



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 2nd NOVEMBER 2020

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

Cllr Manley convened the meeting by welcoming everyone.

70/20 To receive apologies for absence (agenda item 1)

No apologies were received

71/20 To receive declarations of interest (agenda item 2)

No Committee Member declared an interest

72/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th October 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 5th October 2020 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with abstention due to absence).

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

73/20 To discuss the continuation of remote vs face to face Planning Committee Meetings (agenda item 4).

Resolved – Given the Government's announcement of a second lockdown it was agreed to hold remote meetings until April 2021 unless NALC guidance advises otherwise or a Councillor requests it as an agenda item.

The resolution was correctly proposed and seconded (unanimous).

74/20 To agree the two representatives at the remote introductory briefing on North Somerset's Local Plan "Choices for the Future" consultation on Monday 16th or Friday 20th November 10 - 11:30am (agenda item 5).

Resolved – That Cllr Manley and Cllr Wormald attend the remote briefings on "Choices for the Future" consultation on Monday 16th November 2020.

The resolution was correctly proposed and seconded (unanimous).

75/20 To note and comment upon planning applications (agenda item 6)

- (i) **20/P/2298/FUL Laurel Farm, Summer Lane, Banwell. BS29 6LP**
Conversion of agricultural barn to dwelling including external alterations, access and parking.

Resolved – To object to this application as it substantially increases the footprint of the building from the prior approval creating a new build rather than a barn conversion. Given this significant increase the building it is therefore out of scale and over development in a rural setting

The resolution was correctly proposed and seconded (unanimous).

(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.

This application was noted

(iii) **20/P/2485/FUH The Withies Riverside Banwell BS29 6EH**

Proposed demolition of the single storey Eastern wing of the existing dwellinghouse; proposed erection of a single storey side and two storey extension.

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

- Outside of Settlement boundary
- Over development in a rural setting
- Concerns of impact on the flood plain

If North Somerset is minded to approve then the Parish Council request a condition preventing the extension from becoming a separate dwelling in the future.

The resolution was correctly proposed and seconded (unanimous).

Cllr Baird joined the meeting

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

T1-T3 - Beech - Reduce by 1m.

This application was noted

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

T1 - Chestnut - Pollard to previous points (3m)

This application was noted

76/20 To note planning decisions – (agenda item 7)

(i) **20/P/0344/NMA Land South of Wolvershill Road Churchland Way Weston-super-Mare.**

Non 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. **APPROVED**

(ii) **20/P/1304/FUH Bethal Cottage, Hillend, Weston-super-Mare BS24 8PQ**

Demolition of existing conservatory and timber frame ground floor extension. Proposed erection of single storey rear extension and first floor side extension. **APPROVED**

(iii) **20/P/1638/FUH 5 Towerhead Road Banwell BS29 6PQ**

Proposed single storey rear extension. **APPROVED**

(iv) **20/P/1846/CQA Cedar Haven Haybow Hewish Weston-super-Mare BS24 6RB**

Prior Approval for the conversion of a redundant milking parlour to 1no. dwelling with operational development comprising re-roofing of building; insertion of windows, doors and re-rendering of building. **REFUSED**

(v) **20/P/1954/CQA Barn at Silvermoor Lane**

Prior Approval for the conversion of an existing agricultural building (Sui Generis Use) to 1no. dwelling (Use Class C3) with operational development consisting of recladding of building with timber boarding; insertion of front wall and insertion of new windows and doors. **REQUIRED & GRANTED**

(vi) **20/P/2186/TRCA 12 High Street, Banwell. BS29 6AE**

T1 - Birch - Crown reduce by 2.5m. **NO OBJECTION**

(vi) **20/P/1717/FUL Banwell Youth and Community Centre West Street Banwell. BS29 6DB**

Culverting of ditch and creation of additional space for an environmental area and car parking. Siting of a metal storage container. Replacement of 2no. doors to building. **APPROVED**

77/20 Date of the next meeting (agenda item 8)

16th November, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

7th December, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:20

.....Chairman

.....Date