



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

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Cllr McCarthy & 2 members of the public

07/22 To receive apologies for absence (agenda item 1)

No apologies were received

08/22 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

09/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7th of February 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 7th of February 2022 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with 2 abstentions due to absence)

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

10/22 To note and comment upon planning applications (agenda item 4).

Given that the applicants of 22/P/0476/FUH were present the Chairman moved agenda item 4 (ix) to the beginning of the applications considered.

(ix) 22/P/0476/FUH – 73 Knightcott Road Banwell North Somerset BS29 6HE.

Demolition of existing carport and proposed erection of a single-storey rear extension, new front porch and new detached garage.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(i) 21/P/3423/LBC Stonebridge Wolvershill Road Banwell Somerset BS29 6DR

Refurbishment of windows, with the exception of the noted replacement window to west elevation; replacement of existing modern doors with a similar pattern to the current kitchen door to provide a better symmetrical and more traditional design for the building; renovation of existing porch and replacement porch on rear (south) elevation; removal of cementitious mortars and renders on external elevations and repointing with traditional lime products; and painting of external lime based rendered elevations

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/0135/FUL - Land to the rear of Royston Wolvershill Road Banwell BS29 6DG

Demolition of existing redundant agricultural barn and erection and re-siting of a new agricultural building.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) **22/P/0155/OUT - Land to the rear of Rayners Wolvershill Road Banwell BS29 6DG**

Outline planning application for the erection of a detached dwelling on land to the rear of Rayners with access to be off The Paddock, with all matters reserved for subsequent approval.

Resolved – To not object to the principle of a detached dwelling in this location however, a reserved matters application is necessary

The resolution was correctly proposed and seconded (unanimous)

(iv) **22/P/0240/LDP – 48 Taylors Fields Banwell North Somerset BS29 6AJ**

Certificate of lawful development for the erection of a conservatory to rear elevation.

The Planning Committee noted this application.

(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.

The Planning Committee noted this application.

(vi) **22/P/0303/MMA – Banwell Garage, 87 Knightcott Road Banwell North Somerset BS29 6HR.**

Demolition of conservatory and erection of single storey rear extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(vii) **22/P/0355/FUH – 87 Knightcott Road Banwell North Somerset BS29 6HR.**

Demolition of conservatory and erection of single storey rear extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(viii) **22/P/0404/CQA – Barn Adjacent to Cannaways Farm Silvermoor Lane. BS29 6LQ**

Prior approval for the change of use of building and land from agriculture to 1no. dwelling (Use Class C3) with associated operational development consisting insertion of new windows and doors; infilling of existing openings and covering with metal cladding.

Resolved – To object to this application due to it being an additional residential property outside of the settlement boundary and within flood zone level 3a.

The resolution was correctly proposed and seconded (unanimous)

11/22 To note planning decisions – (agenda item 5)

(i) **21/P1735/RM Land West of Wolvershill Rd, North of Wolvershill Pk & Knightcott Pk Banwell**

Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT

APPROVED

(ii) **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.

APPROVED

(iii) **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. **APPROVED**

(iv) **21/P/3420/AGA - Land at Brick Cottage, Moor Road, Banwell**

Application to determine if prior approval is required for the erection of a 27.43m x 9.14m steel portal framed building. **PRIOR APPROVAL - GRANT**

- (v) **21/P/3490/AGA – Land between Puxton Pk, Cowslip Lane & The Laurels, West Rolstone Rd.**
Application to determine if prior approval is required for a proposed formation of track for agricultural use. **PRIOR APPROVAL - GRANT**
- (vi) **21/P/3527/FUH – 65 High Street Banwell North Somerset BS29 6AF.**
Erection of two storey and single storey rear extensions and construction of Timber outbuilding.
APPROVED

12/22 Date of the next meeting (agenda item 6)

Planning Committee Meeting Monday 4th of April 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:20

.....Chairman

.....Date