



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 7<sup>th</sup> DECEMBER 2020

**PRESENT:** Councillors Phil Baird, Paul Blatchford, Steve Davies, Paul Harding, Nick Manley (Chairman), Paul Philcox, Dawn Parry (Vice Chairman) & John Wormald.  
**IN ATTENDANCE:** Mrs Liz Shayler (Clerk)

**Cllr Manley convened the meeting by welcoming everyone.**

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

- The Planning agent for 20/P/2257/OUT Land at Former Western Trade Centre Knightcott Road Banwell spoke in favour of the application

**The meeting was convened**

**78/20 To receive apologies for absence (agenda item 1)**

No apologies were received

**79/20 To receive declarations of interest (agenda Item 2)**

Cllr Philcox declared an interest in 20/P/20/P/2341/FUL due to relationship with applicants. Cllr Blatchford and Cllr Davies declared an interest in application 20/P/2569/FUH due to the proximity of their properties to the application.

**80/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2<sup>nd</sup> November 2020 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 2<sup>nd</sup> November 2020 be approved as a correct record of the meeting.

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

The minutes of the meetings will be signed by Cllr Manley as a correct record.

**81/20 To agree a response to North Somerset's Local Plan "Choices for the Future" consultation (agenda item 4).**

**Resolved** – To use Cllr Manley's response which he had collated from Councillors submitted opinions.

**The resolution was correctly proposed and seconded (6 for, 1 against).**

**Cllr Davies joined the meeting**

**82/20 To note and comment upon planning applications (agenda item 5)**

- (i) **20/P/2257/OUT Land at Former Western Trade Centre Knightcott Road Banwell.**  
Outline planning permission for erection of 20no. dwellings with access, landscaping, layout and scale for approval with appearance reserved for subsequent approval.

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

- Outside settlement boundary
- It is ribbon development which will have a detrimental effect on the Mendips Area of Outstanding Natural Beauty in terms of additional vehicular movements & light pollution

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

(ii) **20/P/2282/FUL Land at The Moor Dairy Moor Road, Banwell.**

Change of use of land to use for the siting of 3no. storage containers (part retrospective).  
Erection of 2no. stables for use with the existing livery business; formation of a hardstanding and the erection of a timber fence in association with agricultural activities (retrospective).

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

- That the fence and storage units are intrusive and out of keeping in the Locking and Banwell Moors area effecting the openness of the area.
- that hardstanding is not appropriate in a flood zone 3 area.
- Concern about the volume of equestrian in this area which if not managed properly can lead to leaching of nutrients into the rhyne and a detrimental effect on the ecosystem of the moors.

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

(iii) **20/P/2341/FUL Land at Whitley Head House Barn Whitley Road Banwell**

Proposed installation of all-weather equestrian arena for private use, retrospective permission for change of use of agricultural land to form equestrian use and installation of stables & hay store all for private use

**Resolved** - Not object if all of the requirements of North Somerset's guidance on horse related development in the Area of Outstanding Natural Beauty are met.

**The resolution was correctly proposed and seconded (3 in favour, 2 against, 3 abstentions).**

(iv) **20/P/2345/FUL Lower Rhodyate Farm The Rhodyate Banwell BS29 6NR**

Change of use of agricultural land to form 14 no. caravan pitches for the occupation of construction workers and erection of W/C and shower block

**Resolved** – To object to this application due to the detrimental impact on the Area of Outstanding Natural Beauty (AONB) in the following ways.

- Concern of impact of the lighting for the caravan pitches and shower block
- The loss of a green field site.
- Increase in volume of traffic and larger vehicles along an inappropriate road network
- The access is too restricted for Caravans turning into and out of the property.
- Lack of associated car parking onsite
- Unsustainable due to safety of pedestrians accessing the site
- Not enough detail in the application to show the impact on the AONB
- This application is not linked to a specific construction project

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

(v) **20/P/2539/FUL Court Farm Moor Road Banwell BS29 6ET**

Proposed first floor extension to provide additional accommodation to existing single storey holiday cottage.

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

- Outside of Settlement boundary
- Concerns of impact on the flood plain

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

(vi) **20/P/2565/FUH Towerhead Barn Towerhead Road Banwell BS29 6PQ**

Proposed detached garage with extension of driveway to form access to same

This application was noted

(vii) **20/P/2569/FUH 20 Church Street Banwell BS29 6EA**

Proposed first floor rear extension above existing utility and alterations to the vehicular access.

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

- Overbearing impact on neighbouring properties
- Detrimental alteration of the street scene next to a grade II listed building and in a conservation area
- Proposed bedroom 3 does not appear to have a window
- Change to access would increase traffic movement from property on a dangerous corner.
- Increase in size of property meaning potential increase in associated vehicles.
- Seems to break the 45-degree rule

**The resolution was correctly proposed and seconded (unanimous with two abstentions due to proximity of their properties to the application).**

(viii) **20/P/2601/FUH 22 Knightcott Park Banwell BS29 6HB**

Proposed dormer extension to the front elevation

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

- The dormer window will become the dominant feature of the property
- No other property in the area has this making it out of keeping in relation to the characteristics of the street scene
- It will set a precedent for other properties to do the same.

**The resolution was correctly proposed and seconded (unanimous with one abstention).**

(ix) **20/P/2666/FUL Kings Field Land Off Moor Road Banwell BS29 6ET**

Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the erection of a day room, stables and shed, siting of park home and touring caravan (Retrospective).

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

- Outside of Settlement boundary
- Intrusive and out of keeping in the Locking and Banwell Moors area effecting the openness of the area
- Loss of greenfield site
- It is within flood level 3 so therefore unsuitable for a traveller / gypsy site.

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

(x) **20/P/2695/MMA Land South Of Churchland Way Wolverhill Road Banwell**

Minor material amendment to permission 18/P/4723/RM (reserved matters for appearance, landscaping, layout and scale in relation to the construction of a noise bund pursuant to Outline 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 for alteration to design of noise bund.

This application was noted

(xi) **20/P/2715/TRCA Abbey Cloisters East Street Banwell BS29 6BW**

Holm Oak - Fell | Abbey Cloisters East Street Banwell BS29 6BW

This application was noted

(xii) **20/P/2732/FUL Lower Rhodyate Farm, The Rhodyate, Banwell. BS29 6NR**

Change of use of agricultural building to workshop falling in Use Classes E(g) (Business) and B8 (Storage and Distribution)

**Resolved** – Whilst in the past the Parish Council have supported diversification of local farms however in this case due to the Impact on the Area of Outstanding Natural Beauty to object to this application for the following reasons.

- Increase in volume of traffic and larger vehicles along an inappropriate road network including large vehicles using a road with a weight limit (Castle Hill)
- Noise for neighbours
- Not enough detail in the application to show the possible impact of the AONB

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

(xiii) **20/P/2747/FUH Pennyard House East Street Banwell BS29 6BW**

Demolition of front conservatory and replace with porch, removal and infill of 1st floor window (west side) and replacement of all existing sliding aluminium framed windows with "heritage style" uPVC woodgrain casement windows, re-rendering of external elevations and the erection of a 1.4 metre wall at the front of the property between Pennyard House and The Longhouse  
This application was supported

**Resolved** – To support this application.

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

(xiv) **20/P/2925/TRCA 6 High Street Banwell BS29 6AA**

T1 – Monkey Puzzle – Fell

This application was noted

(xv) **20/P/2927/TRCA 16 East Street Banwell BS29 6BN**

T1 - Magnolia – Crown reduce by 1m

This application was noted

(xvi) **20/P/3001/TRCA Banwell House, Wolvershill Road, Banwell BS29 6DG**

T1 - Willow - fell; T2 - Yew - fell; T3 - Holm Oak - reduce house side laterals by up to 3m

This application was noted

**83/20 To note planning decisions – (agenda item 6)**

(i) **20/P/1872/FUH Haybow Cottage, Haybow Hewish, Weston-super-Mare. BS24 6RA**

Proposed erection of a boundary wall and railings to replace existing fence. **REFUSED**

(ii) **20/P/2336/LDP Halcyon Cooks Lane Banwell BS29 6DS**

Certificate of lawful development for the conversion of part of existing detached garage and store to a Garden Office with En Suite shower room. **APPROVED (Lawful)**

(iii) **20/P/2441/TPO Bow Farm Moor Road Banwell BS29 6EF**

T1-T3 - Beech - Reduce by 1m. **SPLIT DECISION**

(iv) **20/P/2599/TRCA Church House 12 East Street Banwell BS29 6BN**

T1 - Chestnut - Pollard to previous points (3m) **NO OBJECTION**

**84/20 Date of the next meeting (agenda item 7)**

21<sup>st</sup> December, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

4<sup>th</sup> January 2021, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 20:20

.....Chairman

.....Date