



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 6th December 2021.

PRESENT: Councillors Nick Manley (Chairman), Paul Blatchford (Vice Chairman), Phil Baird, Steve Davies and Paul Harding.

IN ATTENDANCE: Mrs Liz Shayler (Clerk)

63/21 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Dawn Parry.

64/21 To receive declarations of interest (agenda Item 2)

No interests were declared.

65/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 1st of November 2021 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 1st of November 2021 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with 1 abstention due to absence)

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

Cllr Steve Davies joined the meeting

66/21 To note and comment upon planning applications (agenda item 4).

- (i) **21/P/2608/FUL - Gobbles Farm Wolvershill Road Banwell North Somerset BS29 6DQ**
Conversion of an existing farm building (permitted for D1 Leisure use) to 1no. single storey dwelling with associated curtilage to replace an existing lawful development for a residential caravan at Gobbles Farm.

Standing orders were suspended to allow the applicants to speak.

The land agent spoke in favour of the application. It was recognised the application was within the flood protection zone however they had spoken to the environmental agency, and it was felt that any issues could be overcome.

Standing orders were reinstated.

Resolved – To object to this planning application due to the development being outside the settlement boundary and it being within flood protection zone 3.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **21/P/2796/FUL - Parcel of land along Havage Drove off Box Bush Lane Banwell**
Erection of stables and tack room and associated parking and yard to facilitate use.

Resolved – To object to this planning application due to concerns regarding further equestrian development close to Banwell Moors and that the development does not meet all the requirements of North Somerset's DM52 Equestrian Development policy. There is also a concern about the increase in vehicular movement along Havage Drove.

Should this application be given permission then the Parish Council request a condition of no external lighting be permitted.

The resolution was correctly proposed and seconded (unanimous)

(iii) 21/P/2935/FUL – ‘Pennant’, Dark Lane Banwell BS29 6BP

Proposed new dwelling on land adjoining Pennant House (resubmission of approved application 18/P/3773/FUL).

Resolved – To continue to object to this planning application on the basis that this proposal is for a timber clad property within the Conservation Area and will not meet the guidance of the Banwell Conservation Area Appraisal and Management Plan by not complementing the other nearby properties and not reflecting the local themes in building materials.

The resolution was correctly proposed and seconded (unanimous)

(iv) 21/P/3097/FUH – Gout House Farm West Rolstone Road Hewish North Somerset BS24 6UH

Proposed erection of a two-story side extension and a rear single story porch entrance extension.

Resolved – To object to this planning application as is not a two-story side extension but a new dwelling with separate kitchens, bathrooms and bedrooms, outside of the settlement boundary. As such a new dwelling in the flood zone is not appropriate.

The resolution was correctly proposed and seconded (unanimous)

(v) 21/P/3098/FUH – 2 Hill Path Banwell North Somerset BS29 6AB.

Retrospective application for garden outbuilding.

Resolved – To object to this planning application on the basis that the siting of the proposed shed, its materials and size are insensitive to the local character and harmful to the application property and the street scene. Furthermore, it is visible from all public viewpoints and therefore harms conservation and appearance of the Conservation Area.

The resolution was correctly proposed and seconded (unanimous)

(vi) 21/P/3146/FUL – Cannaways Barns Silver Moor Lane Banwell North Somerset BS29 6LQ.

Proposed demolition of 2no. dwellings and existing agricultural buildings and the erection of 2no. replacement dwellings and associated detached garages.

Resolved – To object to this planning application due to over development of the site which is outside the settlement boundary and in zone 2 of the flood plain.

The resolution was correctly proposed and seconded (unanimous)

(vii) 21/P/3158/FUH – ‘Royston’, Wolvershill Road Banwell North Somerset BS29 6DG

Demolition of barn building. Proposed erection of a single storey front extension plus erection of triple garage.

The Planning Committee noted this application.

(viii) 21/P/3173/FUH – The Ranch Wolvershill Road Banwell North Somerset BS29 6DR.

Proposed erection of a single storey rear extension.

The Planning Committee noted this application.

67/21 To note planning decisions – (agenda item 5)

(i) 21/P/2431/FUH – Woodcutters Barn, Riverside Banwell. BS29 6EE

Replacement garage / store building. **APPROVED**

(ii) 21/P/2643/FUL - Catworthy Barn Towerhead Road Banwell BS29 6PQ

Application to remove condition 4 (erection of further structures with curtilage of the dwelling) attached to planning permission 21/P/1500/FUL (retrospective change of land use from agricultural land to domestic curtilage) **APPROVED**

- (iii) **21/P/2712/PIP - Elmfield Whitecross Lane Banwell BS29 6DP**
Demolition of 1no. two storey detached dwelling house and link attached double garage and erection of 2 no. two storey dwelling houses with integral garaging. **APPROVED**
- (iv) **21/P/2859/TRCA – 24 Castle Hill Banwell North Somerset BS29 6NY**
T1 - Yew - Crown Reduction by 1m. T2 - Cherry - Prune laterals over lawn by 2m. G1 - Ash - Fell. **NO OBJECTION (tre/hed) unconditional**
- (v) **21/P/2881/NMA - Land South of Churchland Way Wolvershill Road, Banwell.**
Nonmaterial amendment to application 18/P/5209/RM/ 12/P/1266/OT2 (erection of 136no. dwellings pursuant to outline planning) to allow D1207 house type added in lieu of AA42X house type. **APPROVED**

The Clerk tabled the following at the meeting

- (i) **21/P/0489/FUH Jana, Wolvershill Road, Banwell. BS29 6DJ**
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. **APPROVED**
- (ii) **21/P/1846/NMA Bowerhouse Land at Havage Drove Box Bush Lane, Rolstone.**
Nonmaterial amendment to application 20/P/0620/FUL to allow the following 1/ amendments to the approved module layout, 2/ Amendments to the security perimeter fence, 3/ Amendments to the CCTV cameras and poles and communication cabinet, 4/ Amendments to approved transformer units, 5/ Amendments to the PV solar mounting table and structure and 6/ Amendments to the equipment storage unit. **APPROVED**

62/21 Date of the next meeting (agenda item 10)

Planning Committee Meeting Tuesday 4th January 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:40

.....Chairman

.....Date