



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 6th JANUARY 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) & District Cllr Ann Harley

01/20 To receive apologies for absence (agenda item 1)

No apologies were received

02/20 To receive declarations of interest (agenda Item 2)

No declarations of interest were received

03/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2nd December 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd December 2020 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (Unanimous 1 abstention due to absence).

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

04/20 To note and comment upon planning applications (agenda item 4)

- (i) **20/P/2862/FUH** – 2, Westfield Road, Banwell. BS29 6BA. Erection of a detached garage (Retrospective)

Resolved – To note this application

The resolution was correctly proposed and seconded (unanimous)

- (ii) **20/P/3056/ADV** - Land at the Junction Of A371 And Well Lane Banwell. Advertising consent for a proposal to place one hoarding sign on land adjacent to the junction of the A371 and Well Lane in Banwell, North Somerset.

Resolved – To object to this application due to safety of the junction and the concern it will interfere with sightlines as you exit Well Lane. Also, that it would set a precedent for the other businesses located at Knightcott Industrial Estate which is already signposted.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **20/P/3066/TRCA** - 16 East Street Banwell BS29 6BN. T1 & T2 - Magnolia - Reduce by up to 1m

This application was noted.

- (iv) **20/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.

Resolved – To object to this unsustainable application as it over development in a rural setting, outside of the settlement boundary and in the flood zone.

The resolution was correctly proposed and seconded (unanimous)

- (v) **20/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.

Resolved – To object to this unsustainable application as it over development in a rural setting, outside of the settlement boundary and in the flood zone.

The resolution was correctly proposed and seconded (unanimous)

05/20 To note planning decisions – (agenda item 5)

- (i) **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. **APPROVED**
- (ii) **20/P/0187/RM** - Land South Of Churchland Way, Wolvershill Road, Banwell, Weston-super-Mare. Submission of reserved matters of appearance, landscaping, layout and scale for approval of road infrastructure pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**
- (iii) **20/P/0429/FUL** - Land at Orchard Close Banwell. Proposed removal of ruin and erection of three-bedroom bungalow and garage. **APPROVED**
- (iv) **20/P/1840/FUL** - Banwell Rolstone Barns, West Rolstone Rd, Hewish, Weston-super-Mare. BS24 6UU. Change of use of part of an existing building from agriculture (Sui Generis Use) and storage (Use Class B8) to light industrial use (Class B2) and the erection of 6no. bio mixing tanks and use of adjoining land to provide parking for the proposed new use. **APPROVED**
- (v) **20/P/1868/FUL** - Banwell Garage 20 Knightcott Road Banwell BS29 6HA. Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings. **APPROVED**
- (vi) **20/P/2179/FUH** - The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. The application is to extend above the single storey and also extend outwards of the single storey. **REFUSED**
- (vii) **20/P/2389/LDE** - Gobbles Farm, Wolvershill Rd, Banwell. BS29 6DQ. Lawful Development Certificate for the existing use for siting of one residential mobile home; change of use of two agricultural buildings to commercial storage units (Use Class B8) and change of use of land from agricultural to commercial use as container storage. **APPROVED (Lawful)**
- (viii) **20/P/2598/LB & 20/P/2603/LB** - 2-4 Castle Hill, Banwell. BS29 6NY. Listed building consent for the installation of a domestic electric vehicle charging point. **APPROVED**
- (ix) **20/P/2644/LDE** – Haybow Farm, Haybow, Hewish, Banwell. BS24 6RD. Application for certificate of lawfulness for existing development of conversion/extension of garage/store to residential accommodation to main dwelling. **APPROVED (Lawful)**
- (x) **20/P/2675/FUH** - 32 Westfield Road Banwell BS29 6AX. Proposed single storey rear extension. **APPROVED**
- (xi) **20/P/2694/TRCA** – 2 High Street, Banwell, BS29 6AA. Works to trees. **NO OBJECTION**

06/20 Date of the next meeting (agenda item 6)

3rd February 2020 Planning Committee 7:00pm Banwell Youth & Community Centre

The Chairman closed the meeting at 20:25

.....Chairman

.....Date