

BACKWELL PARISH COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN BACKWELL PARISH HALL, BACKWELL, ON THURSDAY 15th FEBRUARY 2024 AT 19:00 HOURS

Present: Cllrs D Lloyd (Chairman), M Bowerman, R Martin, S Ould and R Taylor

In attendance: Mrs C Melton, in the absence of the Clerk, and Cllr C Hatcher (observing only)

Members of Public: Two members of the public were present.

1. Apologies

126 Cllr K Barclay (holiday). Cllr P Ramos (no apologies received).

2. Declarations of Interest

Prejudicial Interests

127 None

Personal Interests

128 None

Disclosable Pecuniary Interests

129 None

To consider Dispensations

130 None.

3. Public Participation

131 Two members of the public raised concerns regarding Agenda item 5d. Each explained their reasons for objecting and Councillors asked questions where appropriate.

4. To approve Minutes of the Planning Committee meeting held on 20.12.23

132 The minutes of the Planning Committee Meeting held on 20.12.23 were confirmed as a correct record by those present at that meeting and were signed by the Chairman.

5. To consider the following planning application/s:

a) **Planning application no. 24/P/0062/TRCA – 2 Chapel Hill, Backwell Bay Tree (T1) Fell Holly Tree (T2) Fell**

133 **Resolved: Unanimously Backwell Parish Council is neutral, and will defer to the tree officer.**

b) **Planning application no. 24/P/0099/FUH - 50 Church Lane, Backwell**
Proposed installation of a second air source heat pump (ASHP) for use by the main dwelling.

134 **Resolved: A discussion took place. Unanimously Backwell Parish Council has no objection but request that the planning officer takes into consideration that the correct acoustics should be installed to ensure that noise levels are not intrusive.**

c) **Planning application no. 24/P/0116/AOC - 96 Church Lane, Backwell**
Discharge of Condition 2 (Approved Plans) on application 21/P/1957/FUH

135 **Resolved: Unanimously Backwell Parish Council has no objection.**

d) **Planning application no. 24/P/0046/FUL - Land Behind Backwell Village Club, Backwell Hill Road**

Proposed erection of a 1no. detached dwelling alongside alterations to landscaping and hard standing.

136 **Resolved: A discussion took place. Unanimously Backwell Parish Council objects for the following reasons:**

Signed.....Chairman

- i. The proposed property is too large for the plot
- ii. An incorrect address has been used on the application therefore, the most affected nearby residents are unlikely to have received a letter from North Somerset Council informing them of the application
- iii. The plot is on the edge of a conservation area and the size and design is such that the property would overlook/dominate this conservation area
- iv. There is a longstanding unresolved boundary dispute which should be investigated before any application can be considered
- v. Previous planning applications for this plot were rejected on the grounds that access onto the A370 was dangerous. Traffic has only increased and access should now be considered as even more dangerous
- vi. Access to the site is narrow, only one vehicle wide, so site traffic would struggle to access the plot safely

One member of the public left the meeting

- e) **Planning application no. 24/P/0049/TRCA -T1(Pine).**
Remove the lower 2 to 3 branches of the crown on the side facing the house to create sufficient clearance.

137 Resolved: Unanimously Backwell Parish Council is neutral, and will defer to the tree officer.

6. Update on development at Rodney Road, Backwell

138 No update at present.

7. Update on Farleigh Fields

139 Cllr Lloyd updated that he has arranged a meeting with Roger Wilmott. **It was agreed** that Cllr Taylor would draft an agenda for the meeting.

8. Update on South Nailsea - Gleeson land

140 No update at present.

9. Update on Grove Farm

141 Cllr Lloyd updated that 1270 objections have been submitted on the North Somerset Council planning website for the Grove Farm application. All agreed that lots of hardwork by Backwell Residents Association and other volunteers has helped to get to this stage.

10. Update on draft Local Plan

142 Covered above.

11. Update on Backwell Crossroads Modelling Assessment

143 Cllr Lloyd reported that Cllr Harland had recently met with the NSC Executive Member for Transport to discuss the Backwell Crossroads Modelling Assessment. There is no decision yet but this proposal is likely to be tied in with the Grove Farm application. North Somerset Council Executive are due to meet again at the end of February.

144 There being no further business the Chairman thanked everyone for attending and closed the meeting at 19:50 hours.

Signed.....Chairman