



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st of August 2022.

PRESENT: Councillors Paul Blatchford (Chairman), Paul Harding and Matthew Thomson.
IN ATTENDANCE: Mrs Liz Shayler (Clerk) and 1 member of the public

039/22 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Nick Manley

040/22 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

041/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of June 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 4th of July 2022 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

042/22 To note the following planning applications (agenda item 4).

(i) **22/P/1768/R3EIA Banwell Bypass, land to north and east of Banwell, including mitigation highway land in Sandford, Winscombe and Churchill.**

Construction of a 3.3km single carriageway road from the A371 Summer Lane to A368 Towerhead Road, including a 3m shared use path to Sandford, one bridge, ten culverts, associated infrastructure, and landscaping. Construction of a 0.63km (including junction link to Banwell Bypass) single carriageway Southern Link Road, including associated infrastructure and landscaping. Mitigation and enhancement measures, which consist of environmental mitigation and enhancement measures in connection with the Banwell Bypass and the Southern Link including flood compensation areas, planting and habitat creation, attenuation basins, associated infrastructure and landscaping. Placemaking improvements within Banwell, comprising mitigation and enhancement measures to the public realm. Active travel routes including works to footpaths, cycleways and bridleways. Improvements to the wider local road network in Sandford, Churchill, Locking and Winscombe and creation of shared use paths between Sandford & Churchill and Langford & Churchill.

Due to the possible contentious nature of this planning application, it was noted and will be considered at the full Parish Council meeting on the 15th of August.

(ii) **22/P/1627/AOC 30 High Street Banwell North Somerset BS29 6AE**

Request to discharge Conditions 4 (Construction Method Statement) and 6 (Privacy Screen) on application 20/P/3070/FUH.

This application was noted

(iii) **22/P/ 1682/AOC Mead Fields, Parklands Phase 3A Land South of Churchland Way Wolverhill Road Banwell.**

Discharge of condition No. 2 (walling and roofing materials) and No. 3 (Ecological Appraisal) on application 18/P/5209/RM.

This application was noted

(iv) **22/P/ 1683/AOC Mead Fields, Parklands Phase 3B Land South of Churchland Way Wolvershill Road Banwell.**

Discharge of condition No 3 (Refuse Strategy) on application 19/P/2662/RM.

This application was noted

(v) **22/P/ 1691/AOC Kings Field Land off Moor Road Banwell.**

Request to discharge conditions 7 (method of securing static caravan), and 8 (flood warning and evacuation plan) on application 20/P/2666/FUL.

This application was noted

043/22 To note and comment upon planning applications (agenda item 5).

(i) **22/P/1186/FUL Land South of Churchland Way and Wolvershill Road Mead Fields Banwell.**

Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(ii) **22/P/1678/FUH Banwell Cross 25 Castle Hill Banwell North Somerset BS29 6NX.**

Proposed erection of a single storey flat roof extension to the existing detached garage to form a store room, pool table/games area and a WC.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

044/22 To note planning decisions – (agenda item 6)

(i) **21/P/1347/FUL West Hay Farm Summer Lane Banwell BS29 6LE**

Retrospective application for the change of use of land to Class B2 use and erection of 3no. buildings (Class B2). **APPROVE**

(ii) **22/P/0689/AOC Land South Of Churchland Way Wolvershill Road Banwell North Somerset**

Discharge of condition No.7 (Timing) No.16 (Landscaping) No.18 (Landscape Management Plan) No.24 (Lighting) No.25, 30 & 31(Ecology) No.32 (Contamination) No.36 (Energy) No.37 (Levels) No.38 & 39 (Materials) No.40 (Enclosures) and No.42 (Archaeology) on application 19/P/2662/RM. **APPROVE (discharge condition) (RDC)**

(iii) **22/P/0856/FUH Stonebridge Cottage Wolvershill Road Banwell North Somerset BS29 6DR**

Erection of single story (East) side extension. **APPROVE**

(iv) **22/P/0897/AOC Land to South of William Daw Close Banwell North Somerset**

Discharge of condition No.8 (Parking Allocation) No.9 (tree and hedgerow retention) No.10 (method statement identifying measures to protect all trees) No.16 (details of the fencing) No.17 (Construction Environment Management Plan) No.18 (Landscape Ecological Management Plan) No.19 (Construction Method Statement) No.20 (surface water drainage) No.21 (sustainable drainage scheme) No.22 (samples of the materials) No.23 (storage and collection of waste) and No.24 (ongoing energy requirements) on application 18/P/3334/OUT & 20/P/1690/RM **APPROVE (discharge condition)(RDC)**

(v) **22/P/0949/AOC Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell**

10 discharge of Conditions 7 (Timing), 10 (CEMP) 12, 14 & 15 (Drainage), 22 & 24 (Landscaping) 28, 29,30, 31, 33, 34 (Ecology) 36 (Noise), 37, 38, 39 & 40 (Remediation) 42 (Energy) 46 (Ecology / Street Lighting) 47 (Archaeology) 48 (Levels) 49 & 50 (Materials) 54 (Boundary Treatments) and 57 (Waste) on application 12/P/1266/OT2/18/P/5209/RM. **APPROVE (discharge condition) (RDC)**

(vi) **22/P/0950/AOC Mead Fields, Parklands Phase 3B, Land South Of Churchland Way, Wolvershill Road Banwell**

Discharge of condition No. 10 (Construction Environment Management Plan) No. 13 (Drainage) and No. 23 (Ecology) on application 16/P/2744/OT2. **APPROVE (discharge condition) (RDC)**

(vii) **22/P/0965/MMA Land adjacent to Lower Laurel Farm Summer Lane Banwell North Somerset**

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 Cedral cladding and PV panels added to roof. **APPROVE**

(viii) **22/P/1050/AOC Land West of Wolvershill Road Wolvershill Road Banwell.**

Discharge of condition No. 9 (cycle storage) No. 11 (Travel Plan) No. 12 (retained trees and hedges) 15 (surface water drainage) No. 17 (sustainable drainage) No. 18 (Construction Environmental Management Plan) No. 20 (Biodiversity Habitat and Green Open Spaces Management Plan) and No. 26 (fire hydrants) on application 18/P/4735/OUT. **APPROVE (discharge condition) (RDC)**

(ix) **22/P/1123/LDP Stonebridge Cottage Wolvershill Road Banwell North Somerset 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. **WITHDRAWN**

045/22 Date of the next meeting (agenda item 7)

Planning Committee Meeting Monday 5th September 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date