



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st November 2021.

PRESENT: Councillors Nick Manley (Chairman), Paul Blatchford (Vice Chairman) and Paul Harding.

IN ATTENDANCE: Mrs Liz Shayler (Clerk)

57/21 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Phil Baird.

58/21 To receive declarations of interest (agenda Item 2)

No interests were declared.

59/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th of October 2021 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 4th of October 2021 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 the Chairman as a correct record.

60/21 To note and comment upon planning applications (agenda item 4).

(i) 21/P/2063/FUL - The Moor Dairy Moor Road Banwell BS29 6ET

Erection of 2no. equestrian hay stores and the erection of an agricultural storage shed.

The Planning Committee noted this application.

(ii) 21/P/2066/FUL - The Moor Dairy Moor Road Banwell BS29 6ET

Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling.

The Planning Committee noted this application.

(iii) 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)

The Planning Committee noted this application.

(iv) 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. THIS IS NOT A PLANNING APPLICATION

Resolved – To object to this planning in principle application as without any detailed information on the proposed housing design, size and character, drainage or access no meaningful scrutiny is feasible, possible or worthwhile. Given the exit from Whitecross Lane on Wolvershill Road where there has been a number of vehicular incidents then the Parish Council would not want to encourage more vehicles to use this entrance until traffic calming measure are undertaken on Wolvershill Road.

The resolution was correctly proposed and seconded (unanimous)

- (v) **21/P/2750/LDE – 28 Riverside, Banwell, North Somerset BS29 6EE**
Certificate of lawfulness for a caravan used as ancillary accommodation.

Resolved – That there is not significant evidence that the caravan has been there long enough.

The resolution was correctly proposed and seconded (unanimous)

- (vi) **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.

The Planning Committee noted this application.

- (vii) **21/P/2880/NMA – Meadfields Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road, Banwell.**

Nonmaterial amendment to application 16/P/2744/OT2 to allow Internal amendments to AA44 house type (Plots 508 and 509) to ensure NDSS and AD.M4(2) compliancy. Window added to first floor side elevation.

The Planning Committee noted this application.

- (viii) **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.

The Planning Committee noted this application.

61/21 To note planning decisions – (agenda item 5)

- (i) **21/P/0587/LDE Western Fields Whitley Road Banwell BS29 6NA**
Certificate of Lawful Development for the change of use of a building from agricultural to Class B8 (Storage). **APPROVED (lawful)**
- (ii) **21/P/1749/FUH 42, 44, 52 And 54 West Street Banwell Somerset BS29 6DB**
Re-roofing of existing plain tiles roofs with single interlocking pantiles. **APPROVED**
- (iii) **21/P/2064/FUL The Moor Dairy Moor Road Banwell BS29 6ET**
Proposed change of use of an agricultural welfare building to Class E(g)(i) (Office). **REFUSED**
- (iv) **21/P/2576/AGA Land Between Puxton Park, Cowslip Lane And The Laurels, West Rolstone Road Banwell.**
Application to determine if prior approval is required for a proposed formation of track for agricultural use. **Prior approval refused.**
- (v) **21/P/2600/AOC Court Farm Moor Road Banwell North Somerset BS29 6ET**
Discharge of condition No. 4 (Flood Warning Evacuation Plan) on application 21/P/1085/FUL **APPROVED**
- (vi) **21/P/2753/HHPA The Ranch Wolvershill Road Banwell North Somerset BS29 6DR**
Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.84 metres; 2) have a maximum height of 3.34 metres and 3) have eaves that are 2.99 metres high. **WITHDRAWN**

The Clerk tabled the following at the meeting

- (vii) **Appeal notification - 19/P/0314/HHPA Land off Summer Lane, Banwell**
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. **DEFERRED**

62/21 Date of the next meeting (agenda item 6)

Planning Committee Meeting 6th December 2021 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:20

.....Chairman

.....Date