill Banwell BS29 6NN. Conversion and extension of existing garage and storage loft to holiday let. **APPROVED**

- (ii) **19/P/2662/RM** – Land of Churchland Way, Wolvershill Road, Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 88no. dwellings with associated works pursuant to outline planning permission 16/P/2744/OT2. **APPROVED**
- (iii) **19/P/2635/FUL** – Land to the rear of ‘The Ship Hotel’, West Street, Banwell. Erection of 2 No. two-storey dwellings including access & parking. **APPROVED**
- (iv) **19/P/3074/CQA** - Barn 2 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR. Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of new rooflights; new render and timber cladding; insertion of windows and doors and re-roofing of lean to. **REFUSED (not permitted development)**
- (v) **19/P/3076/CQA** - Barn 1 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR. Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of replacement of existing clay pantile roof with metal roof; new timber cladding and insertion of windows and doors. **REFUSED (not permitted development)**
- (vi) **19/P/3147/FUH** - 28 Queens Road Banwell BS29 6BB. Part demolition of existing rear conservatory, construction of single-storey and two-storey extension on footprint of conservatory. **APPROVED**
- (vii) **19/P/3169/FUH** - 34 High Street Banwell BS29 6AF. Single storey rear elevation extension. **APPROVED**
- (viii) **19/P/3172/PIP** - Land to The South Of Western Trade Centre Knightcott Road Banwell. Permission in principle for residential development for a minimum of one dwelling and a maximum of nine dwellings. **WITHDRAWN**
- (ix) **19/P/3190/TRCA** - 1 Hill Path Banwell BS29 6AB. T1 - Horse Chestnut - Crown reduce by 4m. T2 & T3 - Birch - Crown reduce by 4m. T4 - Holly - crown reduce by 2m. T5 - Ash - crown reduce by 4m. T6 - Sycamore - Crown reduce by 5m. T7 - Beech - crown reduce by 5m. **NO OBJECTION**
- (x) **19/P/3192/FUL** - Gout House Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UH. Agricultural timber frame building to store hay, straw and livestock (Part Retrospective). **REFUSED**
- (xi) **20/P/0121/NMA** - Mead Fields Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell. Non-material amendment to application 18/P/5209/RM to allow amendments to internal arrangements and rear elevations of NB31 house types. **APPROVED**
- (xii) **20/P/0122/NMA** - Parklands Phase 1 Land South of Churchland Way Wolvershill Road Banwell. Non-material amendment to application 17/P/5586/RM to change internal arrangements and rear elevations of NB31 house types. **APPROVED**

**18/20 Date of the next meeting (agenda item 6)**

16<sup>th</sup> March 2020 7:30pm Parish Council Meeting, Youth & Community Centre

4<sup>th</sup> April 2020 7:30pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 20:00

.....Chairman

.....Date