



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 5th June 2023.

PRESENT: Councillors Nick Manley (Chairman) Paul Blatchford (Vice-Chairman), Steve Davies, Paul Harding, Matthew Thomson, Tara Wright

IN ATTENDANCE: Mrs Liz Shayler (Clerk); David Murphy (Comms officer)

14/23 To elect a chairman of the planning committee.

Resolved – That councillor Manley be elected as Chairman of the Planning Committee for 2023/24

The resolution was correctly proposed and seconded (unanimous)

15/23 To elect a vice-chairman of the planning committee.

Resolved – That councillor Blatchford be elected as Vice-Chairman of the Planning Committee for 2023/24

The resolution was correctly proposed and seconded (unanimous)

16/23 To receive apologies for absence (agenda item 1)

No apologies were received.

17/23 To receive declarations of interest (agenda Item 2)

A declaration of interest was declared by Cllr Manley in relation to 23/P/1073/AOC Land to the Rear of The Ship Hotel, West Street Banwell due to his property's proximity to the application.

18/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of June 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of April 2023 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.

19/23 To note and comment upon planning applications (agenda item 4).

(i) **23/P/0704/FUL Land at Parklands Churchland Way Weston-super-Mare**

Erection of a substation to serve dwellings consented under Outline planning application consent (planning reference 12/P/1266/OT2)

Resolved: Noted

The resolution was correctly proposed and seconded (unanimous)

(ii) **23/P/0737/FUL Havage Barn, Havage Drove, Rolstone. BS24 6AP**

Retrospective application for the erection of a porch, change to approved fenestration and change of use of agricultural land to domestic curtilage. Proposed erection of single storey rear extension; installation of flue; erection of detached carport and store and installation of heating oil tank.

Resolved: Object to this development on the basis had the retrospective application for an

extension been put forward as part of the class Q application it would have been refused and the erection of a detached carport is harmful the appearance and character of the open countryside. The resolution was correctly proposed and seconded (unanimous)

(iii) **23/P/0922/FUH 28 High Street Banwell BS29 6AE**

Proposed demolition of existing rear extension and side porch. Proposed erection of a single storey side extension and extension to existing outbuilding. Replacement of existing Bay Window and Installation of Solar Panels on south-west elevation.

Resolved: noted

The resolution was correctly proposed and seconded (unanimous)

(iv) **23/P/0973/FUL Towerbrook Farm Catworthy Lane Banwell North Somerset BS29 6PQ**

Proposed creation of an outdoor riding arena (40m x 20m) within the existing paddock to the West of the main farmhouse with 1.5m timber post and rail fencing around the perimeter.

Resolved: Noted

The resolution was correctly proposed and seconded (unanimous)

(v) **23/P/1088/FUH Wyndham West Street Banwell North Somerset BS29 6DE**

Proposal to erect a detached wooden decking area with pergola above in the rear garden.

Resolved: Noted

The resolution was correctly proposed and seconded (unanimous)

20/23 To note the following planning applications (agenda item 5).

(i) **23/P/0924/AOC 'Elmfield', Whitecross Lane Banwell North Somerset BS29 6DP**

Request to discharge condition 9 (Construction Method Statement) from application no. 22/P/3009/FUL

This application was noted.

(ii) **23/P/0974/AGA Towerbrook Farm, Catworthy Lane, Banwell North Somerset BS29 6PQ**

Application to determine if prior approval is required for an extension on the East side of the existing livestock barn to provide additional machinery storage and storage for sufficient hay and fodder.

This application was noted.

(iii) **23/P/1073/AOC Land to the Rear of The Ship Hotel, West Street Banwell.**

Discharge of Condition number 7 (Construction Method Statement) of application **19/P/2635/FUL.**

This application was noted.

21/23 To note planning decisions – (agenda item 6)

(i) **23/P/0317/TPO Burrington Wood, Banwell Woods, Towerhead Road**

Fell 5 Ash tree suffering die back. Dead Oak fallen on to another tree to be brought down to ground level. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy.

APPROVE

(ii) **23/P/0391/FUH Homefield Wolvershill Road Banwell North Somerset BS29 6DR**

Proposed erection of a single storey side extension. **APPROVE**

(iii) **23/P/0394/AOC Stonebridge Wolvershill Road Banwell BS29 6DR**

Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application

22/P/0896/FUH. **APPROVE**

- (iv) **23/P/0411/TPO Shepton Copse , Banwell Woods, Towerhead Road**
1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration. **APPROVE**
- (v) **23/P/0446/TRCA 12 High Street Banwell North Somerset BS29 6AE**
T1 - Birch - Remove to ground level. **WITHDRAWN**
- (vi) **23/P/0450/TPO Corner House East Street Banwell North Somerset BS29 6PD**
T 1 & T2 - Hornbeam - lift crowns to 2mtrs **APPROVE**
- (vii) **23/P/0459/TRCA Severn Wood Within Banwell Woods, Towerhead Road, Banwell**
Ash trees Fell 3 ash die back. **APPROVE**
- (viii) **23/P/0481/CRN Perries Hillend Banwell BS24 8PG**
Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8). **PN (Generally) Noted**
- (ix) **23/P/0608/CQA Agricultural Building to The North Of The Poplars West Rolstone Rd Hewish**
Prior approval for the conversion of agricultural barn into 1no. dwelling with operational development of insertion of new windows and doors. **Prior approval - refuse (not PD)**
- (x) **23/P/0638/AOC Land To The West And North Of Cowleaze Path Banwell**
Request to discharge condition numbers, 5, (Materials Schedule), 8 (Construction Environment Management Plan), 10 (Geoenviroenmtal Remediation Strategy (Report 7162/2), and 16 (Surface Water Drainage Layout + O&M for Surface Water Scheme. (Ref: 146879-C.01 + 146879-Doc-1-Drainage) on application 22/P/1186/FUL. **APPROVE (discharge condition) (RDC)**
- (xi) **22/P/2005/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed erection of an extension to the west barn to accommodate silage. **APPROVE**
- (xii) **22/P/2018/FUL Land Off Riverside (land To North of Riverlea) Banwell**
Retention of agricultural buildings (building No. 1 & building No. 2) for the housing of livestock. **APPROVE**
- (xiii) **22/P/2019/FUL Land Off Riverside (land To North of Riverlea) Banwell**
The change of use of land to a mixed use for equestrian and agricultural use and the retention a stable for keeping of horses (retrospective). **APPROVE**
- (xiv) **22/P/2029/FUL Land Off Riverside (land To North of Riverlea) Banwell**
The erection of an agricultural building to be used for the storage of hay and straw located along the southern boundary of the site. **APPROVE**
- (xv) **22/P/2069/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Demolition of a section of the East barn and replacement new build extension to accommodate silage. **APPROVE**
- (xvi) **22/P/2070/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed extension to the west elevation of the West barn to form accommodation for silage. **APPROVE**
- (xvii) **22/P/2071/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed 2no. bay extension to the west barn to accommodate silage. **APPROVE**
- (xviii) **22/P/2331/RM Land at Parklands, South of Churchland Way Weston-super-Mare**
Reserved matters application for the construction of Road 6 Infrastructure following outline consent 12/P/1266/OT2 **APPROVE**
- (xix) **22/P/3009/FUL Elmfield Whitecross Lane Banwell BS29 6DP**
Proposed demolition of existing dwelling and erection of 2 No. detached dwellings. **APPROVE**
- (xx) **22/P/3059/FUH 20 Church Street Banwell BS29 6EA**
Retrospective application for the erection of a timber clad outbuilding. **APPROVE**

22/23 Date of the next meeting (agenda item 7)

Planning Meeting Monday 3rd of July 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date