



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 4th MAY 2020

PRESENT: Councillors Paul Blatchford (Chairman), Phil Baird, Steve Davies, Paul Harding, Nick Manley & Dawn Parry

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Parish Cllr John Wormald, District Cllr Karin Haverson, 4 members of the public

Before the meeting was reconvened Members of the public were invited to speak.

- (i) Several residents spoke in objection to 20/P/0620/FUL and raised the following concerns:
- The archaeological importance of parts of the site
 - The impact on the ecology of the site including birds of prey, the Canadian Geese migration route and the disruption to local wildlife
 - The combined effect on local tourism of a large area of fields being turned into a solar farm both locally and across surrounding villages
 - The short-term effect on the local road infrastructure which consists of narrow country lanes
 - The accumulative effect of this volume of solar panels and the loss of green space
 - Lack of maintenance of the current site including wildlife being trapped on the fence and not being removed
 - Suspected incorrect boundary distance specified
 - It was felt that this was at odds to North Somerset's Planning Policies on Solar Farms
- (ii) Cllr Haverson spoke in support of the principle of Solar Farms but understood the concerns of residents.

The Meeting was convened

26/20 To receive apologies for absence (agenda item 1)

No apologies were received

27/20 To receive declarations of interest (agenda item 2)

No committee member declared an interest

28/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th April 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 6th April 2020 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.

29/20 To note and comment upon planning applications (agenda item 4)

(i) **20/P/0600/MMA**

Western Trade Centre, Knightcott Rd, Banwell. BS29 6HT. Minor material amendment to reserved matters application 19/P/0230/RM to allow for relocation of the access road and position of the houses on plots 09 and 10 and changes to house types B and C on plots 2, 9 and 10.

This application was noted

(ii) **20/P/0620/FUL**

Bowerhouse Land, Havage Drove off Box Bush Lane, Rolstone, Banwell. BS24 6UA. Installation of ground mounted photovoltaic units and associated works to extend the existing solar farm.

Resolved – Whilst the Parish Council supports Solar Panel Farms, they recommend refusal on the following grounds;

- The archaeological importance of parts of the site
- The impact on the ecology of the site and the disruption to local wildlife
- Out of scale given the sheer size of the farm.
- The accumulative effect of this volume of solar panels and the loss of green space
- Loss of visual amenity

The resolution was correctly proposed and seconded (unanimous)

(iii) **20/P/0767/FUL**

1, Littlefields Avenue, Banwell. BS29 6BE. Demolition of existing side extension and erection of a single storey rear extension to dwelling. Erection of 1no. new detached dwelling adjacent to existing dwelling (amendment to previously approved planning application 19/P/0158/FUL - new dwelling set slightly further forward).

Resolved – To object to this application for the following reasons;

- This is a dangerous corner and the design of the parking will mean that vehicles will be reversing on to a road with a blind bend.
- The area of the designated parking is constrained meaning that parking on an already dangerously congested road is inevitable.
- It is contrary to planning Condition 8 of the original approval (19/P/0158/FUL).

The resolution was correctly proposed and seconded (unanimous)

(iv) **20/P/0776/NMA**

Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road, Banwell. Non-material amendment to permission 19/P/2662/RM to allow changes to red line and extent of road adoption, to include section of estate road.

This application has already been decided

(v) **20/P/0823/FUL**

Land Court Farm, Puxton Road, Hewish, Weston-super-Mare. BS24 6UE. New agricultural building which will be primarily used for the purpose of housing/feeding livestock (juvenile cattle).

Resolved – To note this application.

The resolution was correctly proposed and seconded (unanimous)

30/20 To note planning decisions – (agenda item 5)

(i) **20/P/0384/FUH**

Mole End, West Rolstone Road, Hewish, Weston-super-Mare BS24 6UQ. Demolition of outhouse, erection of single storey side and rear extensions. **APPROVED**

(ii) **20/P/0030/FUL**

Land Court Farm, Puxton Rd, Hewish, Weston-super-Mare BS24 6UE. Demolition of existing agricultural buildings & erection of a replacement agricultural building. **APPROVED**

(iii) **20/P/0776/NMA**

Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road, Banwell. Non-material amendment to permission 19/P/2662/RM to allow changes to red line and extent of road adoption, to include section of estate road. **APPROVED**

(iv) **19/P/3056/ADV**

Land at the Junction of A371 and Well Lane Banwell. Advertising consent for a proposal to place one hoarding sign on land adjacent to the junction of the A371 and Well Lane in Banwell, North Somerset. **REFUSED**

31/20 Date of the next meeting (agenda item 6)

Planning Meeting 1st June 2020 7pm remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:45

.....Chairman

.....Date

DRAFT

Planning Committee

June 1st 2020

18/P/4735/OUT - Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park.

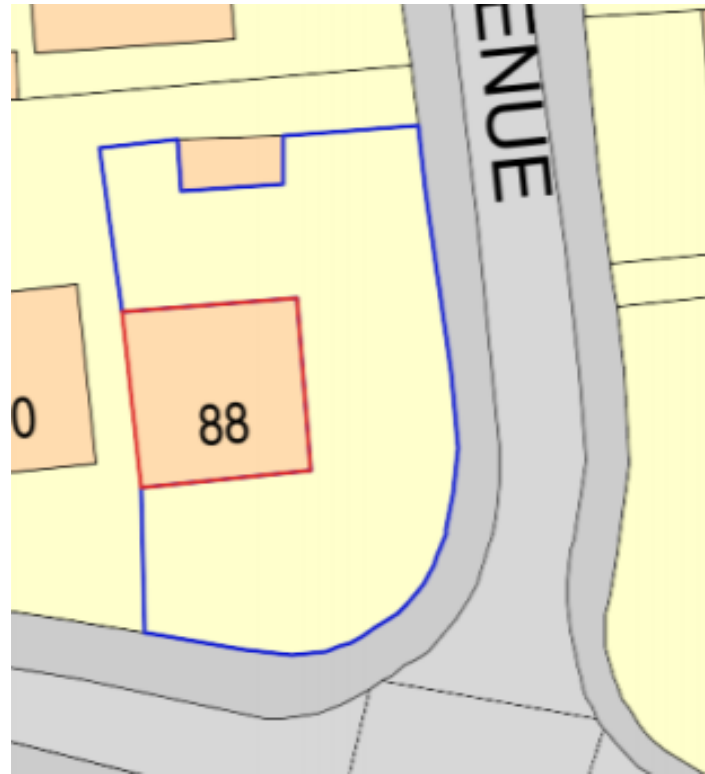
Outline planning application for the erection of up to 62no. (reduced to 54) dwellings, along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout & scale reserved for subsequent approval.

**20/P/0956/FUH 88 High Street, Banwell,
BS29 6AQ.**

Proposed ground floor East side extension and new first floor with
dormer windows.



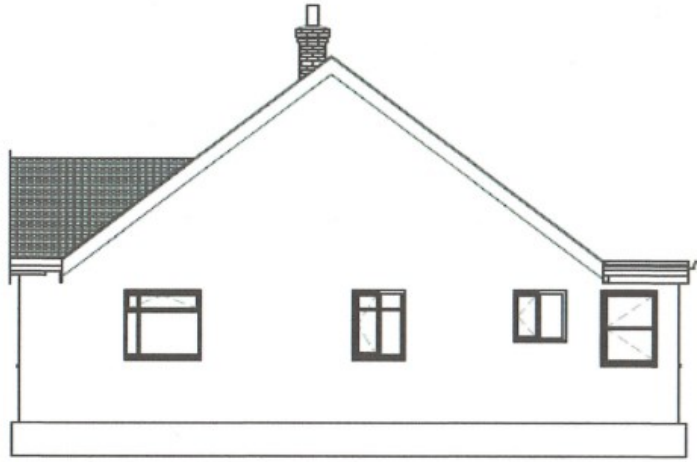
Existing



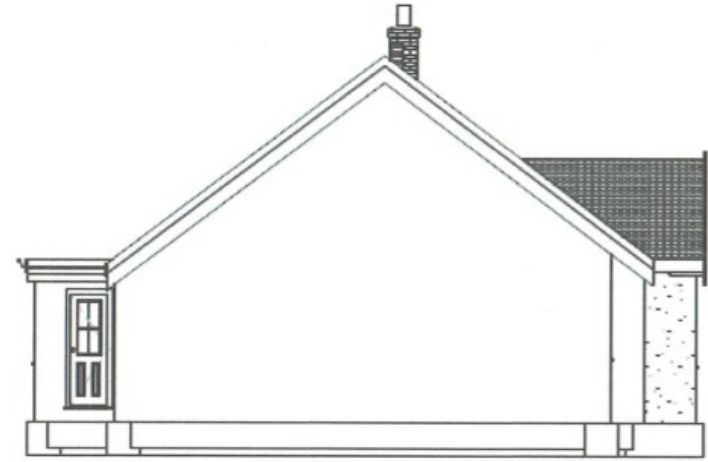
Proposed



Existing



2 West - Side
1 : 100



3 East - Side
1 : 100

Proposed



2 West - Side
June Planning Powerpoint
1 : 100

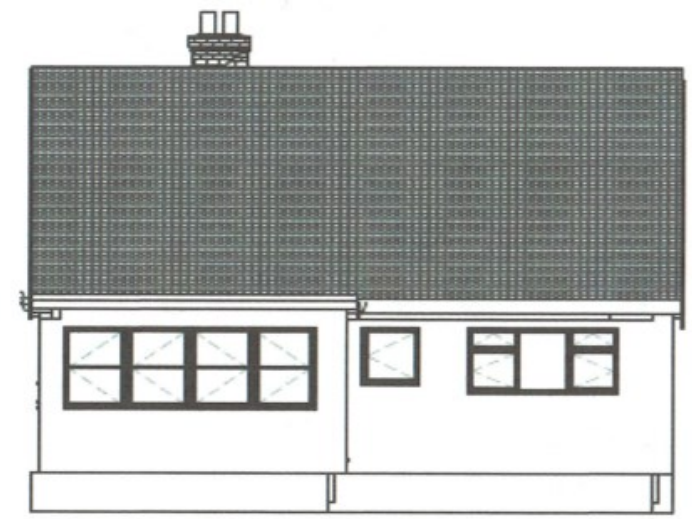


3 East - Side
1 : 100





Existing



4 Front - South
1 : 100

1 Rear - North
1 : 100

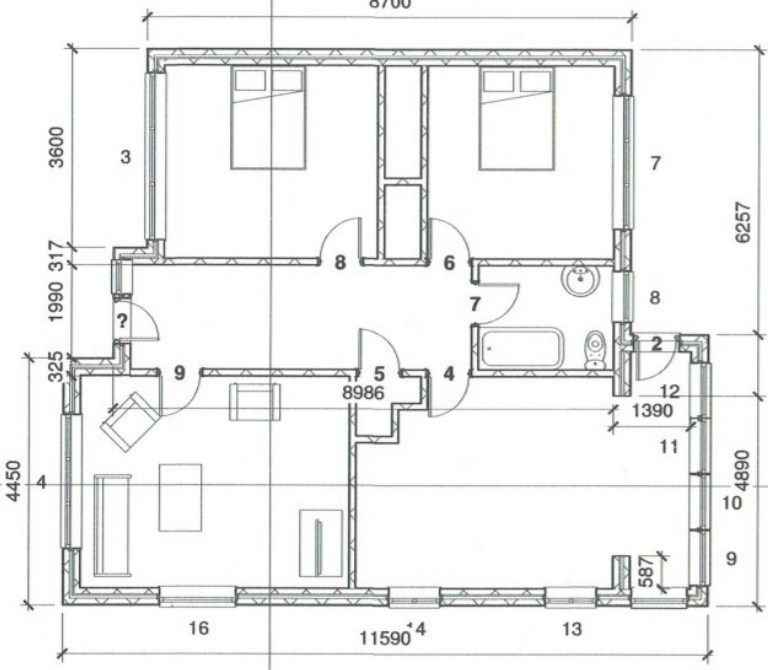


Proposed

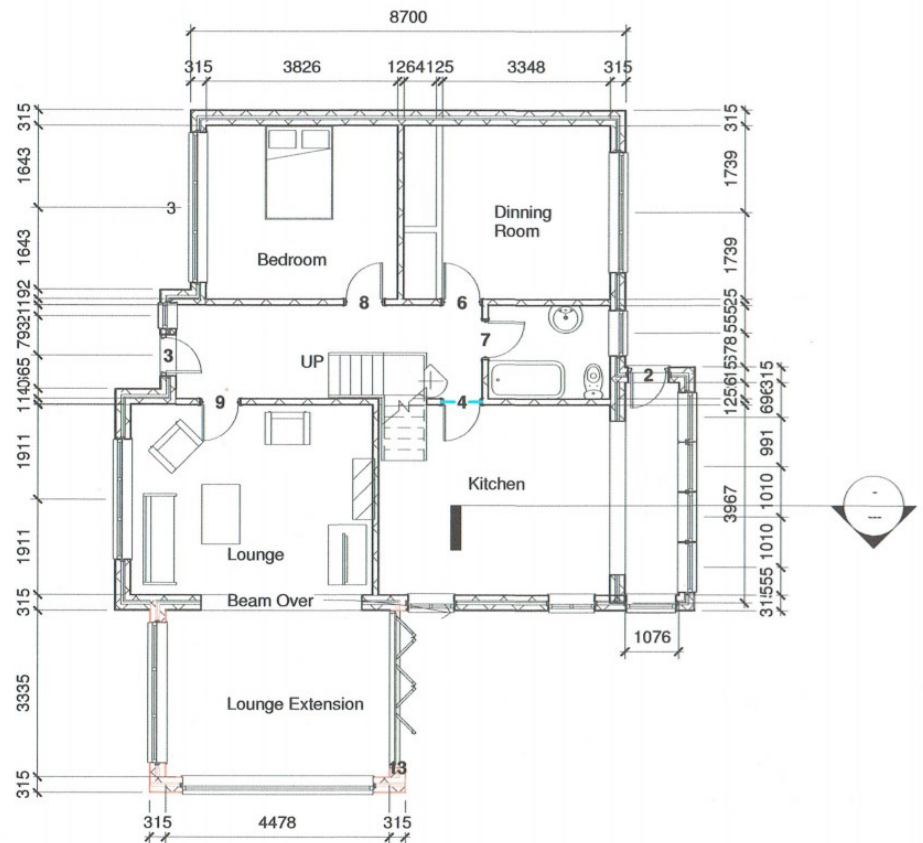


1 Rear - North
1 : 100

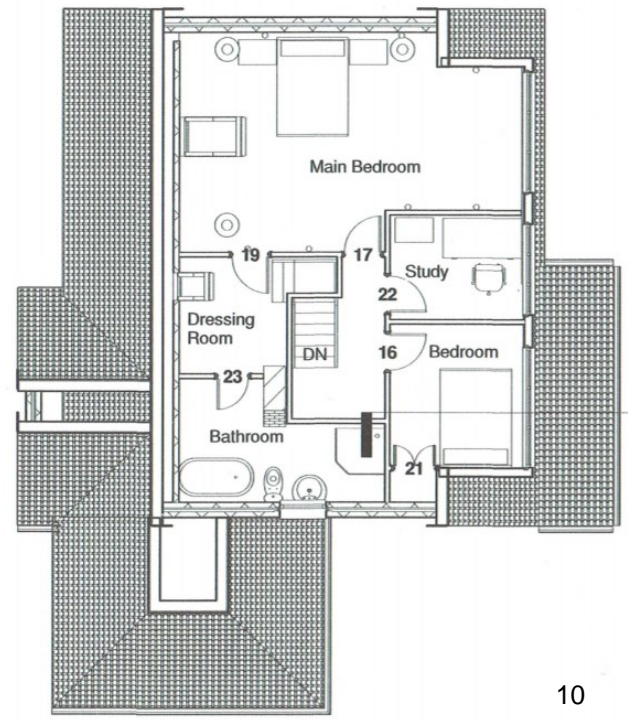


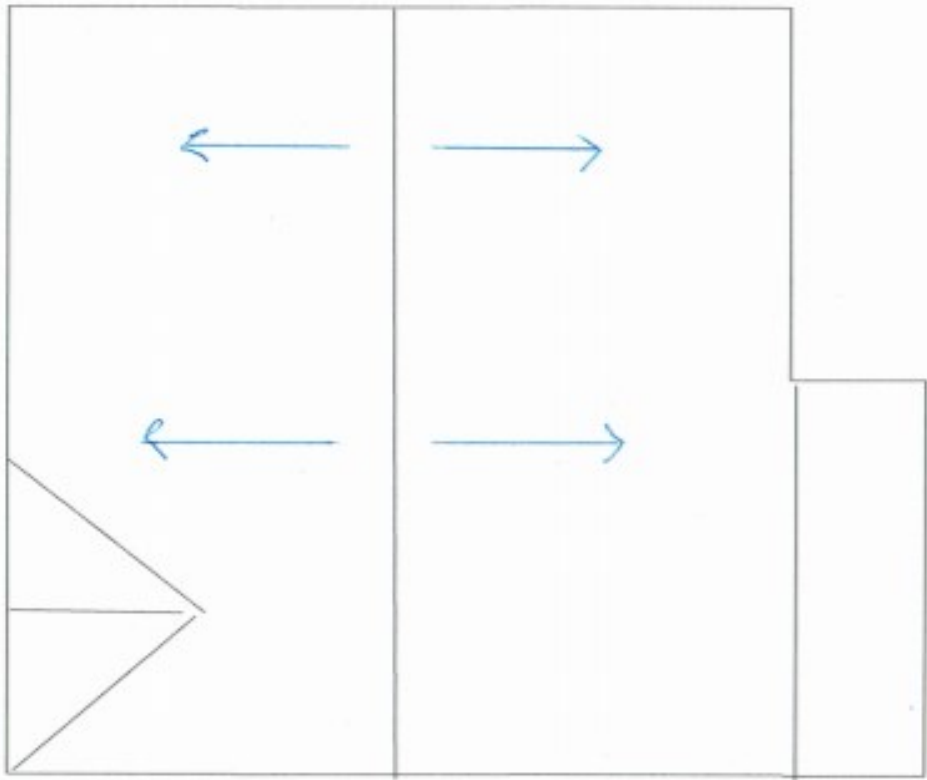


1 Existing Ground Floor
1 : 100

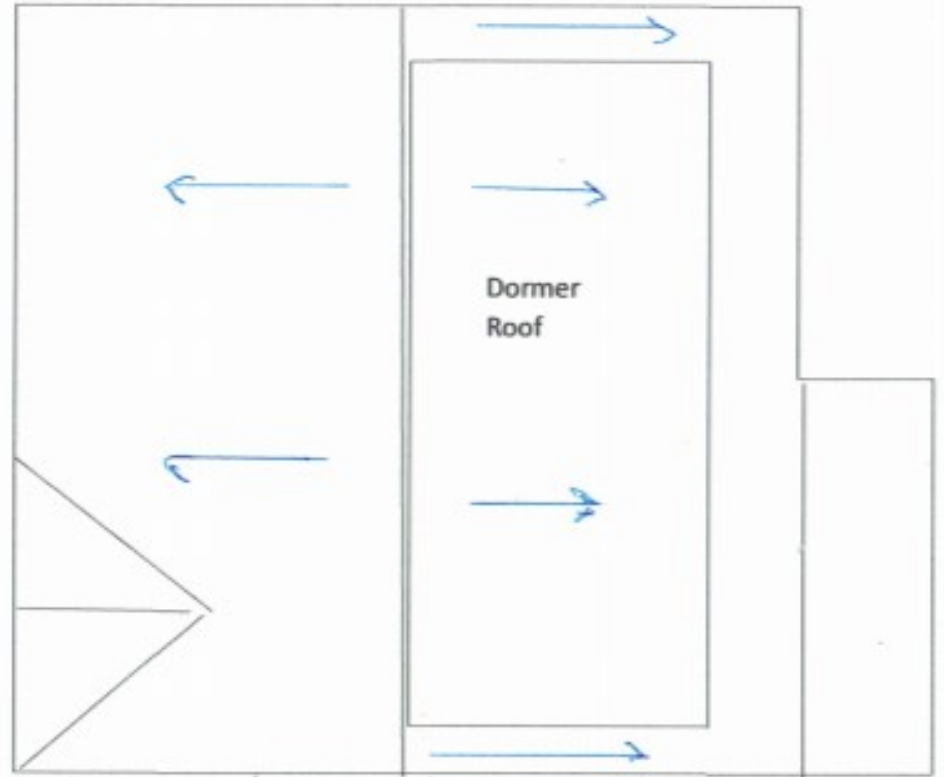


Proposed





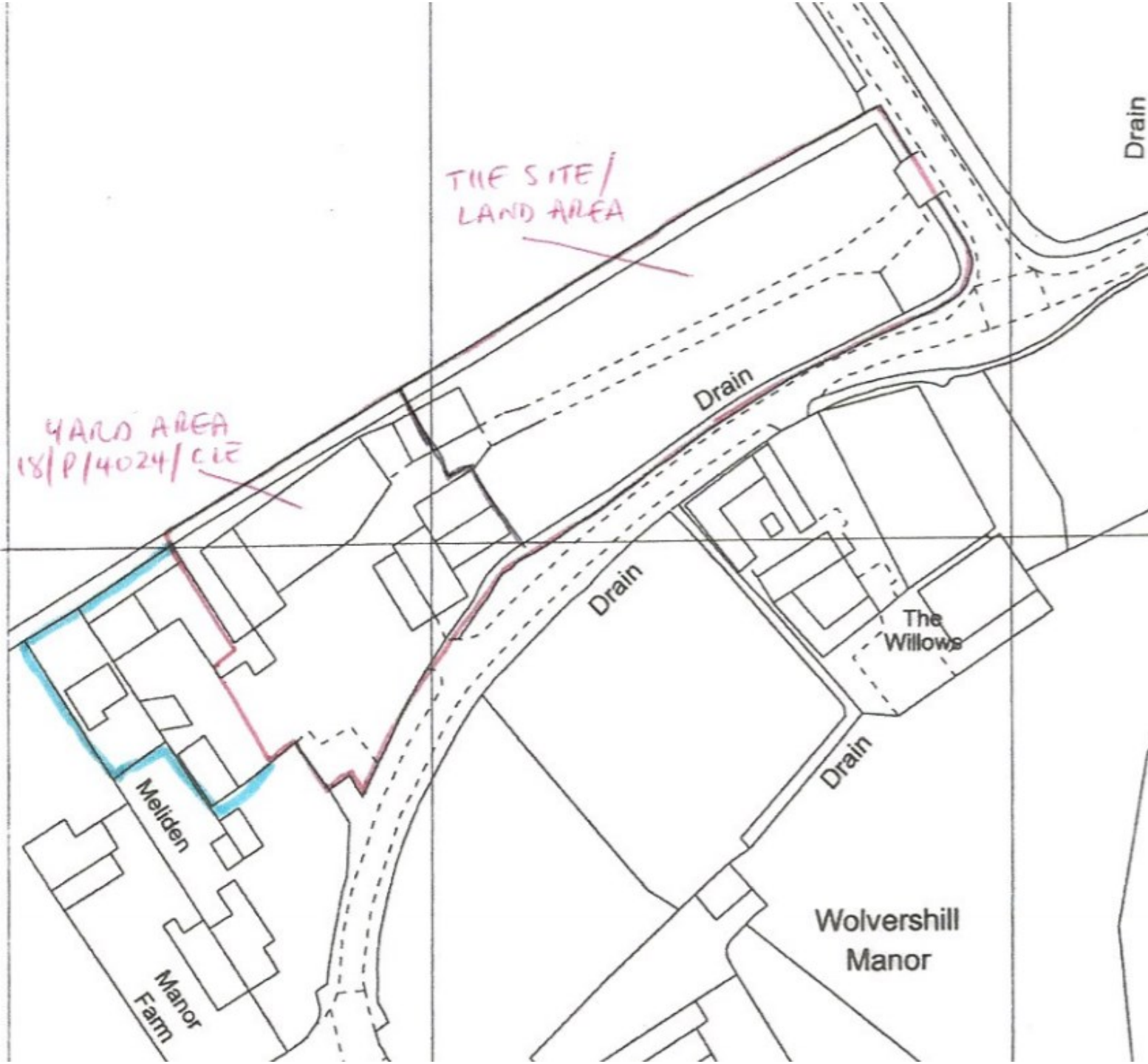
Existing Roof



Proposed Roof

**20/P/1016/LDE West Hay Farm Summer Lane Banwell
BS29 6LE.**

Certificate of lawful development for land that is in use for
commercial storage B8 purposes.



**20/P/1029/TRCA 31 West Street Banwell
BS29 6DB.**

Fell Robinia – No associated documents

19/P/3148/OUT - 28 Queens Road Banwell BS29 6BB. Outline application for the demolition of side extensions of existing dwelling and the erection of a 2-bedroom dwelling to the side (all matters reserved for subsequent approval). **REFUSED**

20/P/0193/FUH & 20/P/0420/LBC - 4, The Square, Banwell BS24 6BL. Retrospective application for installation of satellite dish and boiler flue to north west elevation (side); plastic guttering and pipework to the south east elevation (rear). **APPROVED**

20/P/0649/LDP - 28 Riverside, Banwell. BS29 6EE - Certificate of Lawful Development for the proposed siting of a caravan. **WITHDRAWN**

20/P/0671/FUH - 1 High Street, Banwell. BS29 6AA. Replacement windows to front and side elevation **APPROVED**

20/P/0672/CQA - Land off Havage Drove, Box Bush Lane, Rolstone. BS24 6UA. Prior approval for change of use from agricultural building and land to 1no. dwelling within use class C3, plus associated operational development comprising the replacement and installation of doors and windows; replacement of roof covering; cladding and render to external walls. **PRIOR APPROVAL REQUIRED AND GRANTED**