



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 4th NOVEMBER 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

PRESENT: Councillors Paul Blatchford (Chairman), Steve Davies, Phil Baird & Paul Harding.

IN ATTENDANCE: Mrs Liz Shayler (Clerk) and Cllr Phil Adams

039/19 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Manley, Cllr Parry & District Councillor Cllr Harley

040/19 To receive declarations of interest (agenda Item 2)

No declarations were made.

041/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7th October 2019 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd September and 7th October 2019 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 Chairman as a correct record.

042/19 To note and comment upon planning applications (agenda item 4)

- (i) **19/P/1840/FUL** - Banwell Rolstone Barns, West Rolstone Rd, Hewish, Weston-super-Mare. BS24 6UU. Change of use of part of an existing building from agriculture (Sui Generis Use) and storage (Use Class B8) to light industrial use (Class B2) and the erection of 6no. bio mixing tanks and use of adjoining land to provide parking for the proposed new use.

Resolved – To object to this application due to the lack of clarity on the hazards associated with biofuel and the amount and type of lorry movements.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **19/P/2179/FUH** - The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. The application is to extend above the single storey and also extend outwards of the single storey.

Resolved – To object to this application as it erases the original barns roof line by raising it.

The resolution was correctly proposed and seconded (unanimous)

Cllr Davies joined the meeting

- (iii) **19/P/2256/FUH** – The Lawns, 2 High Street, Banwell. BS29 6AA. Proposed whole house window refurbishment. Construction of porch to east elevation.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (iv) **19/P/2342/LDE** - Western Fields, Whitley Rd, Banwell. BS29 6NA. Lawful development certificate for the existing mixed use of buildings 1 and 3 for vehicle repairs (Class B2) and storage (Class B8) and the existing use of building 2 for storage (Class B8).

This application was noted

- (v) **19/P/2354/FUH** - Court Farm, Moor Road, Banwell. BS29 6ET. Construction of an extension at first floor level.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (vi) **19/P/2389/LDE** - Gobbles Farm, Wolvershill Rd, Banwell. BS29 6DQ. Lawful Development Certificate for the existing use for siting of one residential mobile home; change of use of two agricultural buildings to commercial storage units (Use Class B8) and change of use of land from agricultural to commercial use as container storage.

This application was noted

- (vii) **19/P/2405/NMA** – Moorsholm Wolvershill Road Banwell BS29 6DG. Non material amendment to application 18/P/2275/RM (Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission 16/P/2094/O (outline planning application for the erection of up to 44 no. dwellings (including 13 no. affordable housing units (30%)), along with the provision of informal public open space and associated works with access from Wolvershill Road for approval; appearance, landscaping, layout and scale reserved for subsequent approval) to allow the removal of road servicing plots 13-21 from adoptable areas of plan.

Resolved – To note this application

The resolution was correctly proposed and seconded (unanimous)

- (viii) **19/P/2408/FUL** – Land Accessed From Silver Moor Lane, Banwell. De-assemble existing steel portal frame open storage agricultural building and re-erect in a new position approximately 60m from the existing location. Inclusion of permeable stoned vehicular access track and restore site of existing to grass.

Resolved – Whilst the Parish Council normally support local agriculture, to not support this application due to the unjustified movement of the barn.

The resolution was correctly proposed and seconded (unanimous)

- (ix) **19/P/2554/FUL** - Land Off Towerhead Road Banwell. Retention of two accesses off Towerhead Road (previously used for the Bristol Water Resilience Scheme works).

Resolved – To not support this application as there was never an entrance at this point and it would be inappropriate to have one in the future once the National Grid work has been completed.

The resolution was correctly proposed and seconded (unanimous)

- (x) **19/P/2583/EA1** - Land East Of Junction 21 Of M5 Haybow Hewish. Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted for a proposed change of use from agricultural use to allow the construction of access roads, reception centre, a park and ride car park for Bristol Airport parking allowing for up to 3,000 cars to park. THIS IS NOT A PLANNING APPLICATION.

This application was noted

043/19 To note planning decisions – (agenda item 5)

- (i) **18/P/5209/RM** - Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 136no. dwellings pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**
- (ii) **19/P/1151/FUL** -The Moor Dairy, Moor Road, Banwell. BS29 6ET. Erection of a new barn to replace fire damaged barn. **APPROVED**
- (iii) **19/P/2059/NMA** - Land South of Churchland Way Wolvershill Road Banwell. Nonmaterial amendment to application 15/P/0514/F (construction of Phase 1 road infrastructure) to amend the rising of main route (foul) to south of site to north of the Grumblepill Rhyne. **APPROVED**
- (iv) **19/P/1945/CQA** - Land Off Havage Drove Box Bush Lane Rolstone. 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 wall. **REFUSED (not PD)**

044/19 Date of the next meeting (agenda item 6)

18th November 2019 7:30pm Parish Council Meeting, Youth & Community Centre
2nd December 2019 7pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 19:25

.....Chairman

.....Date

Planning Committee

December 2nd 2019

**19/P/2598/LB & 19/P/2603/LB - 2-4 Castle Hill, Banwell.
BS29 6NY.**

Listed building consent for the installation of a domestic electric vehicle charging point. Works will entail a small hole to be put from the electric box in the lounge at the front of the house up to the bedroom above, cabling run from the electric box which will remain under the bedroom floorboards. The cable will exit the house at the back and run along the small waste pipes at the back of the house and into the ground. A small channel will be dug going up the driveway to the parking space where the cable will then be attached to a post with a light, electric socket and fittings for two electric car chargers.

EV Charging point at 2-4 Castle Hill

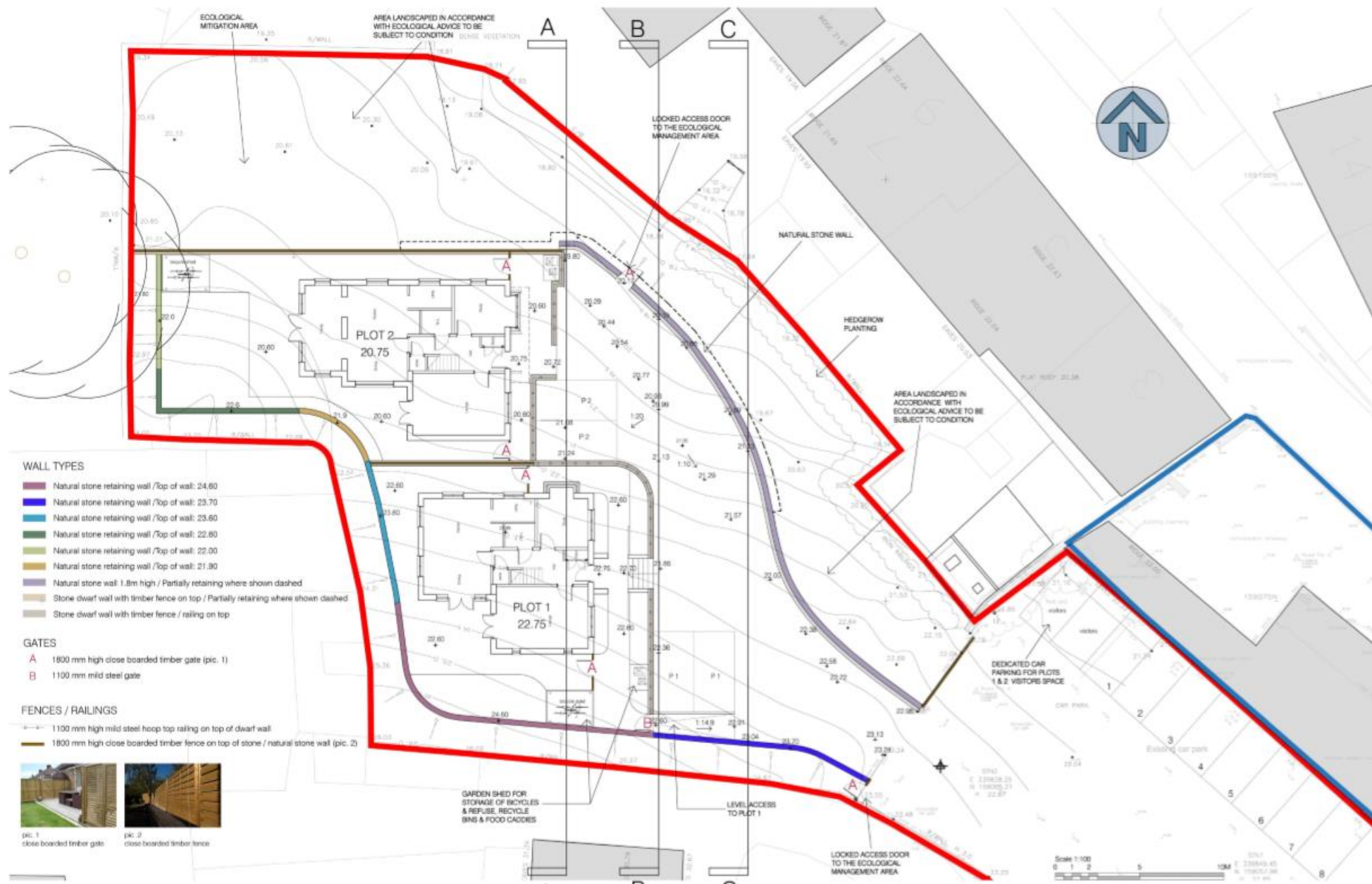




19/P/2635/FUL – Land To The Rear Of The Ship Hotel, West Street, Banwell.

Erection of 2 No. two-storey dwellings including access and parking.





WALL TYPES

- Natural stone retaining wall / Top of wall: 24.60
- Natural stone retaining wall / Top of wall: 23.70
- Natural stone retaining wall / Top of wall: 23.60
- Natural stone retaining wall / Top of wall: 22.60
- Natural stone retaining wall / Top of wall: 22.00
- Natural stone retaining wall / Top of wall: 21.90
- Natural stone wall 1.8m high / Partially retaining where shown dashed
- Stone dwarf wall with timber fence on top / Partially retaining where shown dashed
- Stone dwarf wall with timber fence / railing on top

GATES

- A** 1800 mm high close boarded timber gate (pic. 1)
- B** 1100 mm mild steel gate

FENCES / RAILINGS

- 1100 mm high mild steel hoop top railing on top of dwarf wall
- 1800 mm high close boarded timber fence on top of stone / natural stone wall (pic. 2)

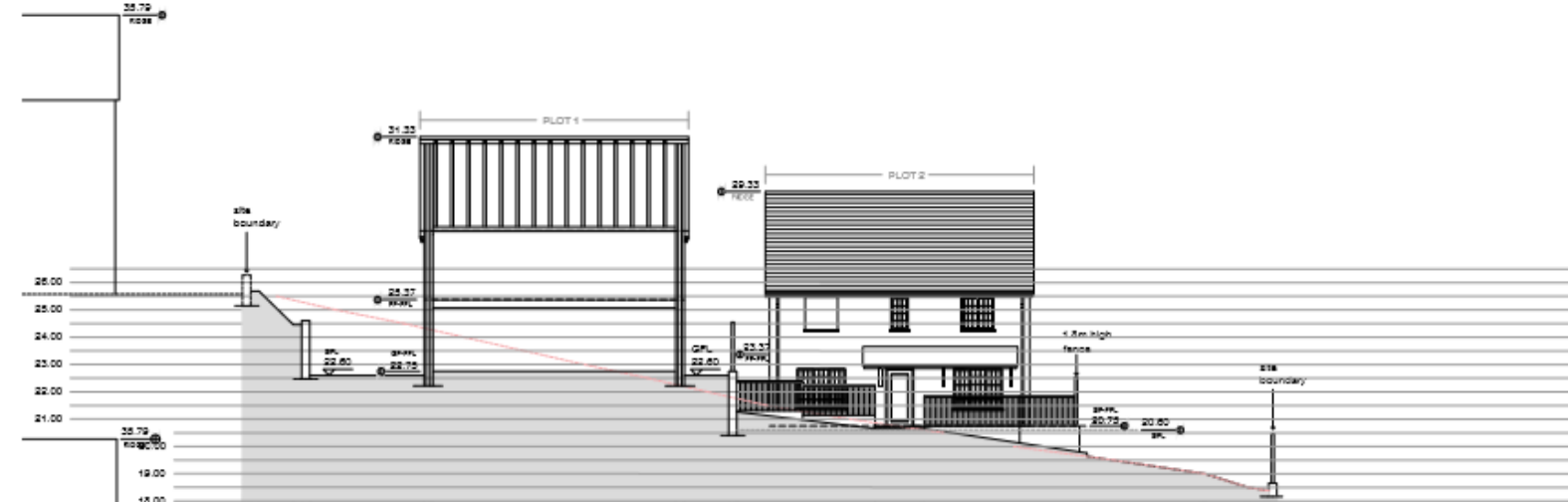


pic. 1 close boarded timber gate



pic. 2 close boarded timber fence





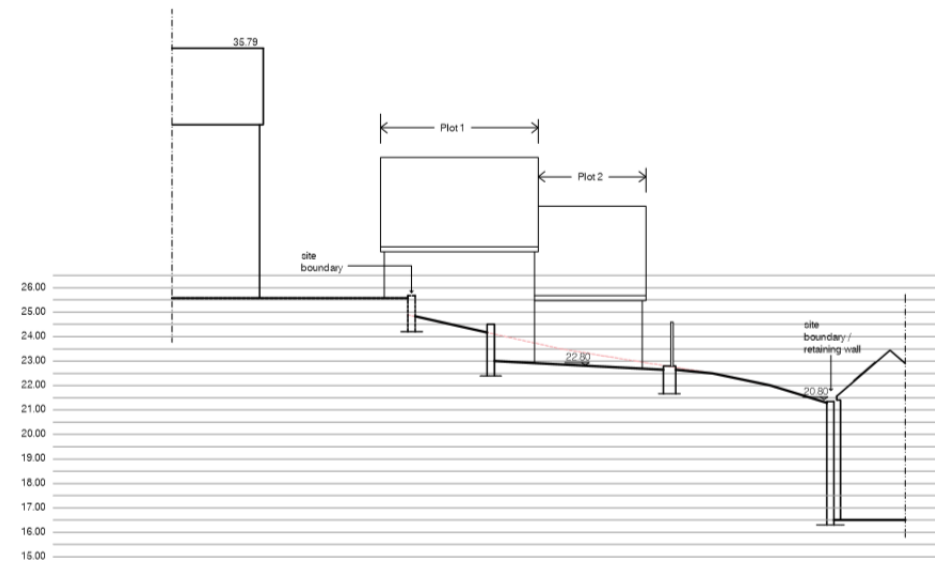
Section A - A



Section B-B



Section C-C



Section D-D

Plot 1



East Elevation



North Elevation



West Elevation



South Elevation



East Elevation



North Elevation

Legend

-  light blue grey coloured render
-  Buff coloured stone cills
-  Clay Tile colour Old English dark Red
-  buff coloured paving slabs
- White upvc windows - cottage style
- White fascia / eaves / soffit
- Black rain water goods
- Composite door colour white

Plot 2



West Elevation



South Elevation

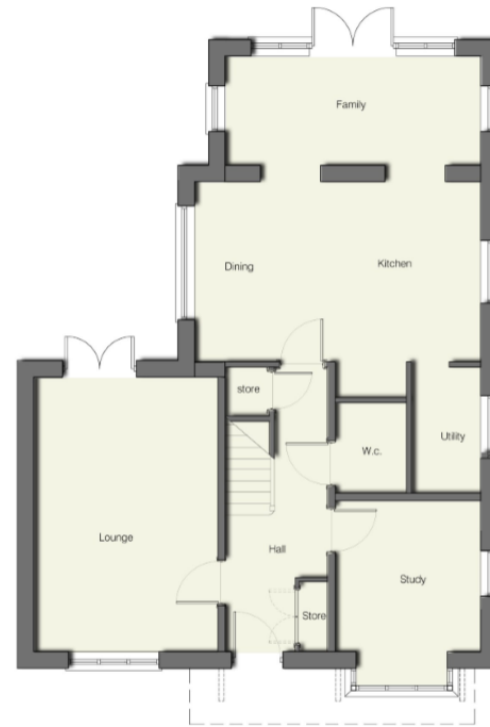


Ground floor plan



Plot 1

First floor plan



Plot 2

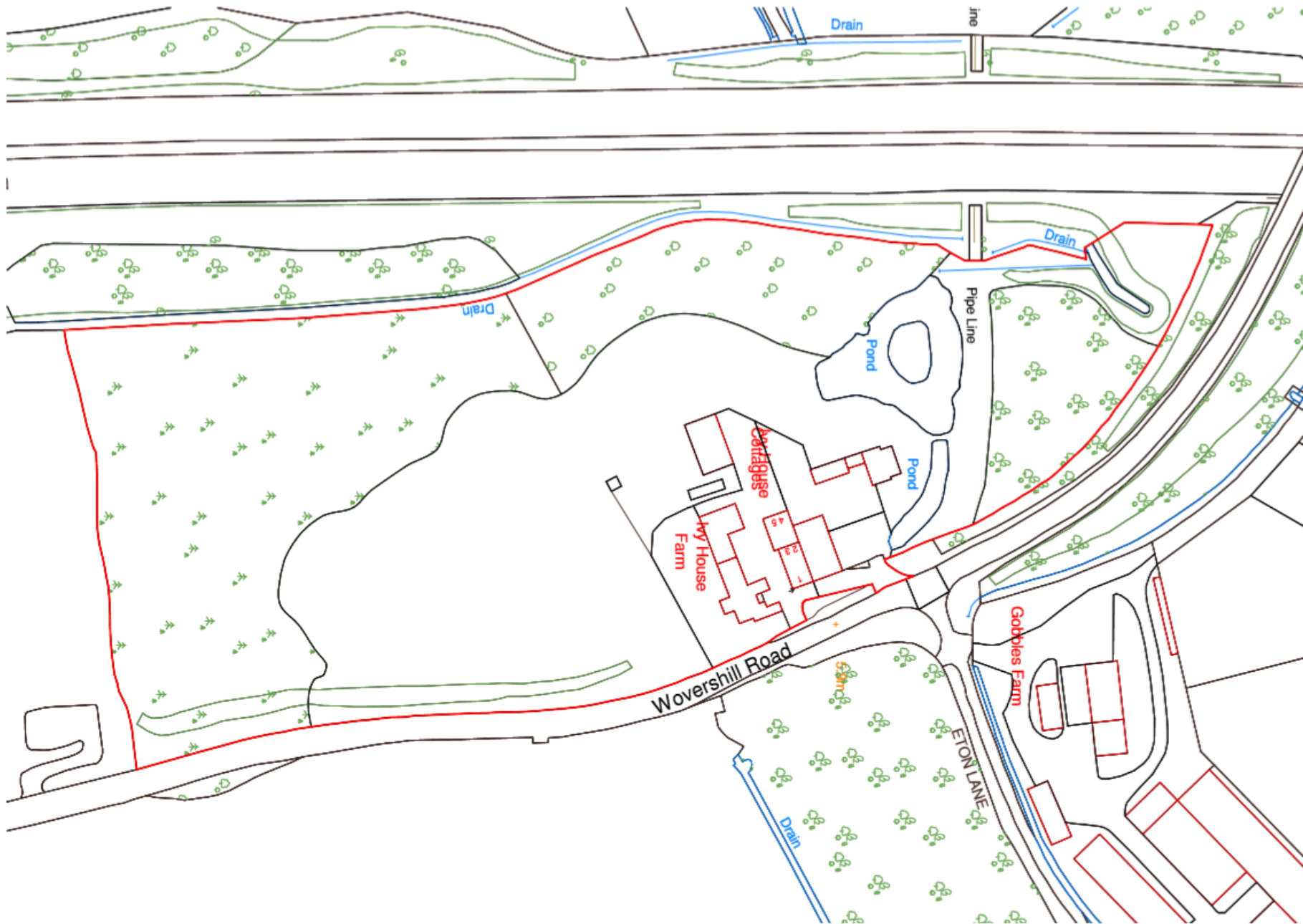
Ground floor plan

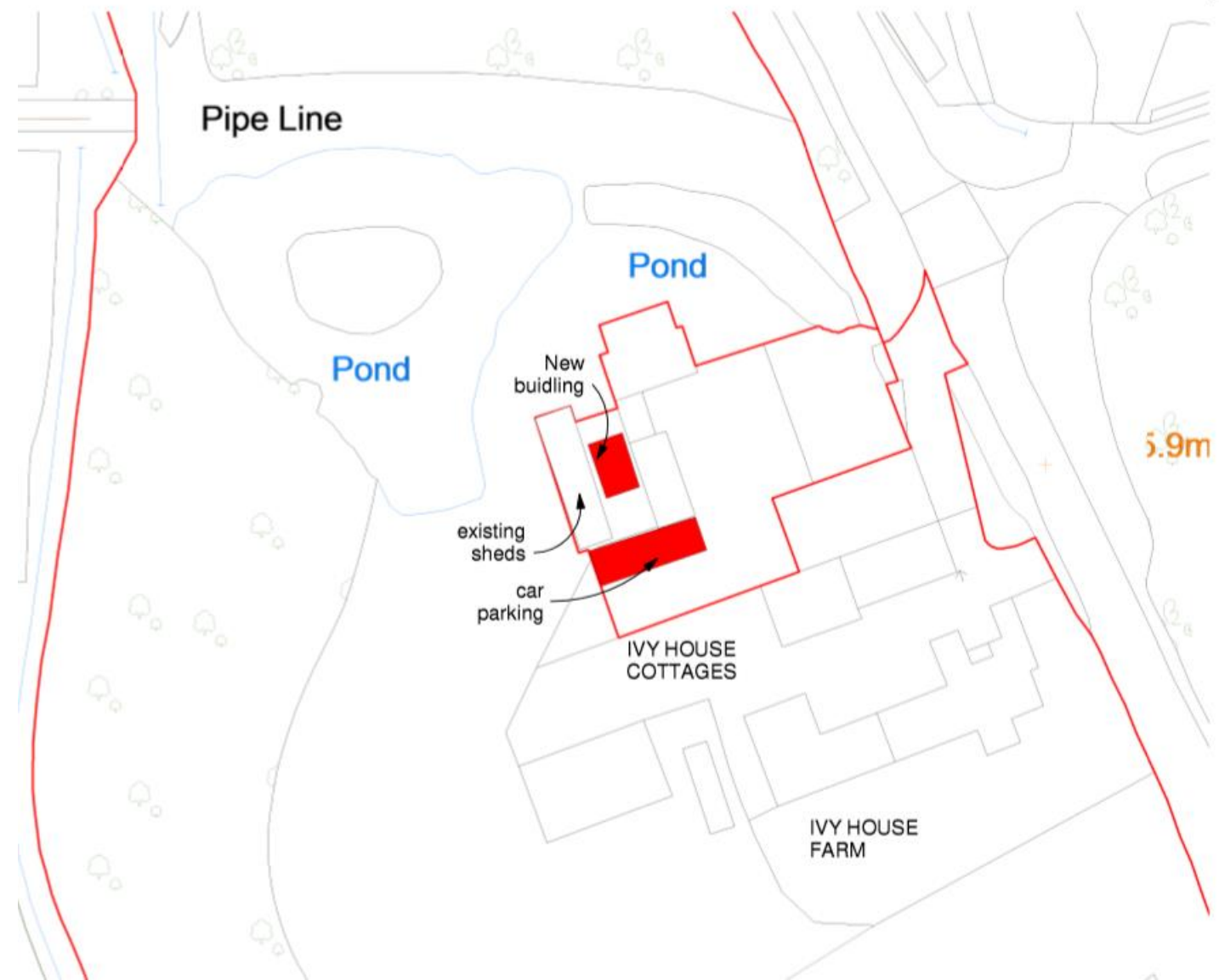
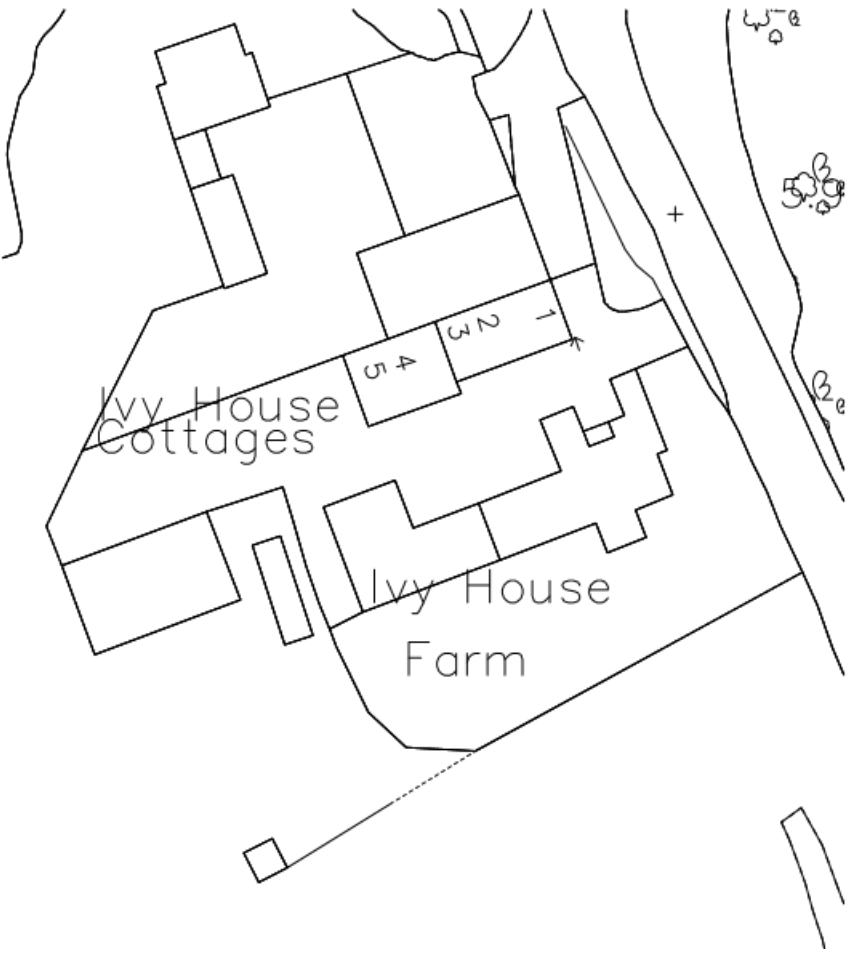


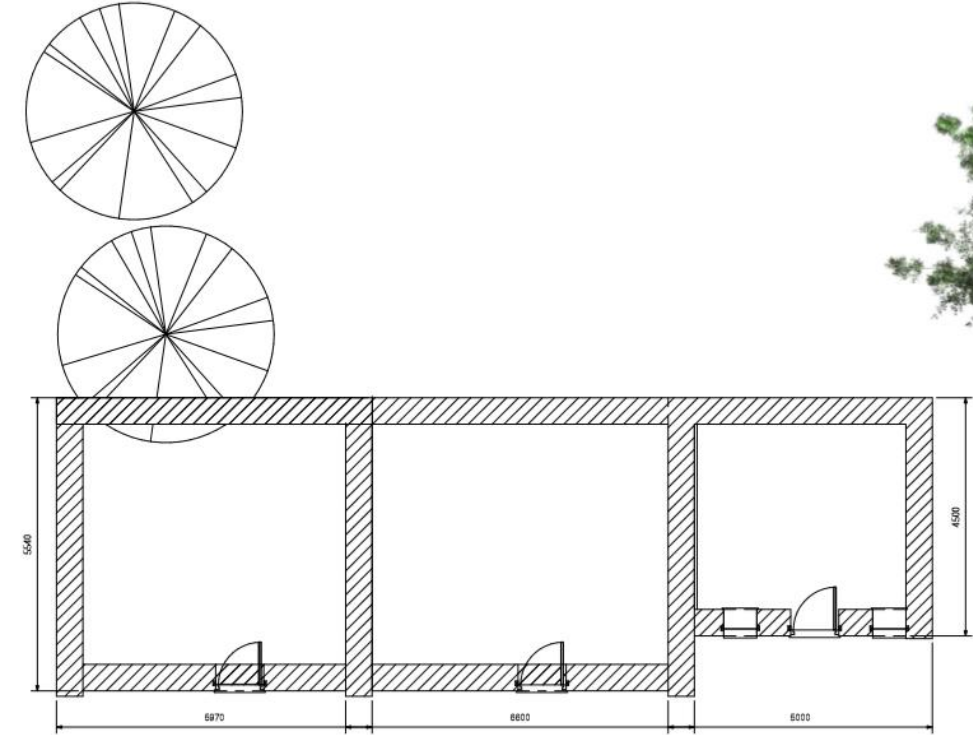
First floor plan

19/P/2643/FUL - Ivy House Farm, Wolvershill Road, Banwell.
BS29 6LB.

The construction of a single storey wooden garage structure to house an incinerator for Pet Cremation. The incinerator complying with DEFRA standards to have a standard flue venting to the exterior.





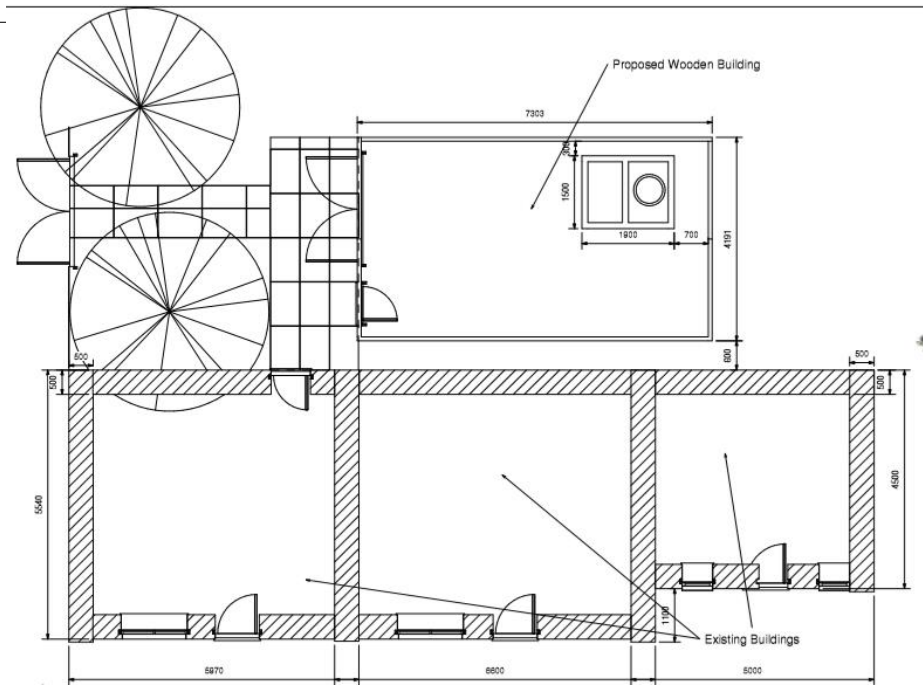


01 Existing Ground Floor

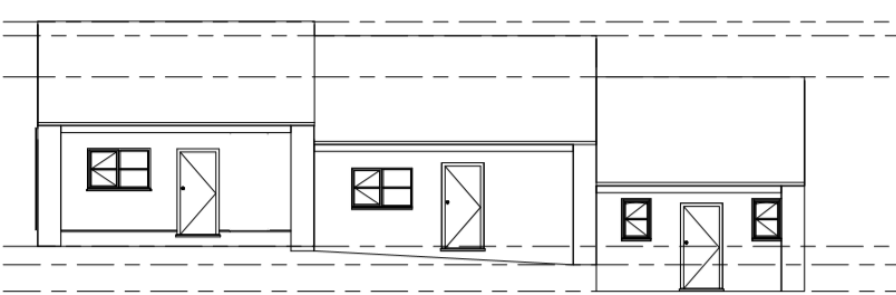


2 Existing 3D

Rev	Description	Date
P1	General Amendments	

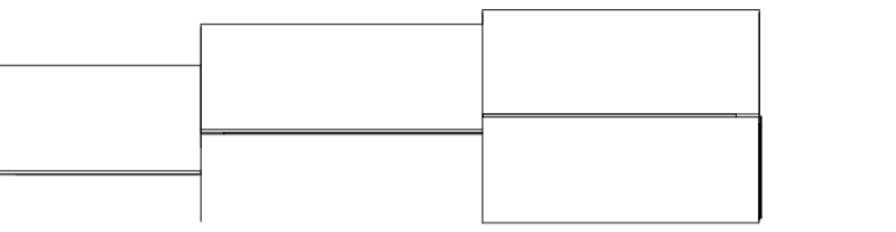


Rev	Description
P1	Original extension removed, replaced with new wooden extension

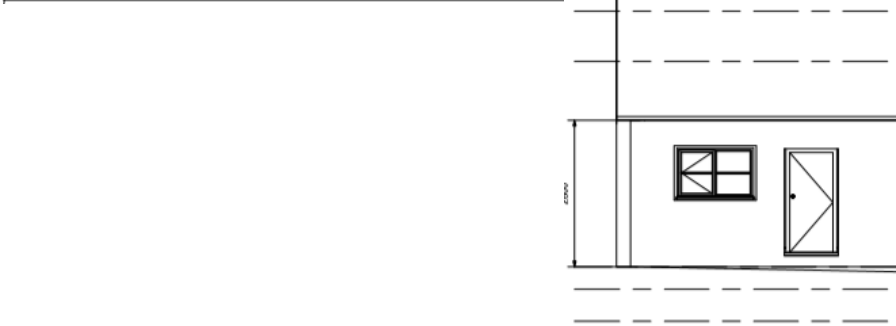


Existing Front Elevation

1 : 50



Existing Rear Elevation



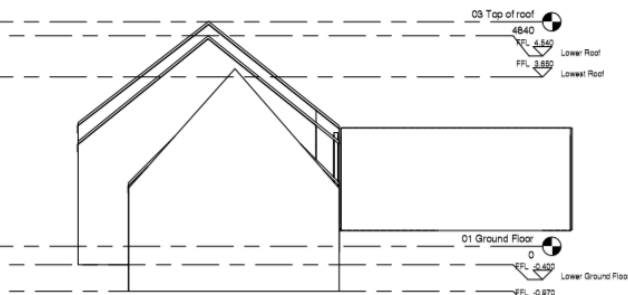
Front Elevation

1 : 50



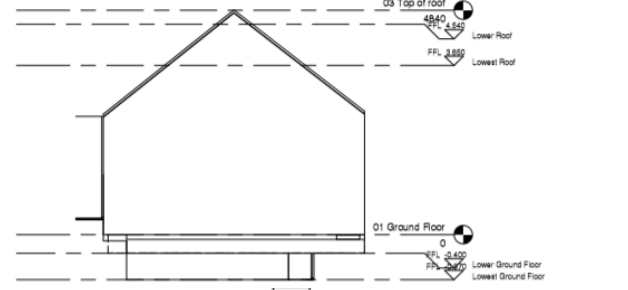
Rear Elevation

1 : 50



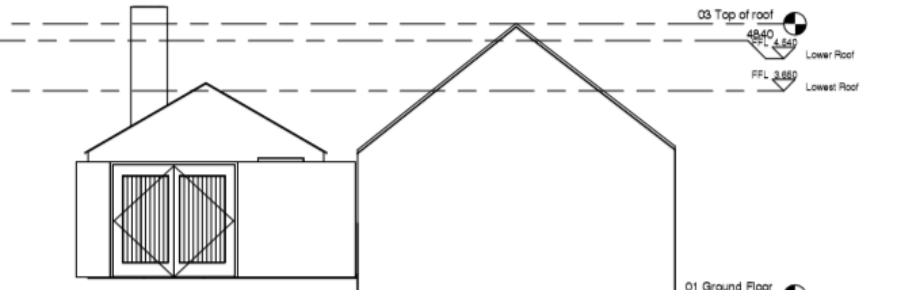
Existing Side Elevation

1 : 50



Side Elevation

1 : 50



Side 2 Elevation

1 : 50

03 Top of roof
4840
FFL -4.840 Lower Roof
FFL -3.850 Lowest Roof

01 Ground Floor
0
FFL -0.450 Lower Ground Floor
FFL -0.970 Lowest Ground Floor

03 Top of roof
4840
FFL -4.840 Lower Roof
FFL -3.850 Lowest Roof

01 Ground Floor
0
FFL -0.450 Lower Ground Floor
FFL -0.970 Lowest Ground Floor

03 Top of roof
4840
FFL -4.840 Lower Roof
FFL -3.850 Lowest Roof
Fence Beyond

01 Ground Floor
0
FFL -0.450 Lower Ground Floor
FFL -0.970 Lowest Ground Floor

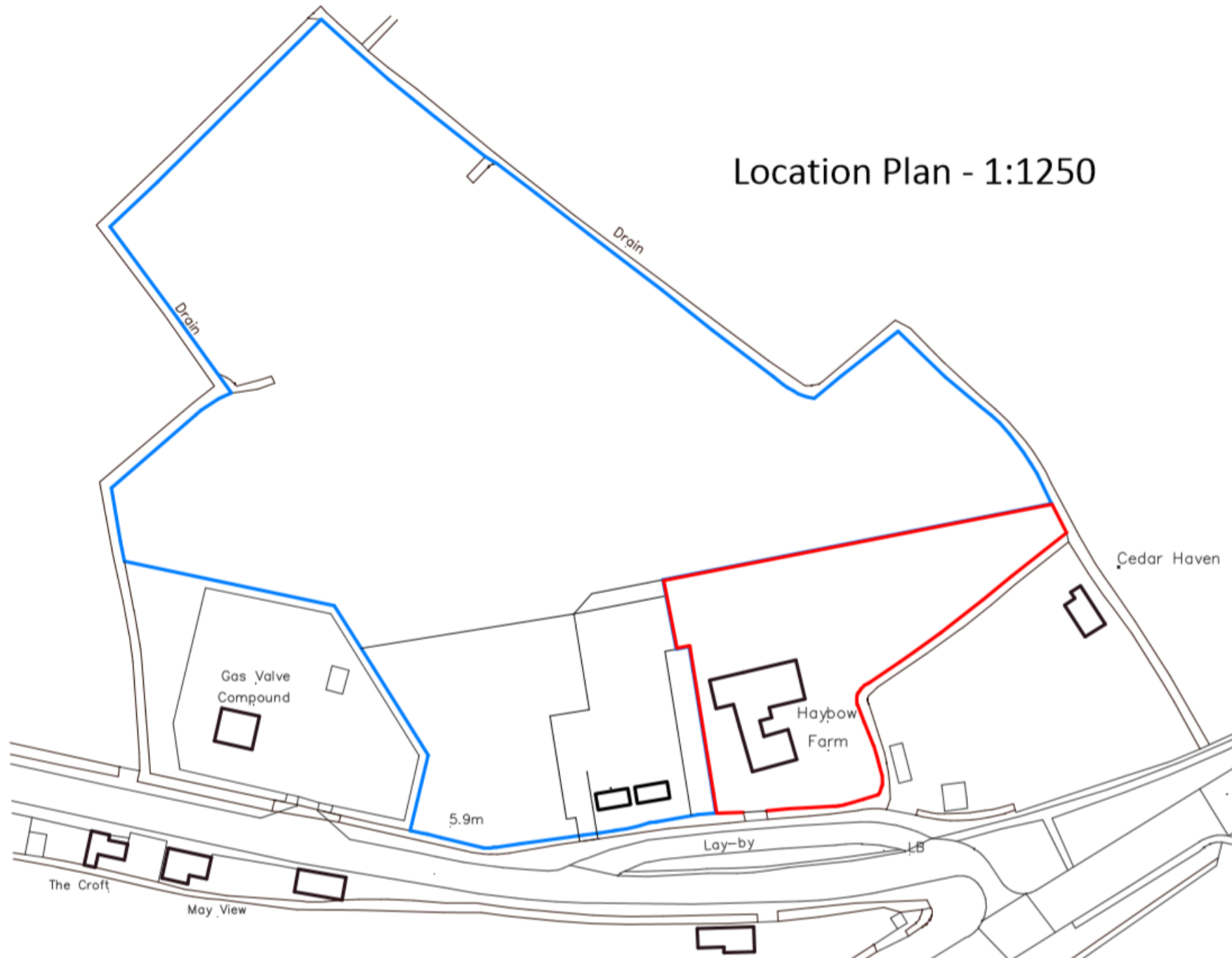
03 Top of roof
4840
FFL -4.840 Lower Roof
FFL -3.850 Lowest Roof

01 Ground Floor
0
FFL -0.450 Lower Ground Floor
FFL -0.970 Lowest Ground Floor

19/P/2644/LDE – Haybow Farm, Haybow, Hewish, Banwell.
BS24 6RD.

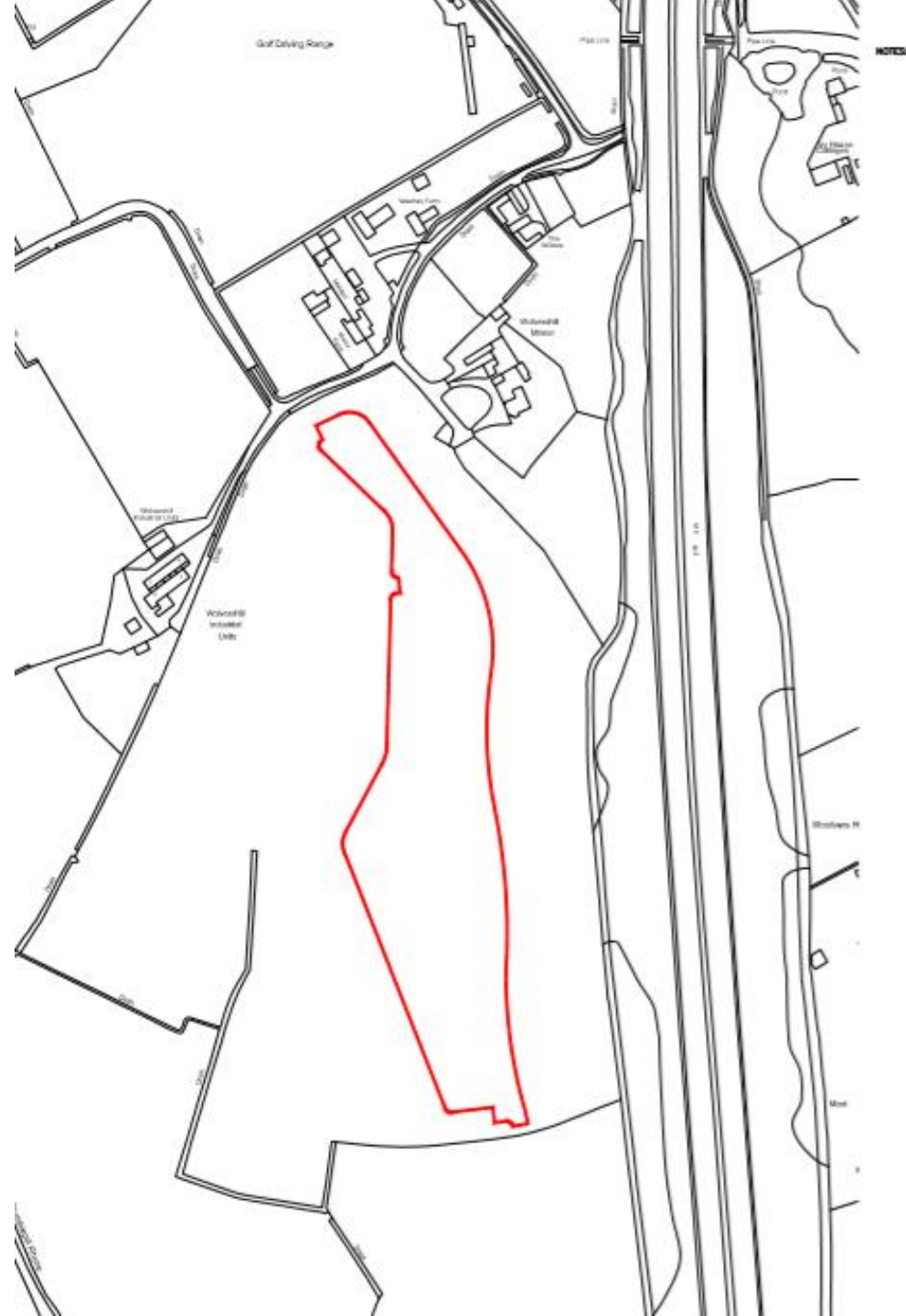
Application for certificate of lawfulness for existing
development of conversion/extension of garage/store to
residential accommodation to main dwelling.

Location Plan - 1:1250



19/P/2662/RM – Land off Churchland Way, Wolverhill Road, Banwell.

Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 88no. dwellings with associated works pursuant to outline planning permission 16/P/2744/OT2 (outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure).







STREET SCENE 1



STREET SCENE 2

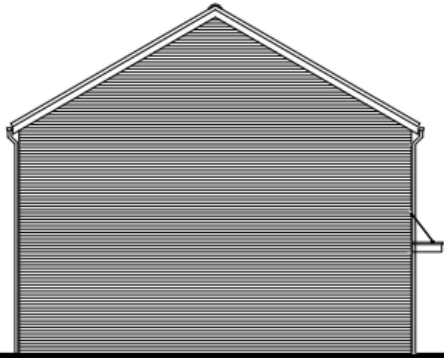
LEGEND

	ZONING
	TERRACE

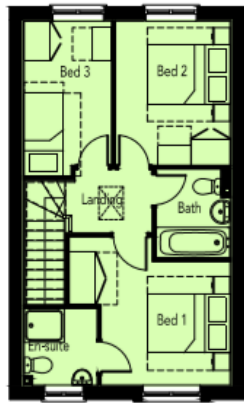




FRONT ELEVATION



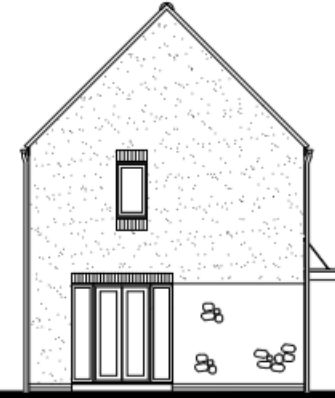
SIDE ELEVATION



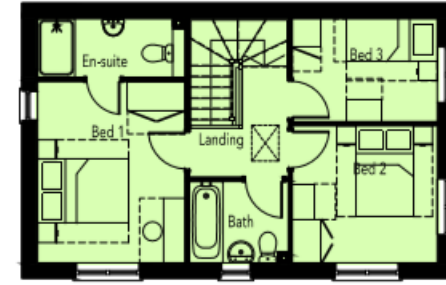
FIRST FLOOR PLAN



FRONT ELEVATION



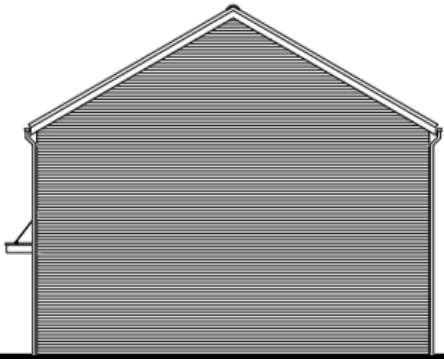
SIDE ELEVATION



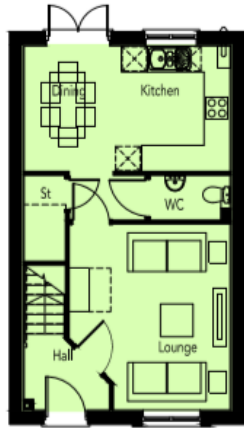
FIRST FLOOR PLAN



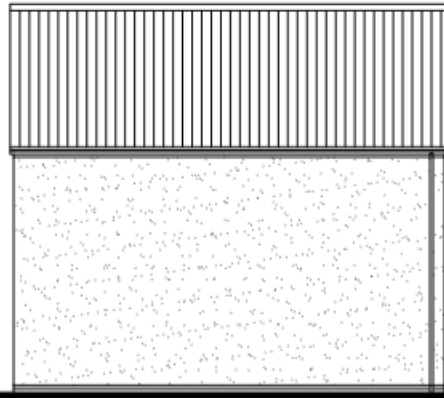
REAR ELEVATION



SIDE ELEVATION



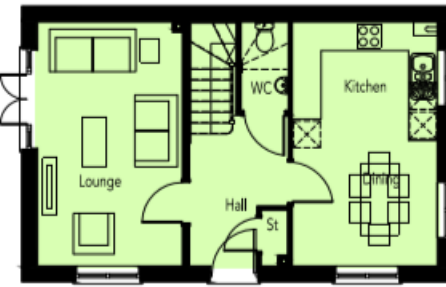
GROUND FLOOR PLAN



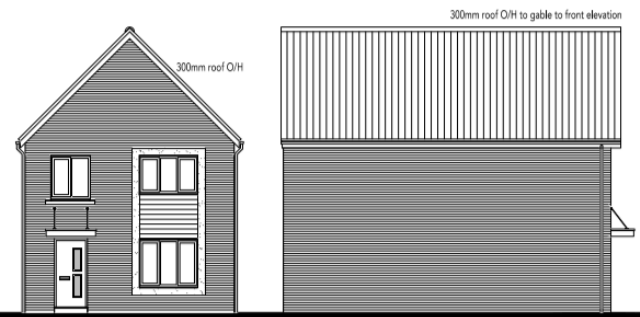
REAR ELEVATION



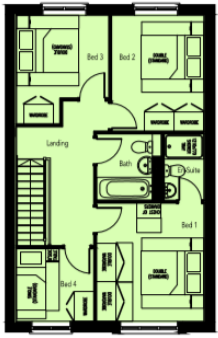
SIDE ELEVATION



GROUND FLOOR PLAN



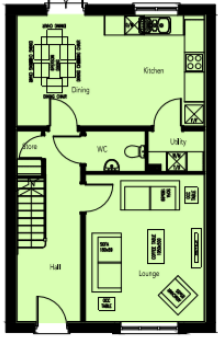
FRONT ELEVATION SIDE ELEVATION



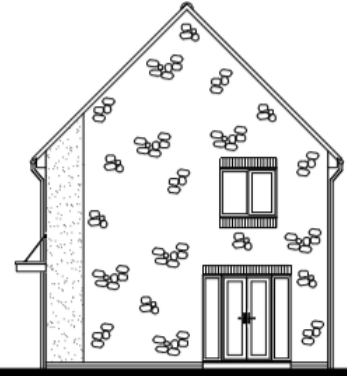
FIRST FLOOR PLAN



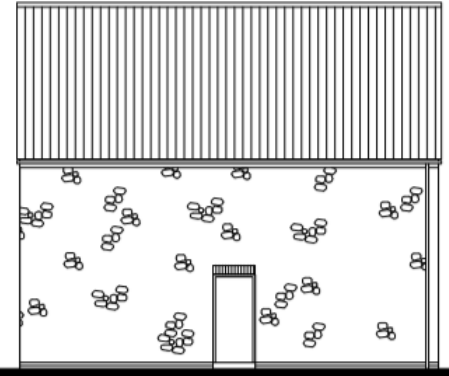
REAR ELEVATION SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



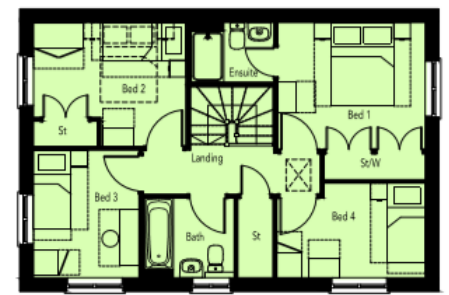
REAR ELEVATION



SIDE ELEVATION

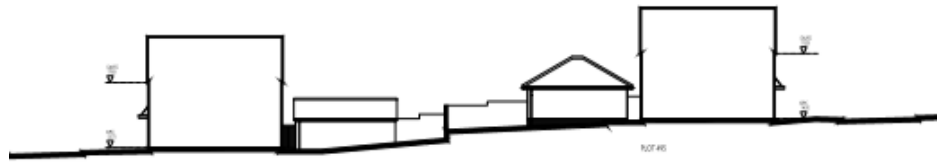


GROUND FLOOR PLAN



FIRST FLOOR PLAN

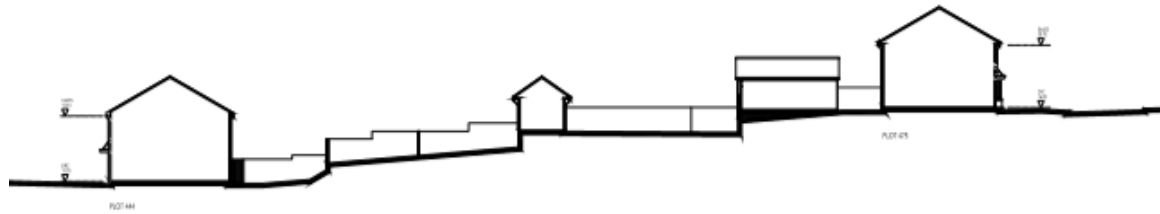
REV	DATE	DESCRIPTION	DRW
PROJECT MEAD FIELDS, PHASE 3B, PARKLAND WESTON-SUPER-MARE			
TITLE NT41-7 PLANS & ELEVATIONS PLOTS 478, 479, 484 & 500			
Taylor Wimpey Bristol			



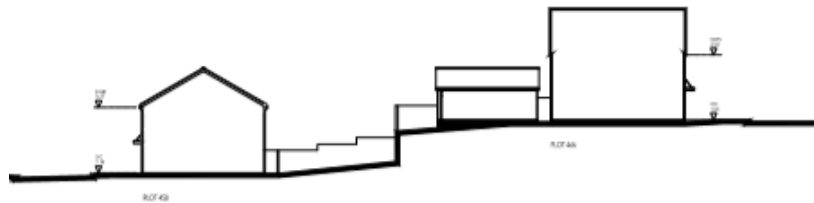
SITE SECTION 1



SITE SECTION 2



SITE SECTION 3



SITE SECTION 4



19/P/2694/TRCA – 2 High Street, Banwell, BS29 6AA.

T1, T2, T3 - Beech - Crown reduce by up to 4m. T4 - Mulberry - Raise crown by up to 3m. T5 - Horse Chestnut - Crown reduce by up to 3m. T6 - Yew - Crown reduce by up to 2.5m. T7, T8, T9 - Apple - Fell. T10- Holly - Crown reduce by up to 2m.

19/P/2405/NMA – Moorsholm Wolvershill Road Banwell BS29 6DG. Non material amendment to application 18/P/2275/RM to allow the removal of road servicing plots 13-21 from adoptable areas of plan. **APPROVED**

19/P/1079/FUL - Towerbrook Farm, Catworthy Lane, Banwell. BS29 6PQ. Retrospective application for the conversion of agricultural barn to 2no. dwellings. **APPROVED**

19/P/1620/FUL Rolstone Manor, West Rolstone Road, Hewish, Weston-super-Mare. BS24 6UR Retrospective application for the proposed new stone access drive for Rolstone Manor Farm. **APPROVED**

19/P/2354/FUH - Court Farm, Moor Road, Banwell. BS29 6ET. Construction of an extension at first floor level. **APPROVED**

19/P/2704/FUL – Gout House Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UH. Erection of a timber framed agricultural building with monopitch roof for the storage of hay, straw and livestock. **WITHDRAWN**