



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 6<sup>th</sup> of June 2022.**

**PRESENT:** Councillors Steve Davies, Paul Blatchford, Paul Harding, Nick Manley (Chairman) and Matthew Thomson

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) and Cllr

### **025/22 To elect a Chairman of the Planning Committee for 2022/23 (agenda item 1)**

**Resolved** – That Cllr Manley be elected as Chairman of the Planning Committee for 2022/23

The resolution was correctly proposed and seconded (unanimous).

### **Cllr Thomson joined the meeting**

### **026/22 To elect a Vice Chairman of the Planning Committee for 2022/23 (agenda item 2)**

**Resolved** – That Cllr Blatchford be elected as Vice Chairman of the Planning Committee for 2022/23

The resolution was correctly proposed and seconded (unanimous).

### **027/22 To receive apologies for absence (agenda item 3)**

No apologies were received

### **028/22 To receive declarations of interest (agenda item 4)**

No declarations of interest were received.

### **029/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 9<sup>th</sup> of May 2022 (agenda item 5)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 9<sup>th</sup> of May 2022 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.

### **030/22 To note and comment upon planning applications (agenda item 6).**

#### **(i) 22/P/1099/TRCA 5 East Street, Banwell. BS29 6BN**

T1 - Western Red Cedar - Fell.

This application was noted.

#### **(ii) 22/P/1100/TRCA - 12A Castle Hill, Banwell. BS29 6NY**

T1 - Conifer - Fell. T2 - Conifer - F.

This application was noted.

#### **(iii) 22/P/1123/LDP - Stonebridge Cottage, Wolvershill Road, Banwell. BS29 6DR**

Certificate of Lawful Development for proposed structural and minor internal alterations to accommodate extra beds for guests for ancillary use to the main dwelling.

**Resolved** – To object to this application as the proposed barn conversion should be considered via a full planning application and not through a lawful development certificate application. This is effectively for a separate dwelling and is outside of the settlement boundary.

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

**(iv) 22/P/1113/FUH – Gout House Farm West Rolstone Road, Hewish. BS24 6UH**

Demolition of a single storey lean to, the erection of a two-storey extension to the east elevation and a single storey porch to the rear elevation.

**Resolved** – To object to this application as it is not a two-story side extension but a new dwelling with separate kitchens, bathrooms and bedrooms. It is outside of the settlement boundary and as such a new dwelling in flood zone 3 is not appropriate.

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

**(v) 22/P/1108/FUH – ‘Winfield’ Winthill, Banwell. BS29 6NQ.**

Increase the height of the existing property to allow for bedroom spaces at first floor level.

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

- With the widescale changes proposed this is a replacement dwelling and therefore clearly exceeds 50% increase in the size of the dwelling replaced.
- The proposal will be harmful to the landscape and scenic beauty of the AONB
- Concern was raised about the amount of windows and the resulting light pollution in the AONB

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

**(vi) 22/P/0965/MMA – Land Adjacent to Lower Laurel Farm, Summer Lane, Banwell.**

Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedar cladding and PV panels added to roof. Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).

**Resolved** – To support this application.

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

**031/22 To note planning decisions – (agenda item 7)**

**(i) 21/P/0094/FUL Rolstone Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UU**

Change of use of part of existing agricultural building and associated external alterations to create 5no. light industrial units (use class E(g) (iii)) within the existing covered steel-framed barn structure. Outdoor storage for Ad Blue containers and outdoor storage of cars in connection with on-line sales administered from Unit 2. Change of use, widening and landscaping of the agricultural access track approved under planning approvals 14/P/0870/PDA, 19/P/0408/FUL and 19/P/1518/AGA to enable the access track to be used to serve all authorised industrial and agricultural uses at Rolstone Farm (part retrospective). **APPROVE WITH LEGAL AGREEMENT**

**(ii) 21/P/1569/AOC Land At Former Western Trade Centre Knightcott Road Banwell**

Discharge of condition No. 5 Contamination No. 6 detailed remediation scheme No.7 timetable of works No. 8 surface water drainage No 9 sustainable drainage scheme No. 10 samples of the materials No. 11 parking area No. 12 cycle parking No. 13 storage and collection of waste No. 14 landscaping scheme No. 18 mitigate the loss of bat roosts & No. 20 Construction Environmental Management Plan. **WITHDRAWN**

**(iii) 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. **REFUSED**

**(iv) 21/P/3467/FUL Royston Wolvershill Road Banwell BS29 6DG**

Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan. **WITHDRAWN**

(v) **22/P/0245/LDE Muddle End Moor Road Banwell North Somerset**

Certificate of lawfulness for the change of use of land from agricultural to a mixed use of agriculture/equestrian at Muddle End, Moor Road, Banwell. **APPROVE (LAWFUL)**

(vi) **22/P/0619/TRCA 11 School Close Banwell North Somerset BS29 6DT**

T1 - Yew - Crown reduction by 2m in height, 1.5m laterally. **NO OBJECTION - UNCONDITIONAL**

(vii) **22/P/0701/FUH 3 Emery Gate Banwell North Somerset BS29 6DN**

Demolition of the existing conservatory and alterations to the existing openings. **APPROVED**

(viii) **22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA**

Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension. **APPROVED**

(ix) **22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ**

Alteration/extension of existing side carport to form pitched tiled roof garage. **APPROVED**

**032/22 Date of the next meeting (agenda item 8)**

Planning Committee Meeting Monday 4<sup>th</sup> of July 2022 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:20**

.....Chairman

.....Date