



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 2nd SEPTEMBER 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

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|-------------------------------|--|
| PRESENT: | Councillors Paul Blatchford (Vice Chairman), Steve Davies, Phil Baird & Dawn Parry |
| IN ATTENDANCE: | Mrs Liz Shayler (Clerk) |
| WARD COUNCILLORS: | Cllr Harley |
| PRESS: | None |
| MEMBERS OF THE PUBLIC: | None |

023/19 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Hale, Harding & Manley

024/19 To receive declarations of interest (agenda Item 2)

No declarations were made.

025/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th August 2019 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 5th August 2019 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (Unanimous).

The minutes of the meeting were signed by the Chairman as a correct record.

026/19 To discuss and agree a response to North Somerset's Council Draft Street Café Policy (agenda item 4).

Resolved – To support North Somerset Council's Draft Street Café Policy.

The resolution was correctly proposed and seconded (unanimous)

027/19 To discuss and agree a response to North Somerset's Council Draft Street Trading Policy (agenda item 5).

Resolved – To support North Somerset Council's Draft Street Trading Policy.

The resolution was correctly proposed and seconded (unanimous)

028/19 To note and comment upon planning applications (agenda item 6)

- (i) **19/P/1620/FUL** Rolstone Manor, West Rolstone Road, Hewish. BS24 6UR Retrospective application for the proposed new stone access drive for Rolstone Manor Farm.

Resolved – To note this retrospective application

The resolution was correctly proposed and seconded (unanimous)

- (ii) **19/P/1752/FUL** - Redbrick Barn Balls Barn Lane Rolstone BS24 6RD. Associated operational works for the erection of an external fire escape staircase to facilitate the use of the barn as a

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children's nursery previously approved under Class S (18/P/3778/CSA) Prior approval for the change of use from 1no. agricultural building and land to a children's nursery

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (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.

Resolved – To note this application

The resolution was correctly proposed and seconded (unanimous)

Cllr Parry joined the meeting

029/19 To note planning decisions – (agenda item 7)

- (i) **18/P/4645/FUL** - Waits Farm, Knightcott Road, Banwell. Minor Material Amendment for variation of Condition 1 (approved plans) of permission 16/P/2173/F. **APPROVED.**
- (ii) **19/P/1195/LDE** - Bluebell Cottage, Box Bush Lane, Rolstone, Weston-super-Mare. BS24 6UA. Siting of a mobile home, container and storage building. **APPROVED**
- (iii) **19/P/1270/AGA** - Land at Yarberry Wood (Part of Banwell Wood), North East of Castle Hill, Banwell. Prior notification for the proposed erection of a single storey forestry building. **WITHDRAWN**
- (iv) **19/P/1319/FUH** - The Lawns, 2 High Street, Banwell. BS29 6AA. Proposed whole house window refurbishment, front porch development, garage roof refurbishment, driveway parking area and all associated works at 2 High Street. **WITHDRAWN**
- (v) **19/P/1411/FUL** - Gobbles Farm Wolvershill Road Banwell. Retrospective application for: change of use of 3 no. agricultural buildings to storage (Use Class B8); and 1 no. building to Gym (Use Class D2 (Assembly and Leisure)); External storage, container storage and HGV parking. Retention of storage building (Use Class B8) and stationing of mobile home. Proposed erection of replacement storage building (Use Class B8); extension to existing storage building; construction of farm track and widening of existing access onto Wolvershill Road. **WITHDRAWN**
- (vi) **19/P/1578/FUH** - 43 High Street Banwell BS29 6AF. Proposed single storey flat roof rear elevation extension & front elevation timber window replacements. **APPROVED**
- (vii) **19/P/1610/FUL** - Banwell Recreation Field Westfield Road Banwell. Application to add additional play equipment & trees to Banwell Recreation Ground. **APPROVED**
- (viii) **19/P/1773/EA1** - Photovoltaic Installation at Bowerhouse, Riverside, Banwell. Request for a formal screening opinion as to whether an Environmental Impact Assessment (EIA) is required. **EIA NOT REQUIRED**

030/19 Date of the next meeting (agenda item 8)

16th September 2019 7:30pm Parish Council Meeting Youth & Community Centre

7th October 2019 7pm Planning Committee Meeting Youth & Community Centre

The Chairman closed the meeting at 19:30

.....Chairman

.....Date



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

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|-------------------------------|--|
| PRESENT: | Councillors Paul Blatchford (Chairman), Steve Davies, Phil Baird Paul Harding & Nick Manley (Vice-Chairman). |
| IN ATTENDANCE: | Mrs Liz Shayler (Clerk) |
| WARD COUNCILLORS: | None |
| PRESS: | None |
| MEMBERS OF THE PUBLIC: | 1 |

031/19 To appoint a Chairman for the Planning Committee for 2019/20 (agenda item 1)

Resolved – To elect Cllr Paul Blatchford as Chairman of the Planning Committee for 2019/20

032/19 To appoint a Vice - Chairman for the Planning Committee for 2019/20 (agenda item 2)

Resolved – To elect Cllr Nick Manley as Vice Chairman of the Parish Council for 2019/20

033/19 To receive apologies for absence (agenda item 3)

Apologies were received from Cllr Dawn Parry and District Councillor Ann Harley

034/19 To receive declarations of interest (agenda item 4)

No declarations were made.

035/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2nd September 2019 (agenda item 5).

Standing orders were suspended to allow the agent for the application to speak.

Standing orders were reinstated.

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd September 2019 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (3 in favour with 2 abstentions due to absences).

The minutes of the meeting were signed by the Chairman as a correct record.

036/19 To note and comment upon planning applications (agenda item 6)

- (i) **19/P/1868/FUL** - Banwell Garage 20 Knightcott Road Banwell BS29 6HA. Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **18/P/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

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associated operational development comprising the replacement and installation of doors and windows; replacement of roof covering; cladding and render to external wall.

Resolved – To object to this application on the following grounds;

- Outside of the settlement boundary
- Concerns about the impact on the flood zone.

The resolution was correctly proposed and seconded (unanimous)

(iii) **19/P/1963/FUL** - Land At Blagdon Water Garden Centre Bath Road Langford. Demolition of buildings (Use Class A1 - retail). Conversion of existing two-storey building to 1no. four bedroom dwelling (Use Class C3); replacement of existing bungalow (Use Class C3) with 1no. two-storey five-bedroom dwelling; and erection of 8no. dwellings. Redevelopment of Walled Garden comprising restoration and extension of the existing derelict cottage and heated wall to provide 1no. five-bedroom dwelling and erection of 1no. single-storey five-bedroom dwelling. Improvements to existing vehicular access, hard/soft landscape works, and drainage.

Resolved – To note this application

The resolution was correctly proposed and seconded (unanimous)

037/19 To note planning decisions – (agenda item 7)

- (i) **19/P/1357/MMA** - Land South of Churchland Way, Wolvershill Road, Banwell. Minor material amendment to application 17/P/5586/RM. **APPROVED**
- (ii) **19/P/1588/FUL** – Cedar Haven, Haybow, Hewish, Banwell. BS24 6RB. Siting of a static home and erection of a new day room. **WITHDRAWN**
- (iii) **19/P/1675/FUL** - Stonebridge Farm Wolvershill Road Banwell BS29 6DR. Extension to caravan storage area. **APPROVED**
- (iv) **19/P/1752/FUL** - Redbrick Barn Balls Barn Lane Rolstone BS24 6RD. Associated operational works for the erection of an external fire escape staircase to facilitate the use of the barn as a children's nursery previously approved under Class S (18/P/3778/CSA) **APPROVED**

038/19 Date of the next meeting (agenda item 8)

21st October 2019 Parish Council Meeting 7:30pm Banwell Youth & Community Centre

4th November 2019 Planning Meeting 7:00pm Banwell Youth & Community Centre

The Chairman closed the meeting at 19:30

.....Chairman

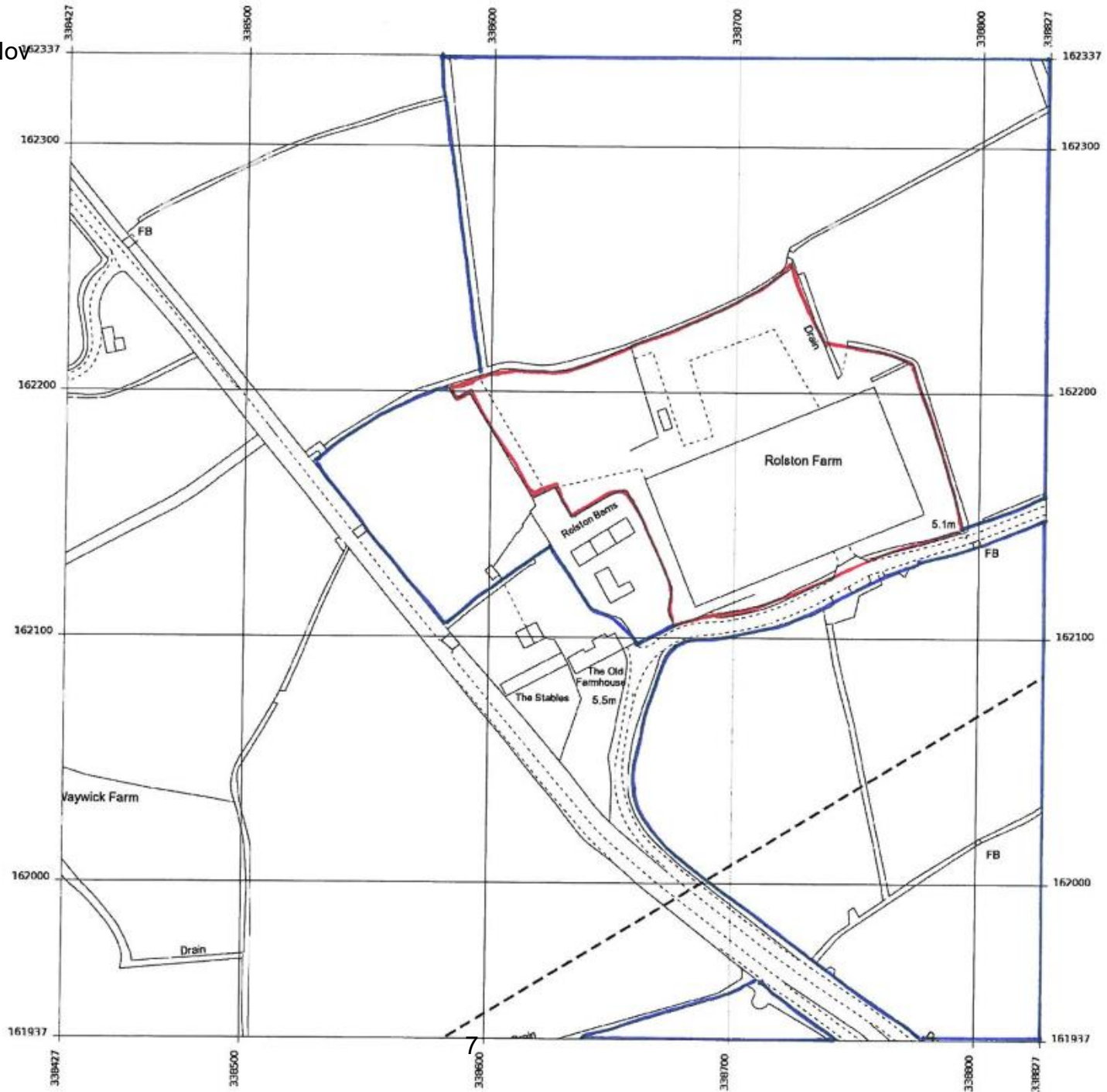
.....Date

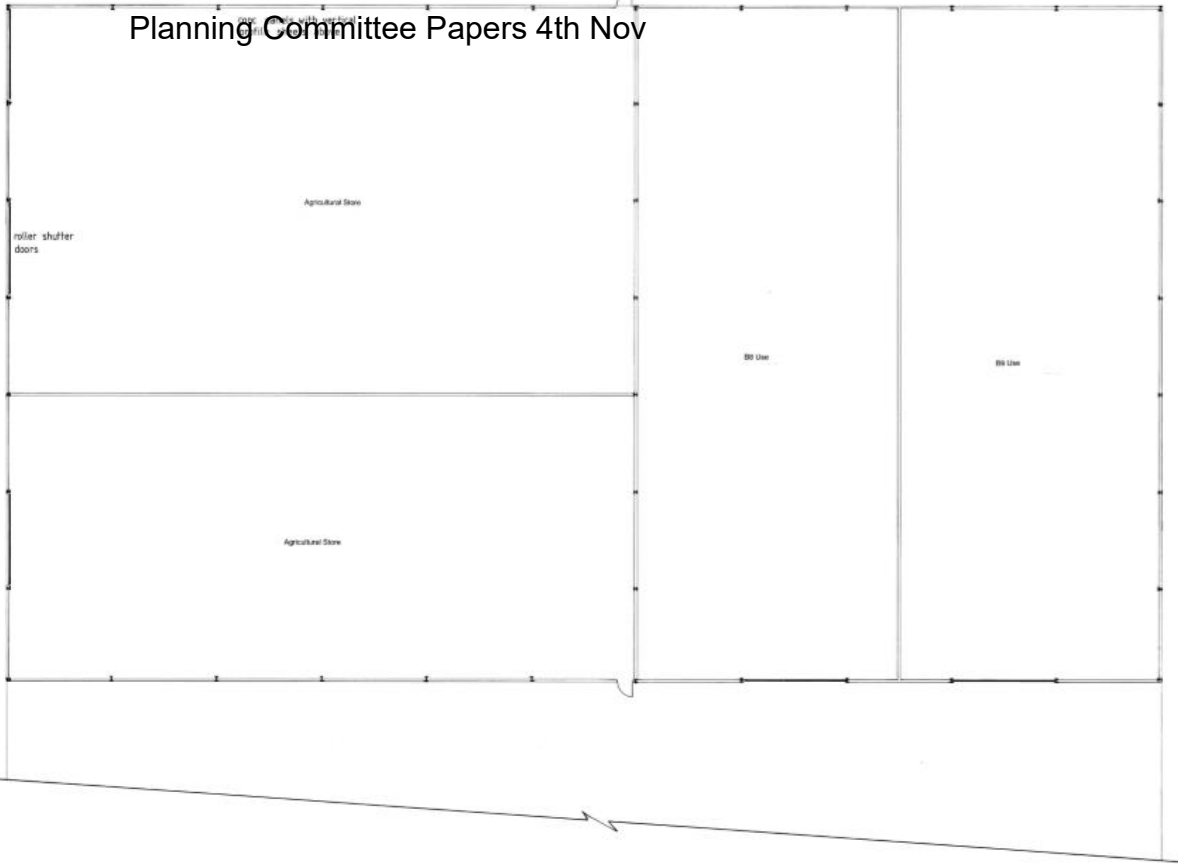
Planning Committee

November 4th 2019

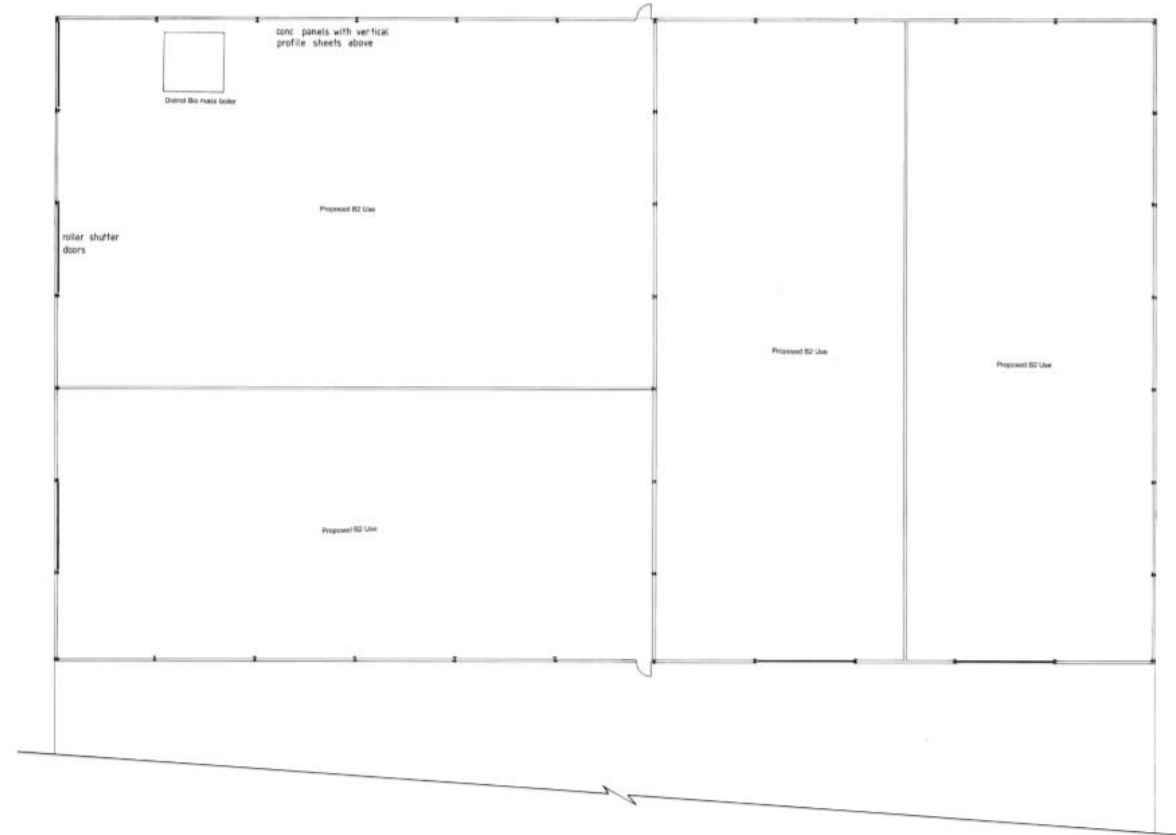
19/P/1840/FUL - Banwell Rolstone Barns, West Rolstone Rd, Hewish, Weston-super-Mare. BS24 6UU.

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.





Existing



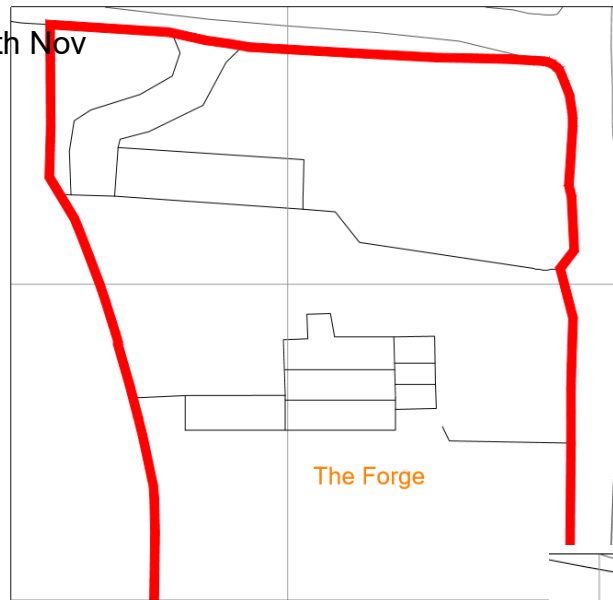
Proposed

19/P/2179/FUH - The Forge, Hillend, Banwell, Weston-super-Mare, BS24 8PQ.

The application is to extend above the single storey and also extend outwards of the single storey.



Location Plan (Scale 1:1250)



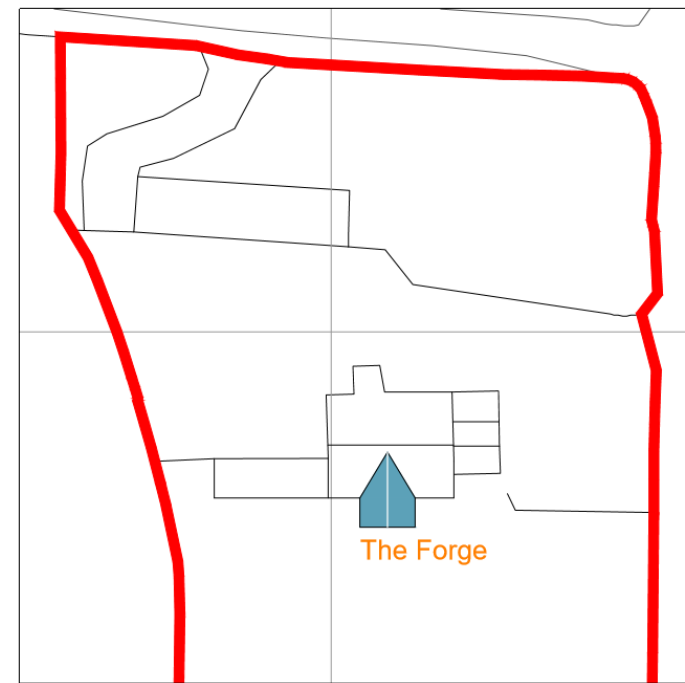
Existing

Site Layout Plan (Scale 1:500)



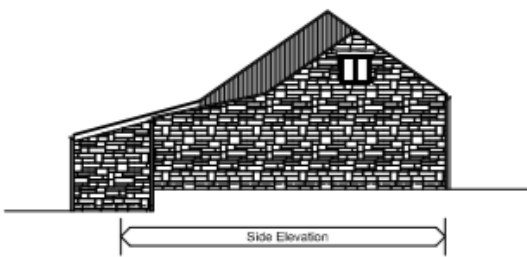
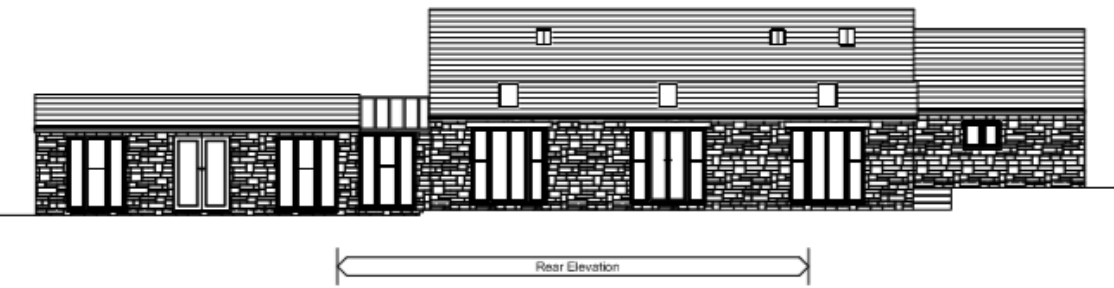
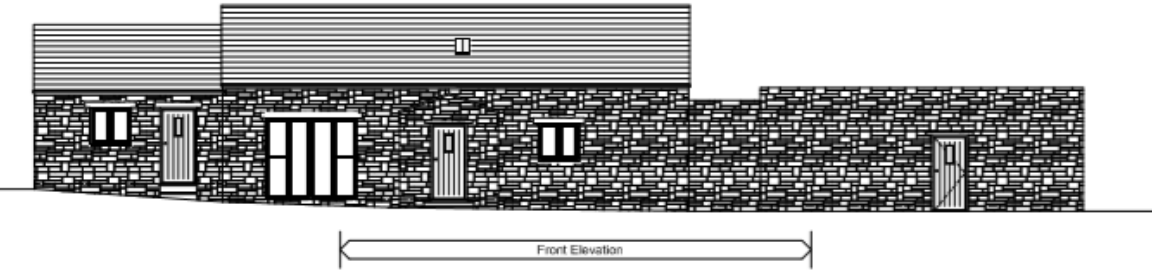
Proposed

Location Plan (Scale 1:1250)

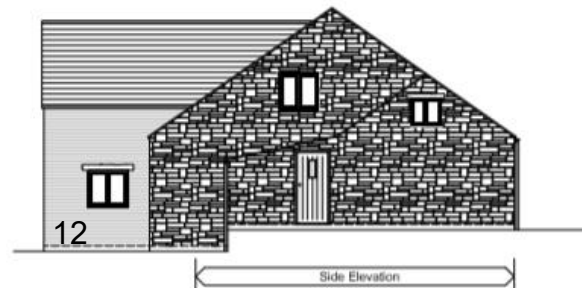
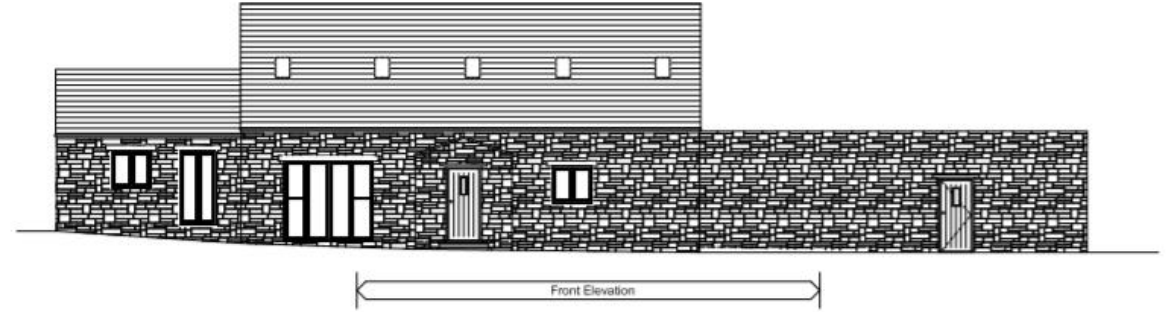


Site Layout Plan (Scale 1:500)

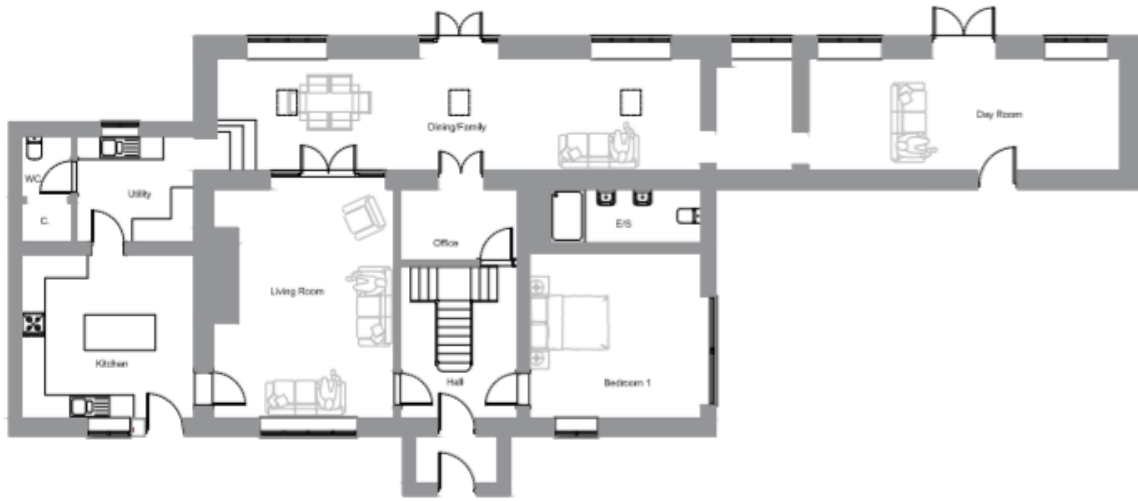
Planning Committee Papers 4th Nov
Existing



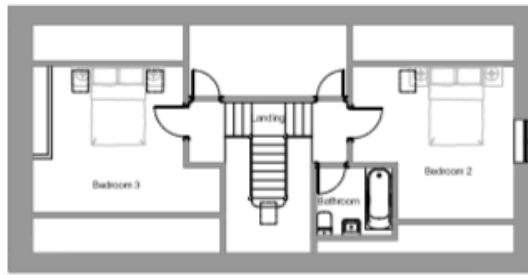
Proposed



Existing



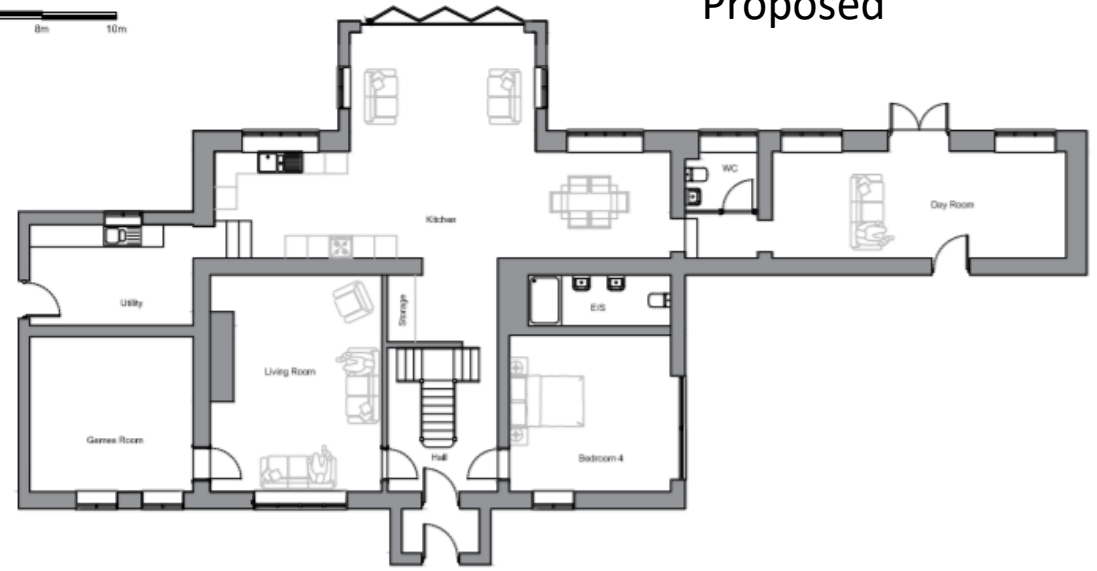
Ground Floor



First Floor (Scale 1:50)



Proposed



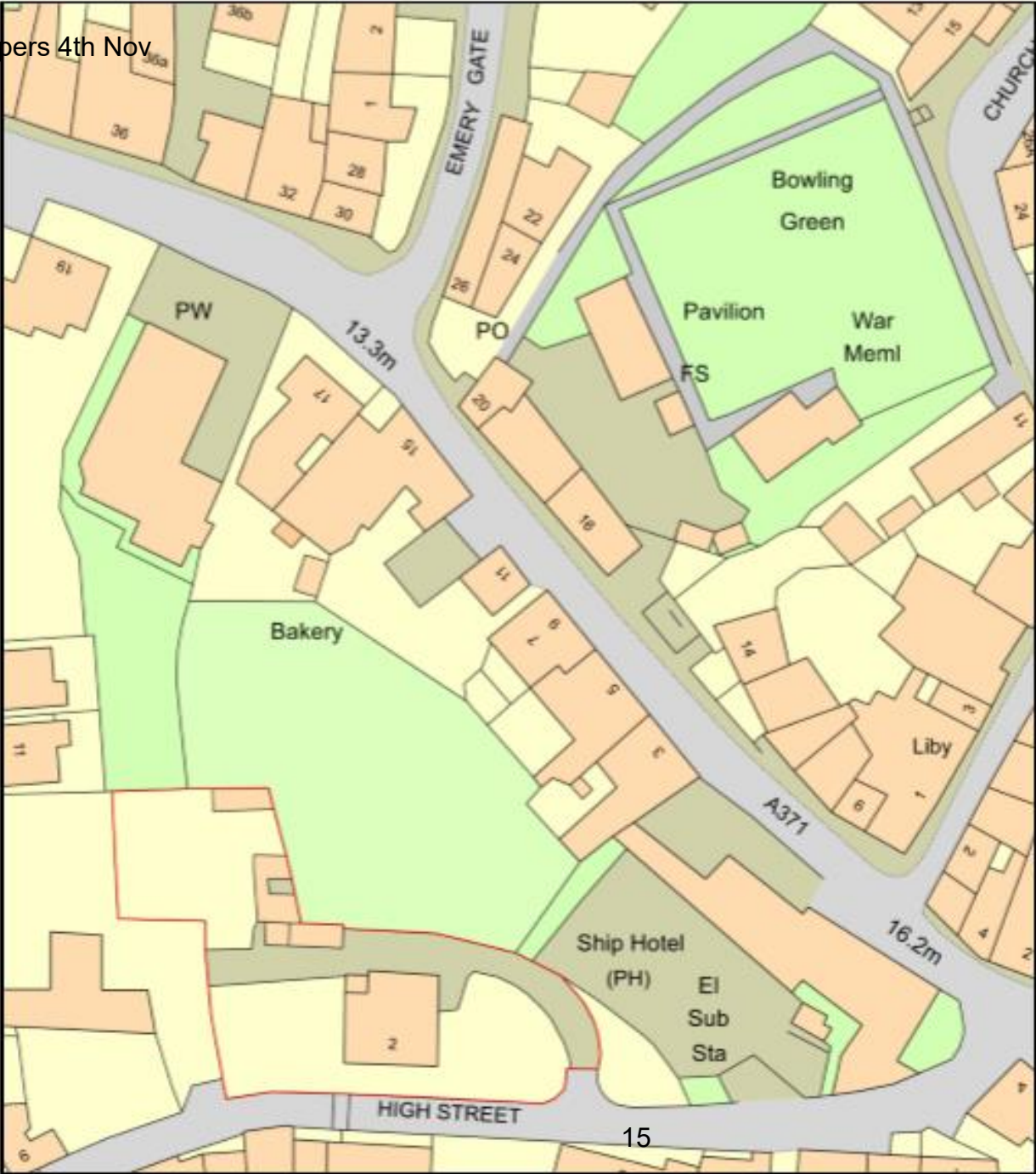
Ground Floor (Scale 1:50)

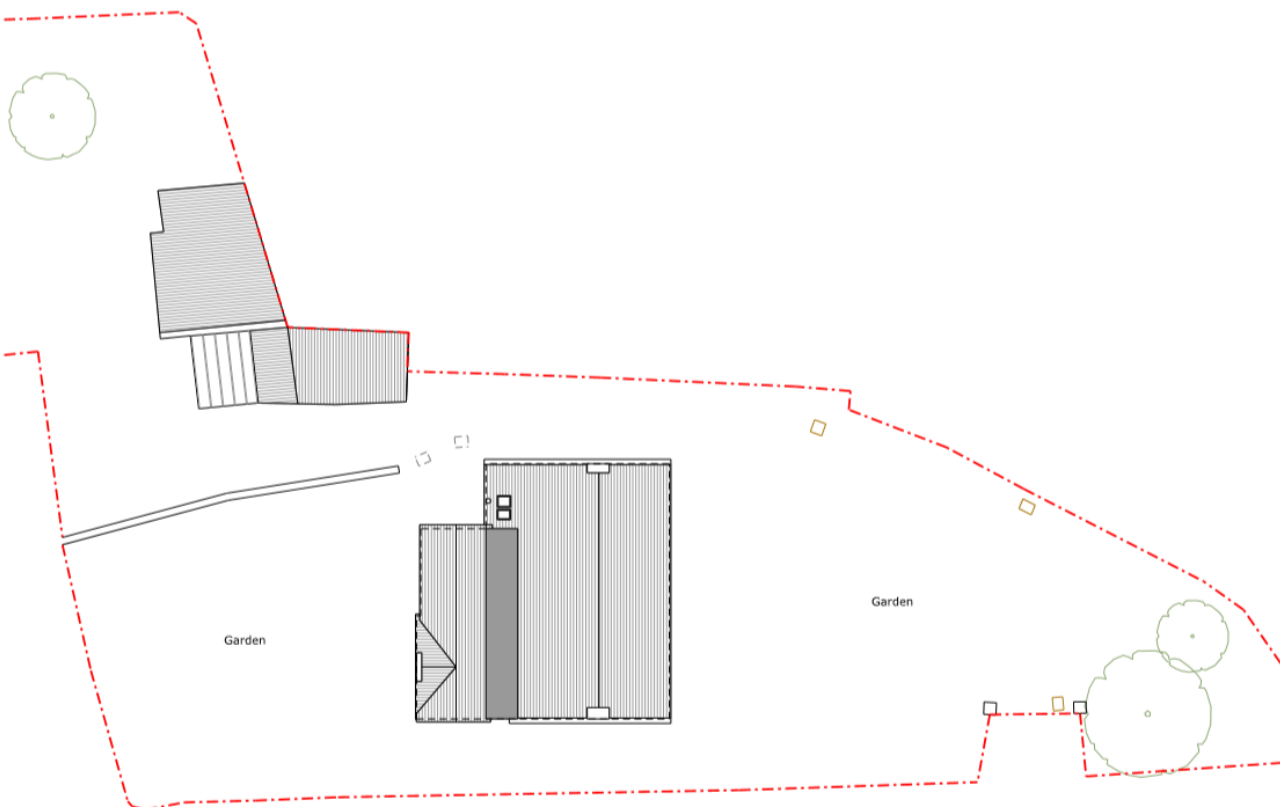


First Floor

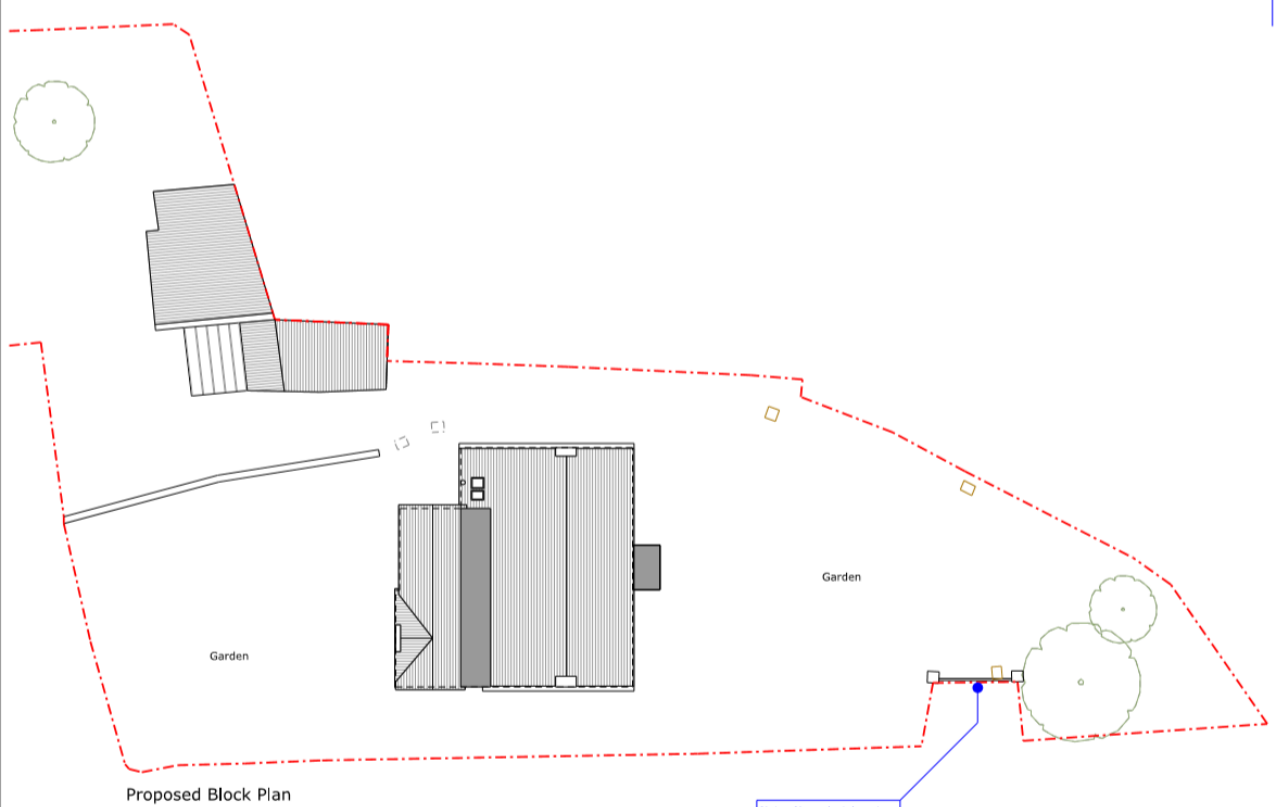
19/P/2256/FUH – The Lawns, 2 High Street, Banwell. BS29 6AA.

Proposed whole house window refurbishment.
Construction of porch to east elevation.





Existing Block Plan



Proposed Block Plan

Note: New electric gates to front entrance



Front Elevation



Rear Elevation

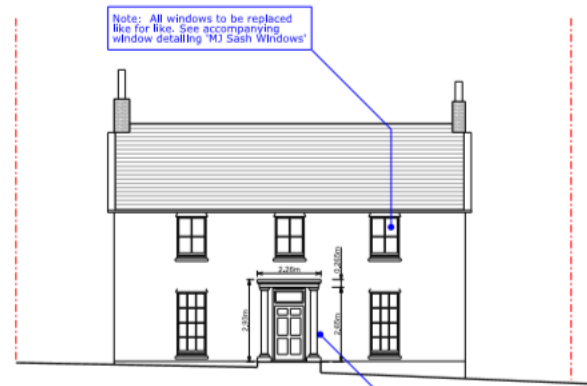
Existing



Side Elevation



Side Elevation



Front Elevation



Rear Elevation

Proposed

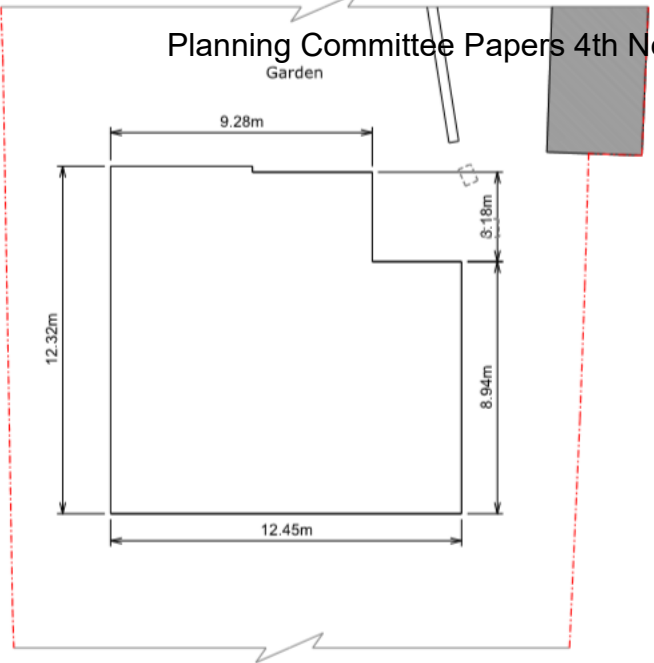


Side Elevation

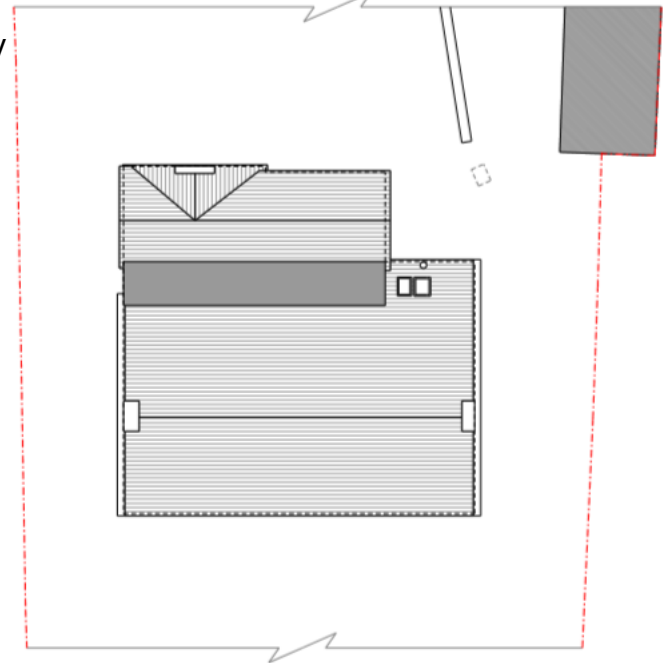


Side Elevation

Planning Committee Papers 4th Nov



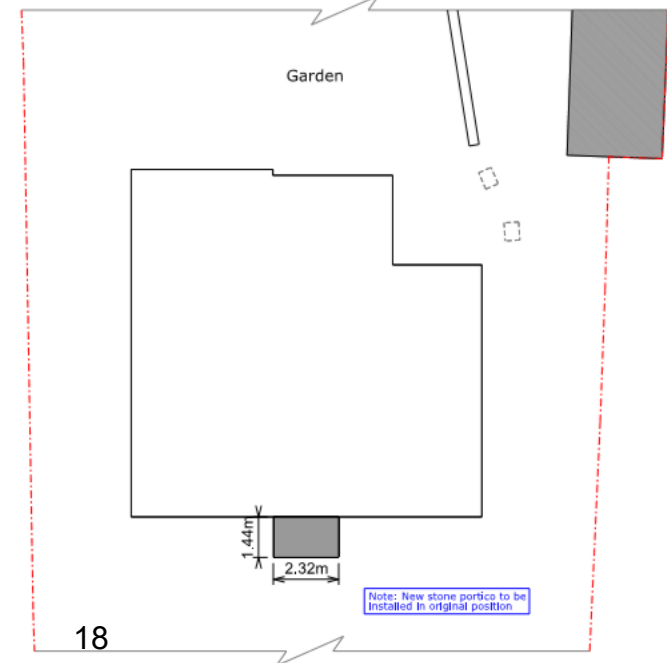
Ground Floor Plan



Roof Plan

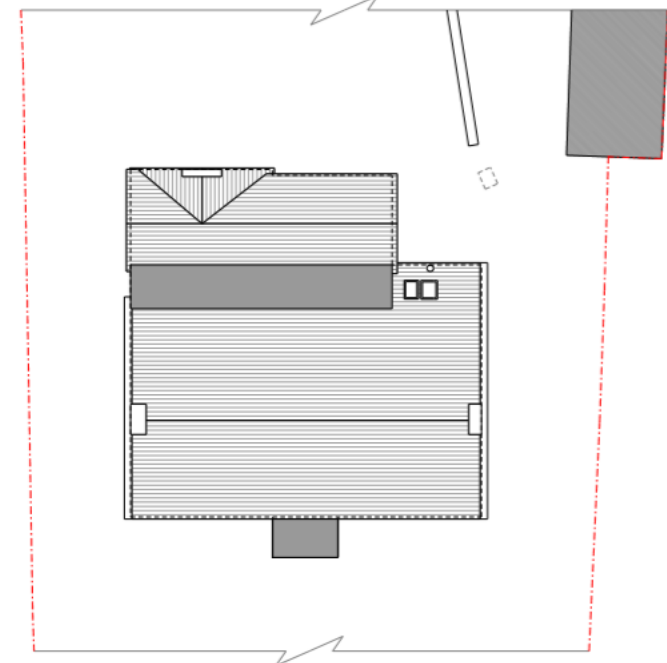
Existing

Proposed

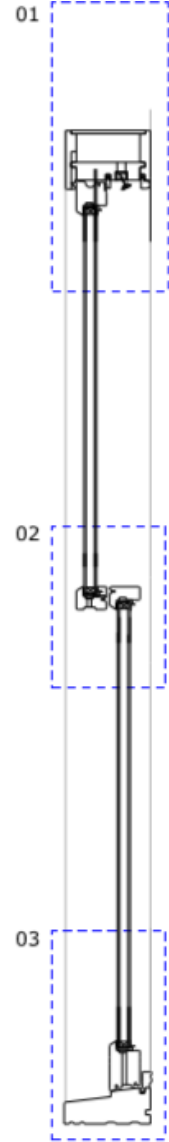
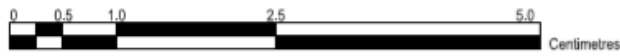
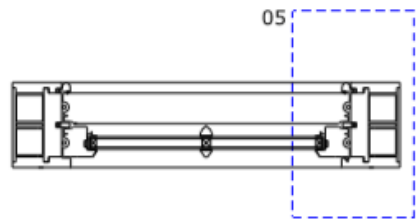
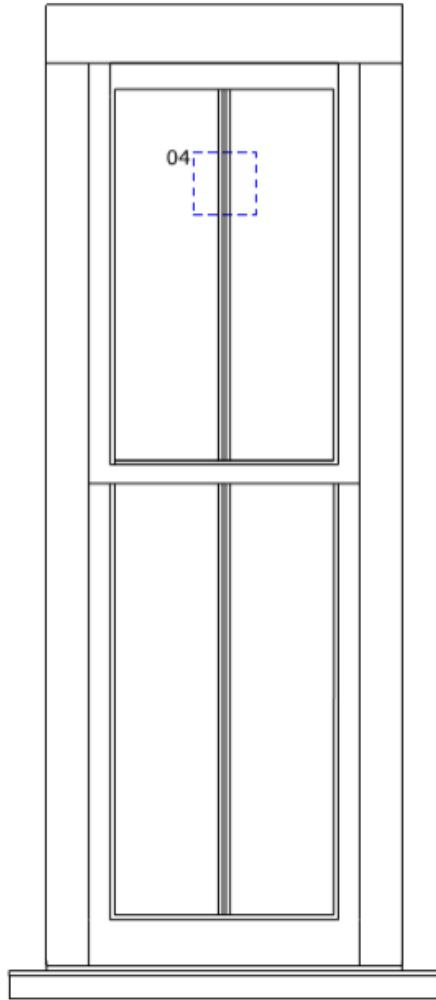


Ground Floor Plan

18

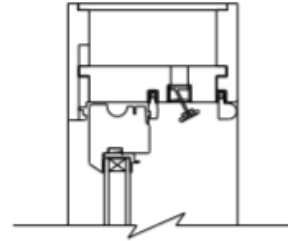


Roof Plan

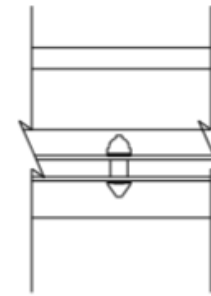


Typical timber sash window for reference

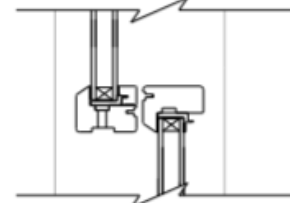
01. Window Head
SCALE 1:5@A3



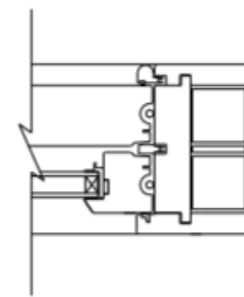
04. Glazing bars
SCALE 1:5@A3



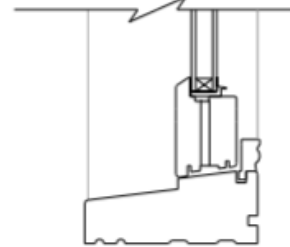
02. Meeting Rails
SCALE 1:5@A3



05. Box
SCALE 1:5@A3



03. Window Cill
SCALE 1:5@A3



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).



Western Fields

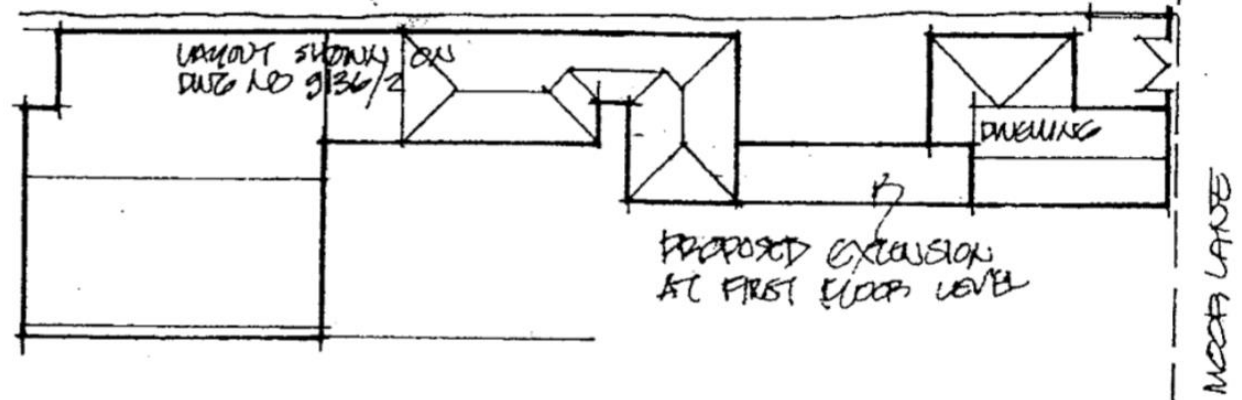
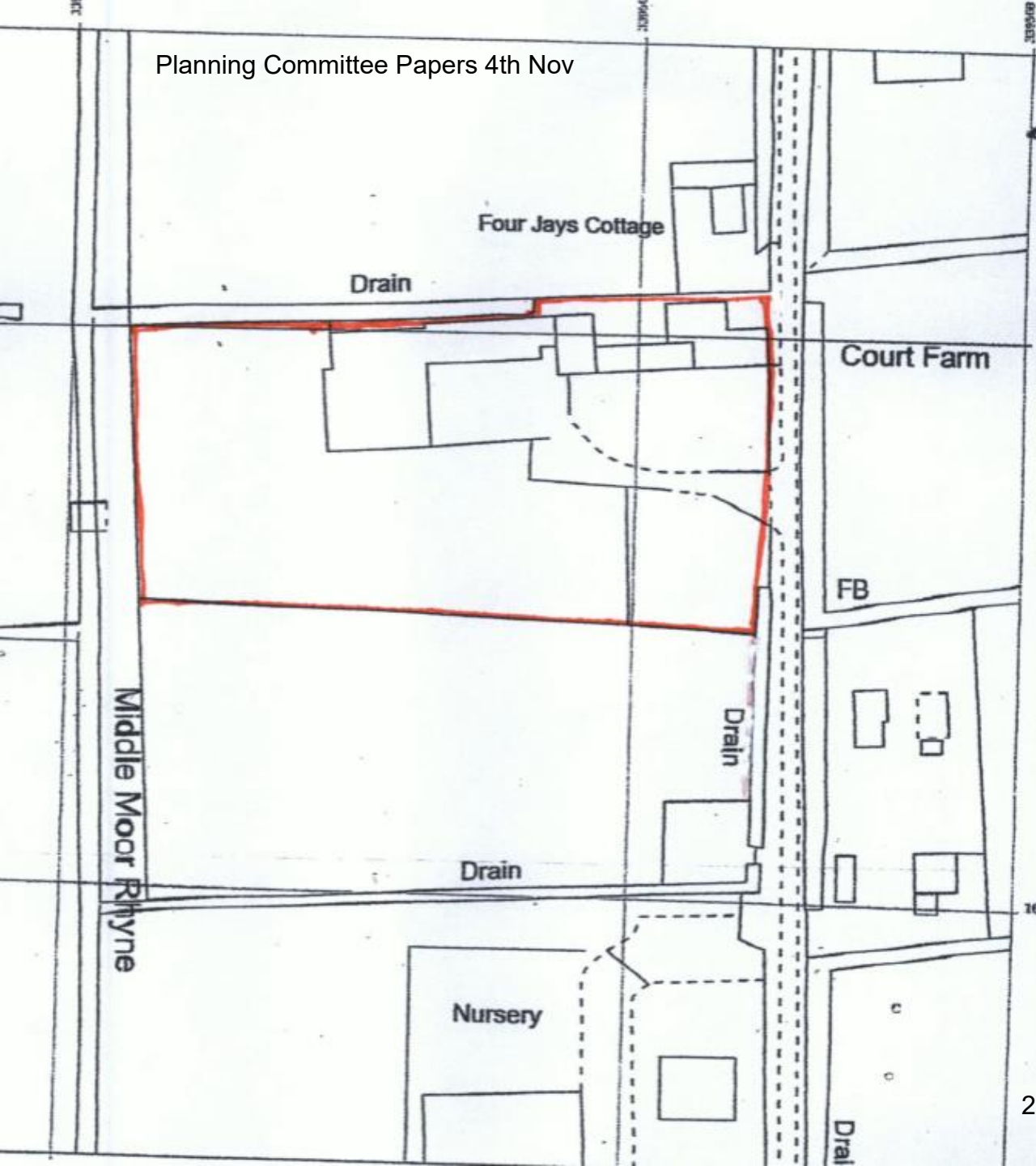
62.7m

21

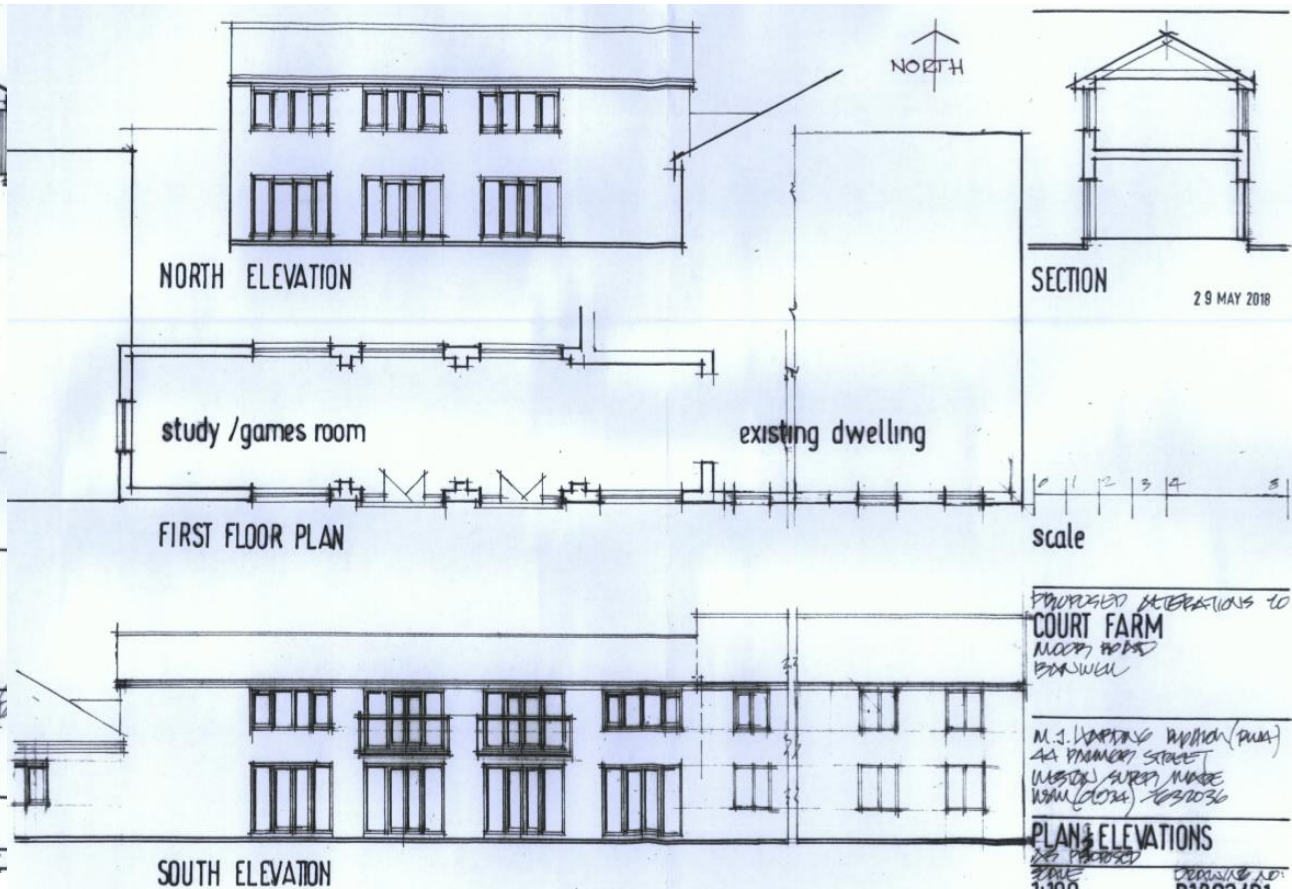
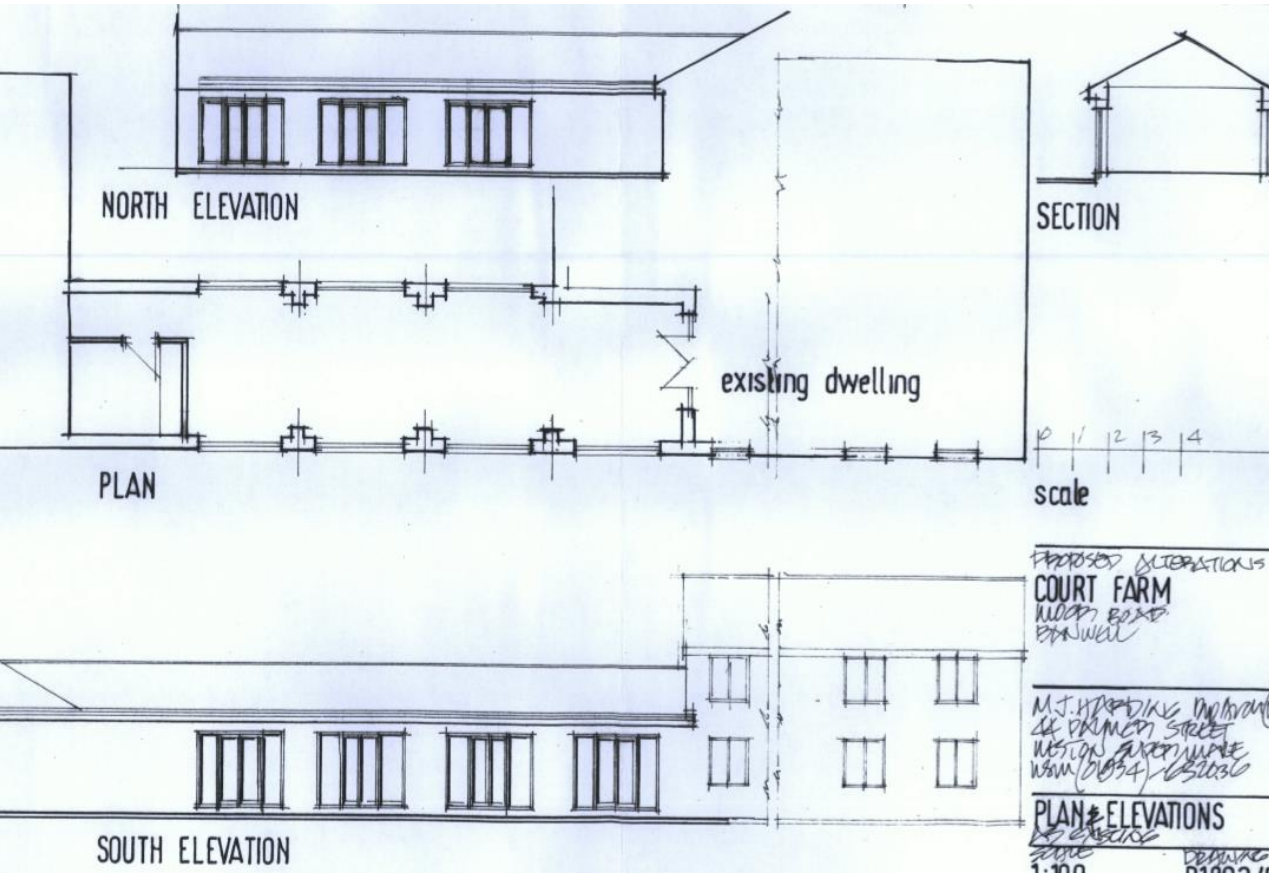
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19/P/2354/FUH - Court Farm, Moor Road, Banwell. BS29 6ET.

Construction of an extension at first floor level.



SITE PLAN
SCALE 1:500

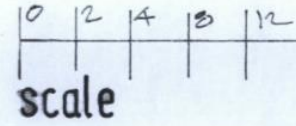


EXISTING
offices

EXISTING
dwelling

EXISTING SINGLE
STOREY: SHOWN
ON DRAWING NO P/803/E1

GARDEN



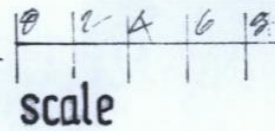
WALK DRIVE

EXISTING
offices

EXISTING
dwelling

PROPOSED EXTENSION
AT
FIRST FLOOR LEVEL

GARDEN

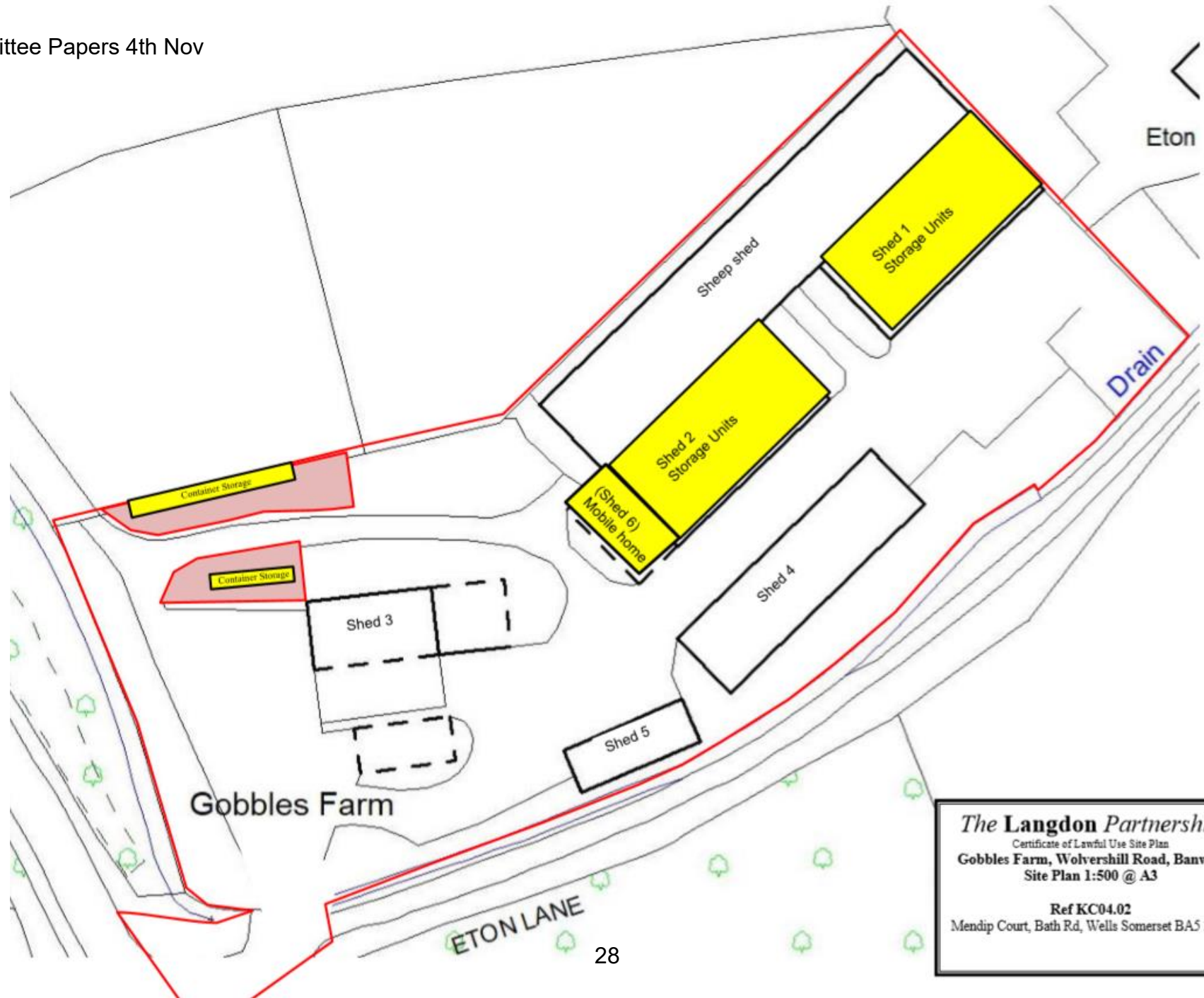


25 WALK DRIVE

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.



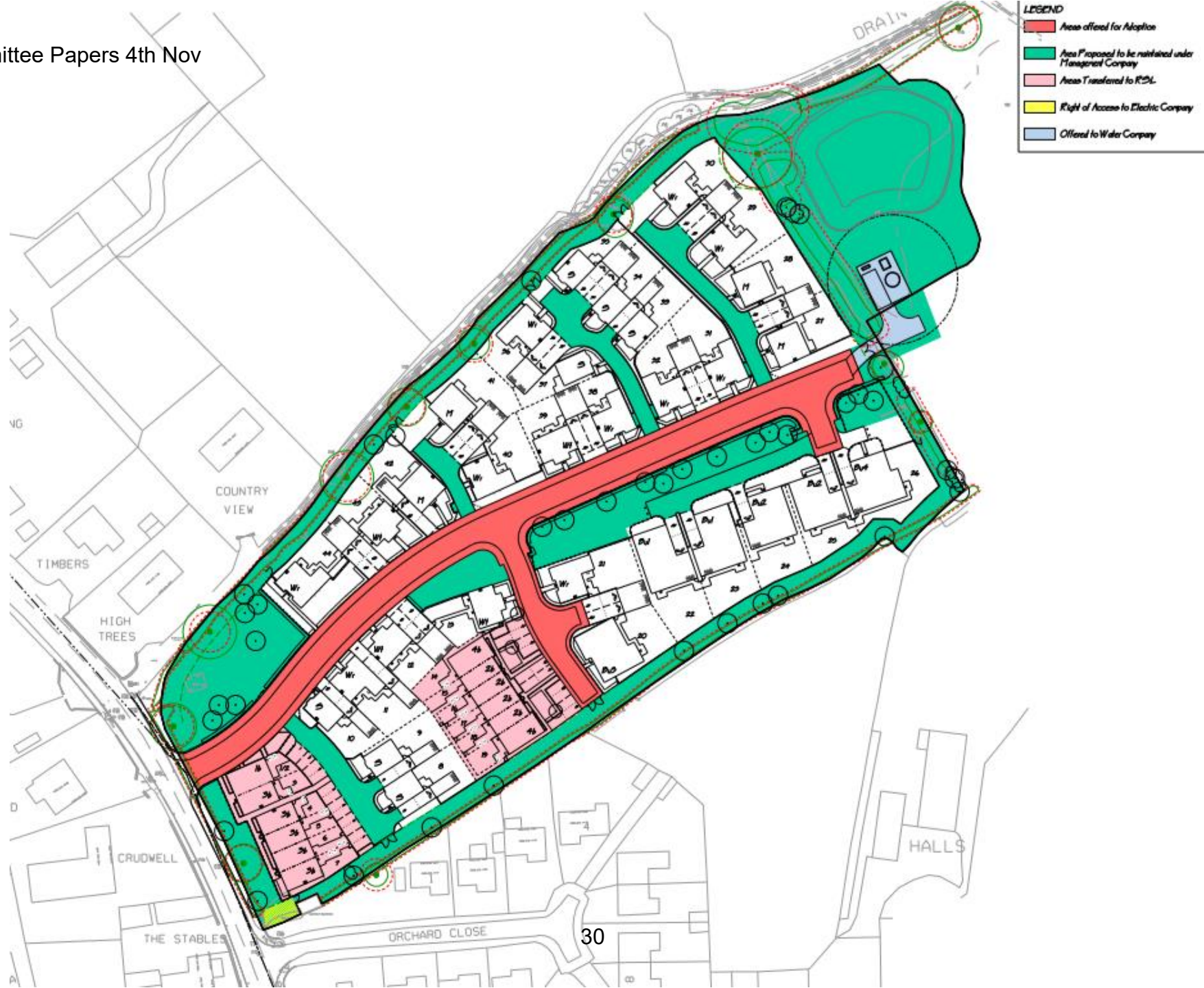


The Langdon Partnersh
Certificate of Lawful Use Site Plan
Gobbles Farm, Wolvershill Road, Banv
Site Plan 1:500 @ A3

Ref KC04.02
Mendip Court, Bath Rd, Wells Somerset BA5

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.





Site Key

- Areas offered for Adoption
- Area proposed to be Maintained under Management Company
- Areas Transferred to RSL
- Right of Access to Electric Company
- Offered to Water Company

REV. 1 20/01/2010
 13 2010
 Bellway Home
 2010/11/10
 Wolverhampton
 Drawing Title
 Adoption Plan

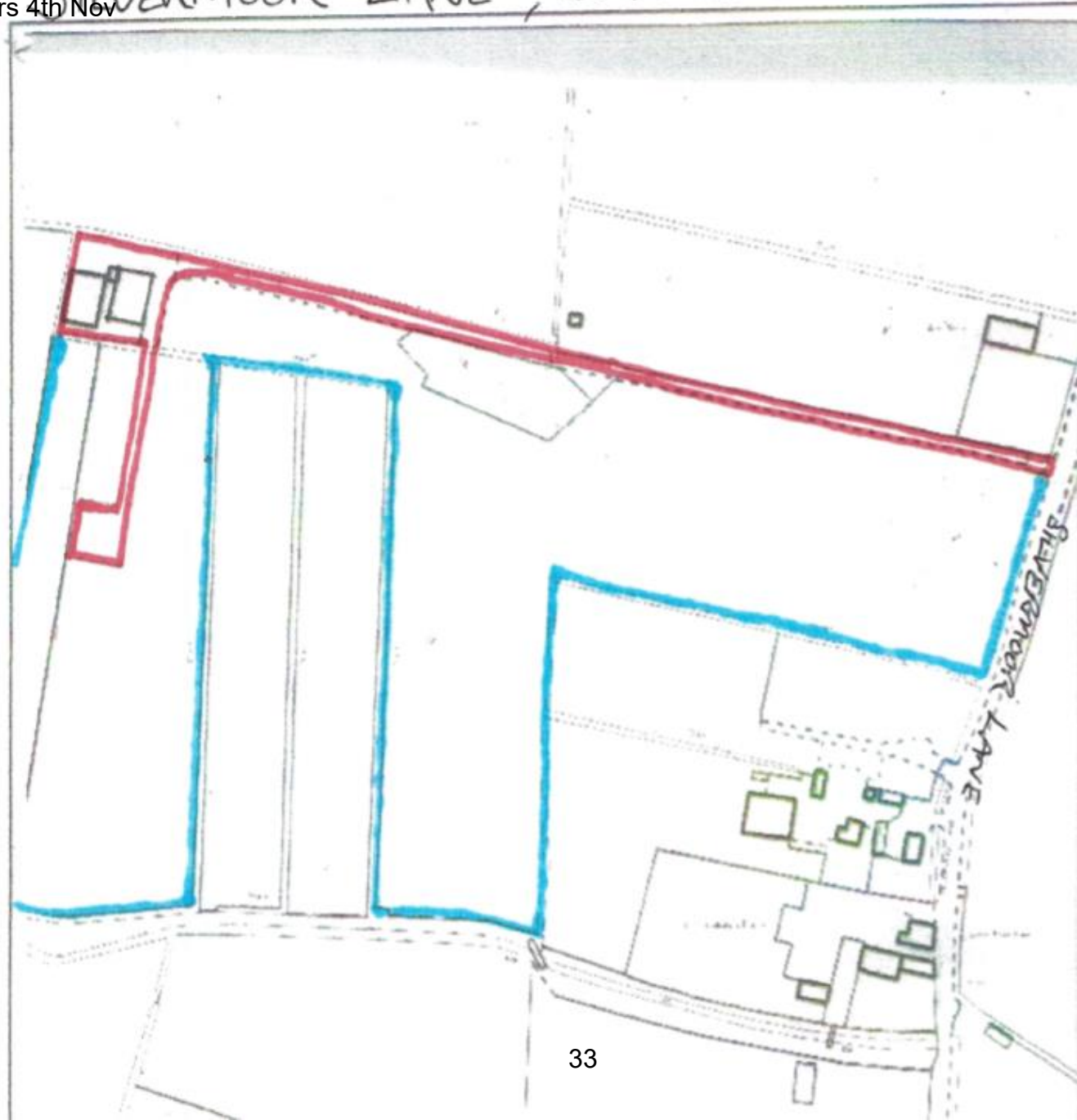
SCALE 1:1000
 1:500
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 1:1000

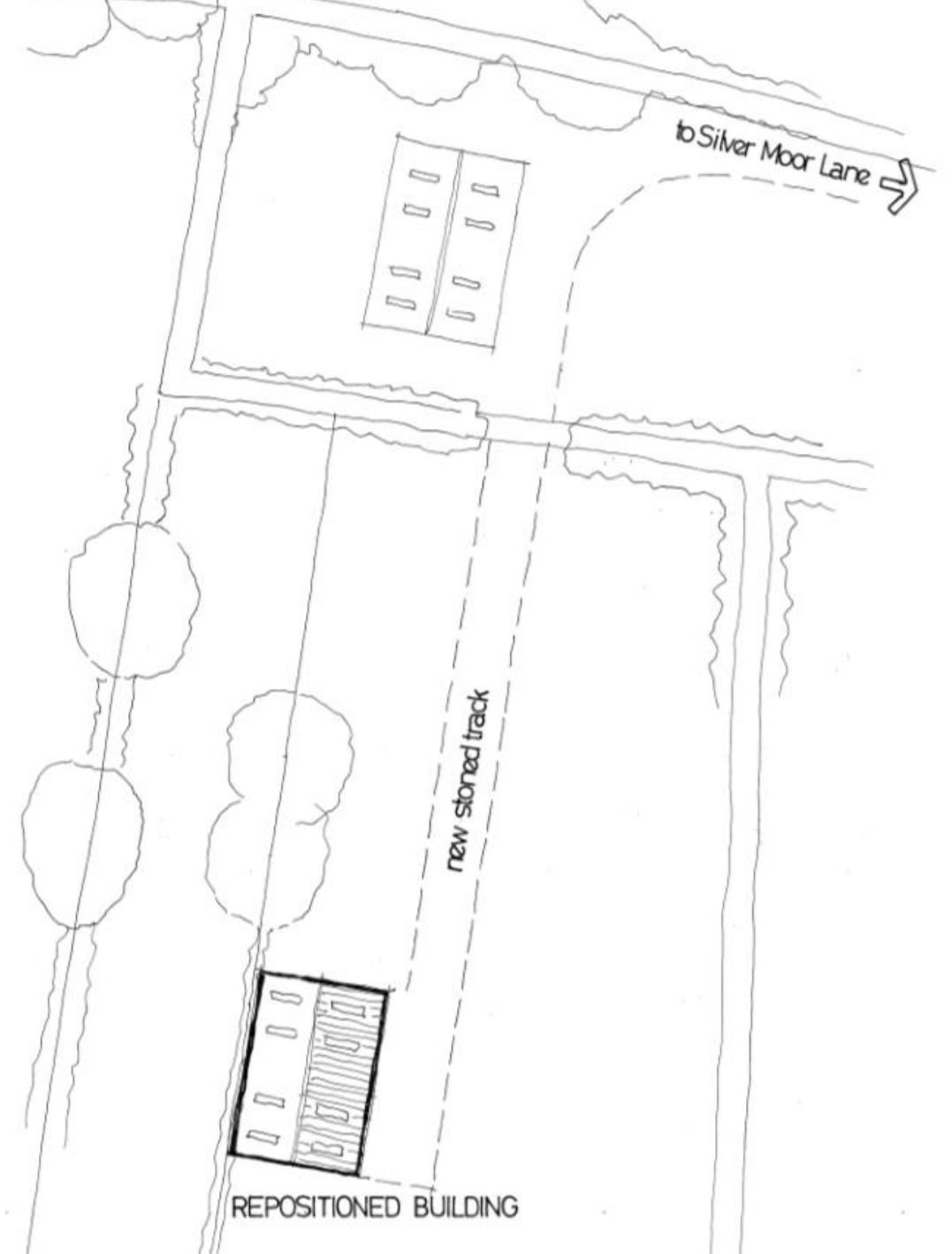
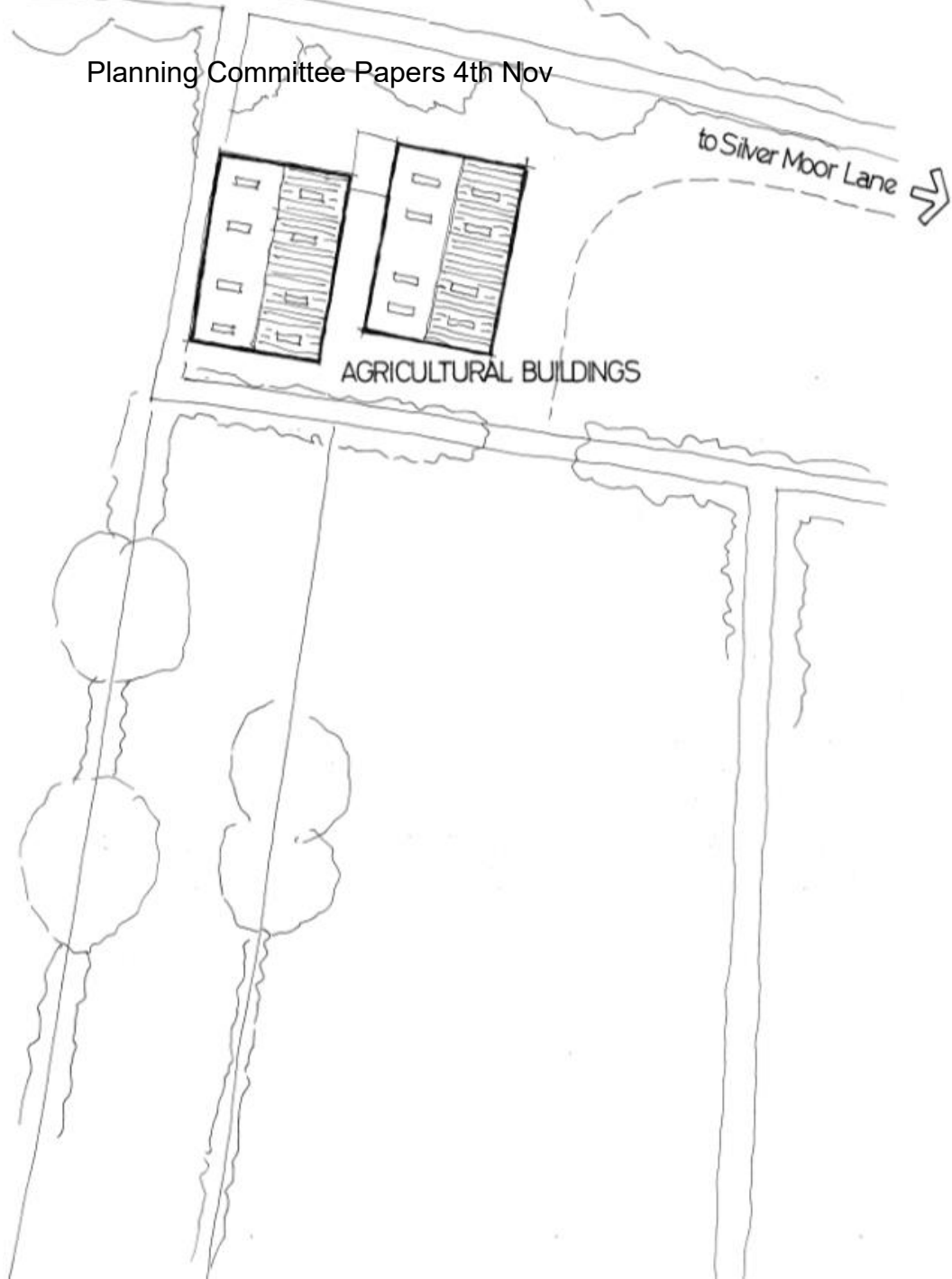


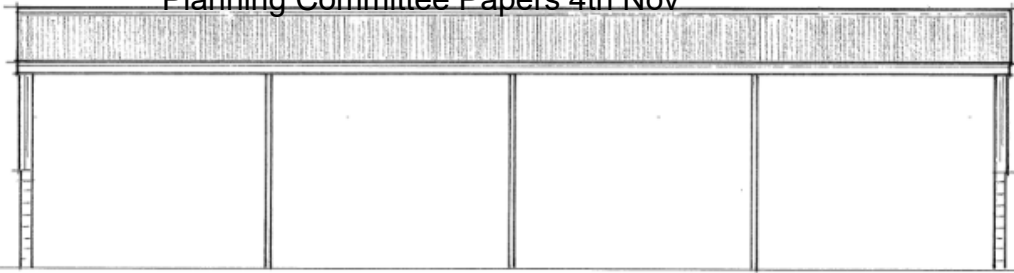
19/P/2408/FUL – Land Accessed From Silver Moor Lane, Banwell.

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.

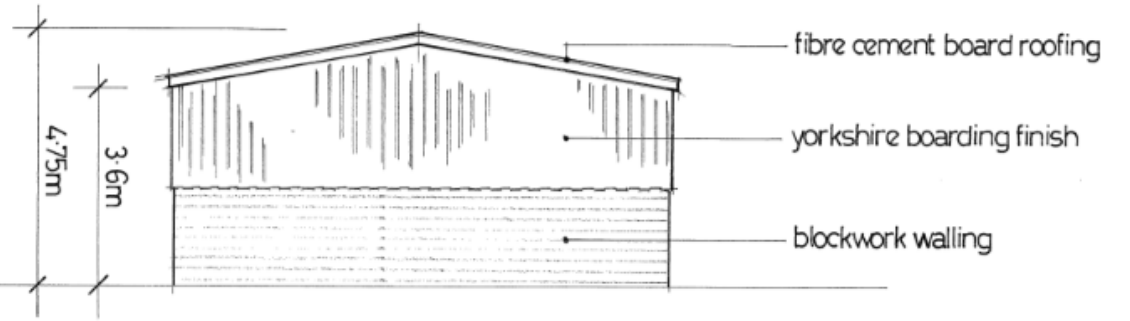
SILVERMOOR LANE, BANWELL



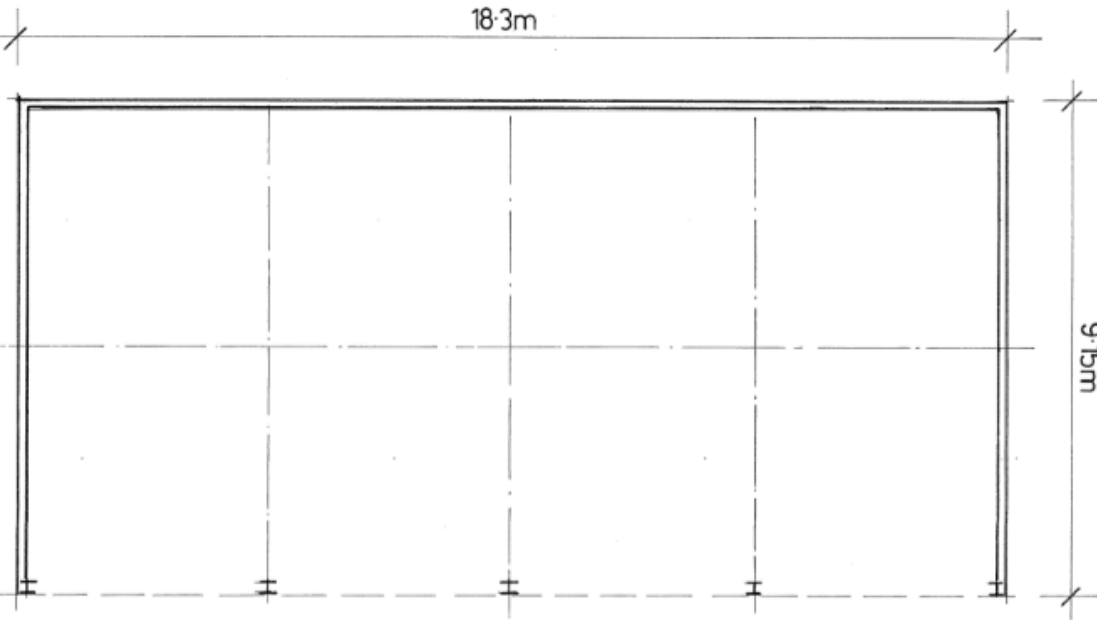




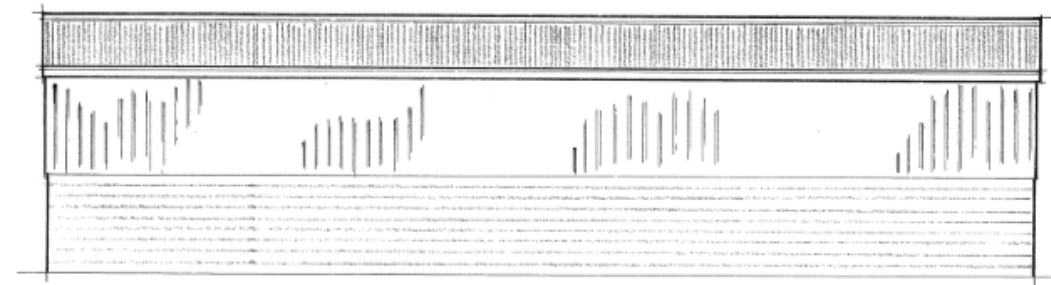
FRONT ELEVATION (east) open fronted



END VIEWS (north and south)



LAYOUT PLAN

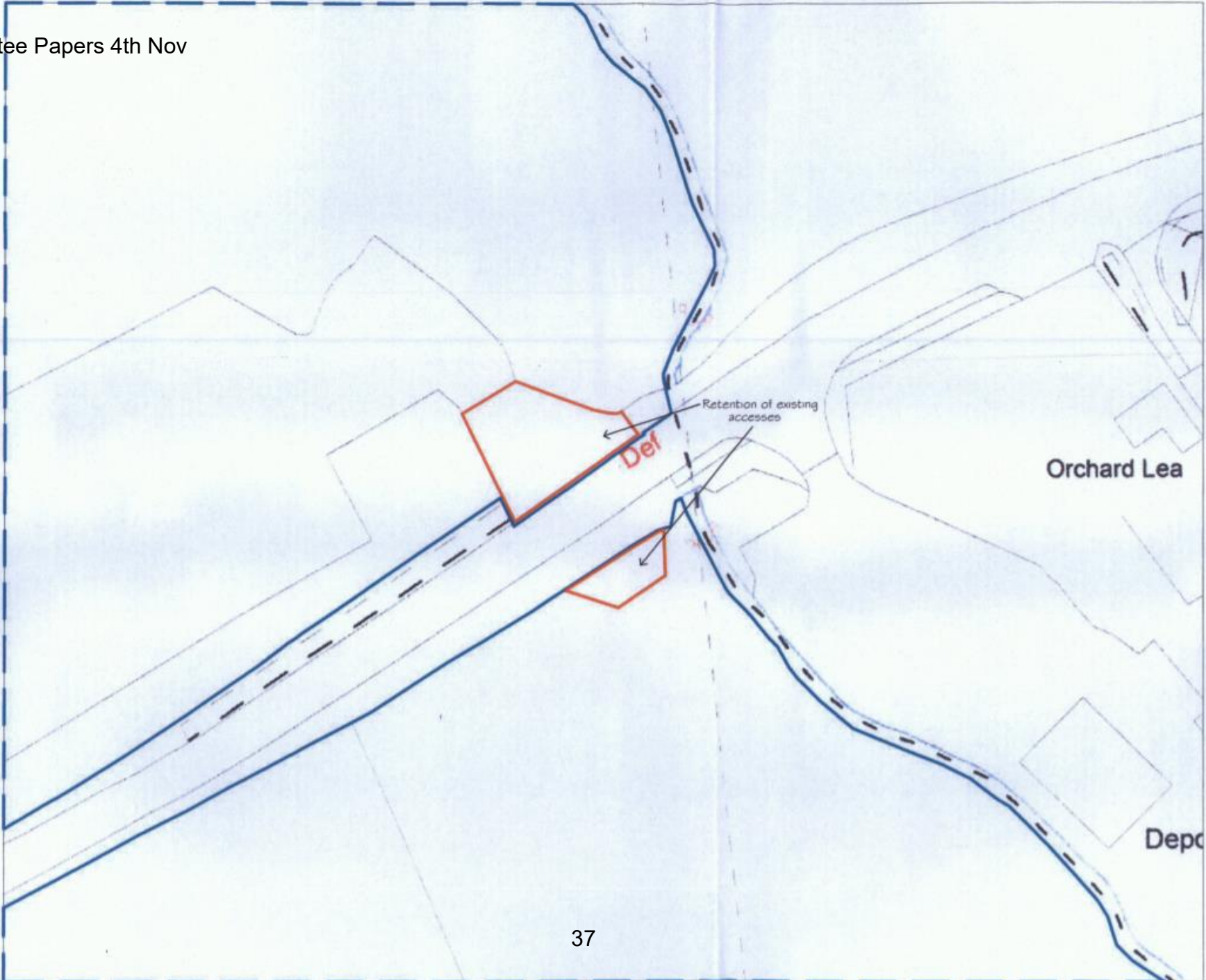


REAR ELEVATION (west)

PROPOSED AGRICULTURAL BUILDING

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).



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.

18/P/5209/RM - Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolverhill 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**

19/P/1151/FUL -The Moor Dairy, Moor Road, Banwell. BS29 6ET. Erection of a new barn to replace fire damaged barn. **APPROVED**

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)**