



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

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

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 Wolverhill 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 Wolverhill 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 Wolverhill 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

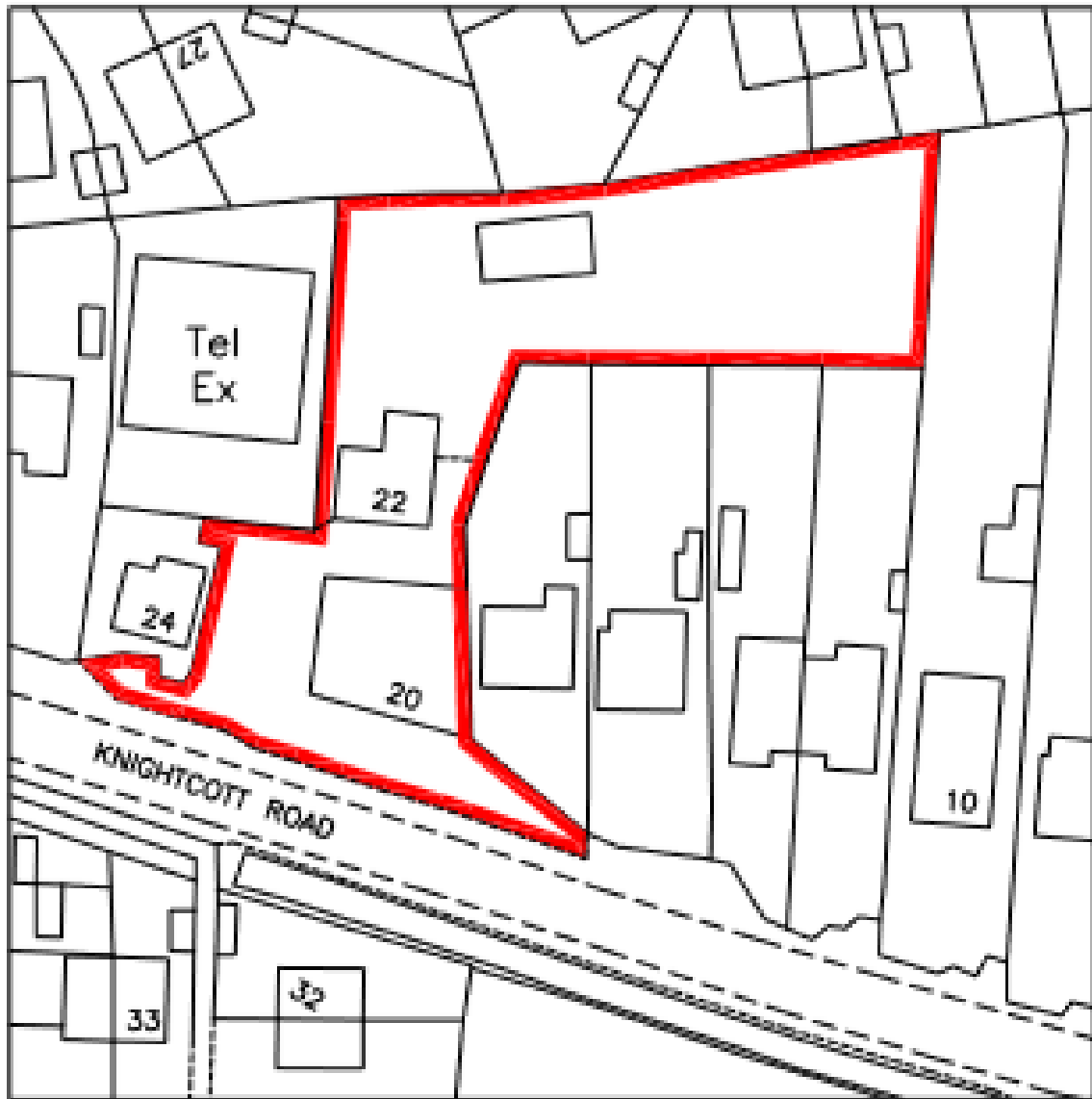
.....Date

Planning Committee

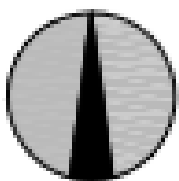
October 7th 2019

**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

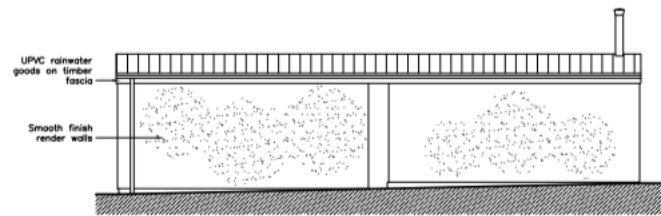


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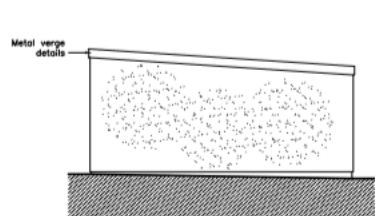
Site location plan

SCALE 1:1250



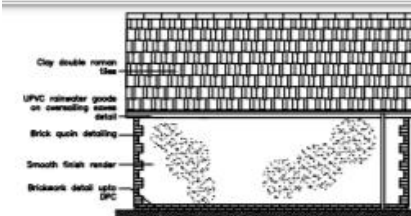
Commercial garage - Existing north elevation

SCALE 1:100



Domestic garage - Existing north elevation

SCALE 1:100



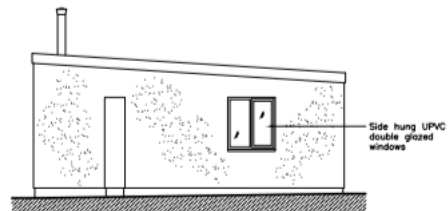
Detached garage - Proposed north elevation

SCALE 1:100



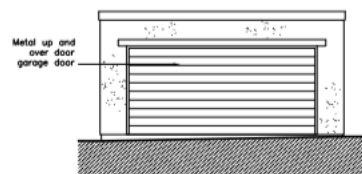
Detached garage - Proposed east elevation

SCALE 1:100



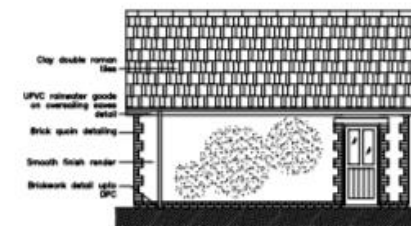
Commercial garage - Existing east elevation

SCALE 1:100



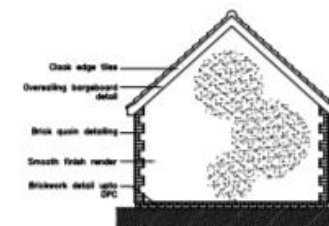
Domestic garage - Existing east elevation

SCALE 1:100



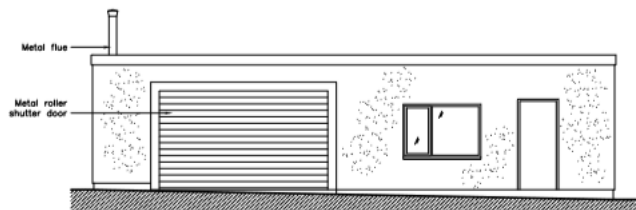
Detached garage - Proposed south elevation

SCALE 1:100



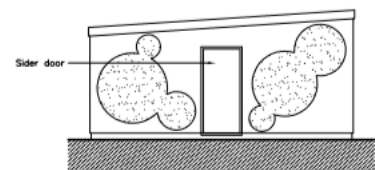
Detached garage - Proposed west elevation

SCALE 1:100



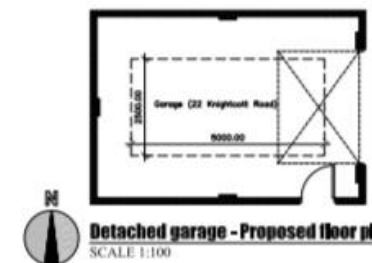
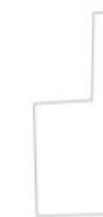
Commercial garage - Existing south elevation

SCALE 1:100



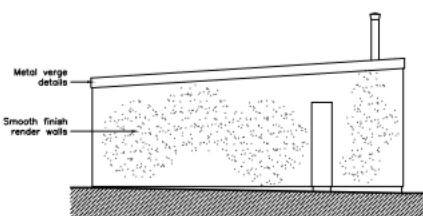
Domestic garage - Existing south elevation

SCALE 1:100



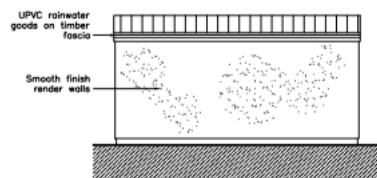
Detached garage - Proposed floor plan

SCALE 1:100



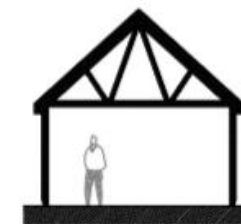
Commercial garage - Existing west elevation

SCALE 1:100



Domestic garage - Existing west elevation

SCALE 1:100

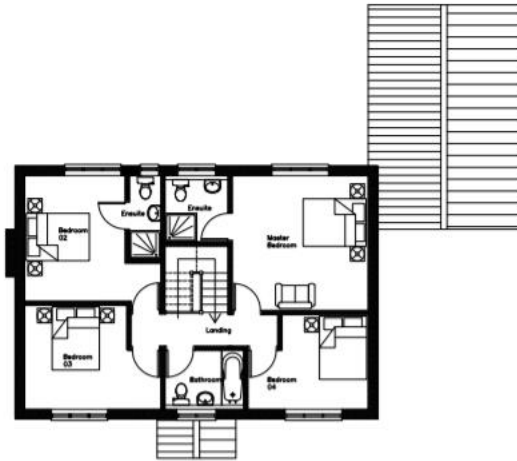


Detached garage - Proposed section

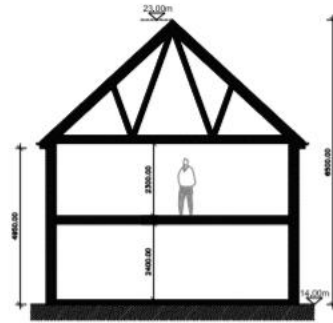
DWELLING 01



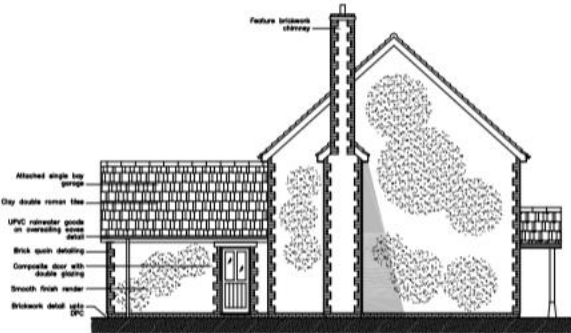
Dwelling 01 - Proposed ground floor plan
SCALE 1:100



Dwelling 01 - Proposed first floor plan
SCALE 1:100



Dwelling 01 - Proposed section
SCALE 1:100

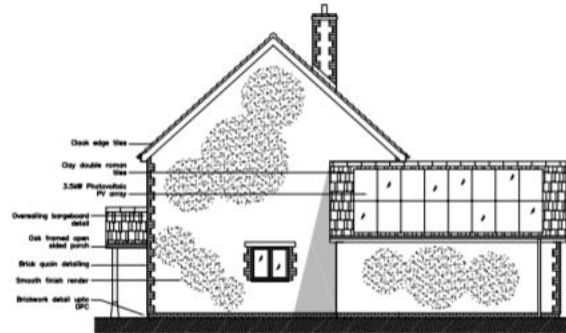


Dwelling 01 - Proposed north elevation
SCALE 1:100

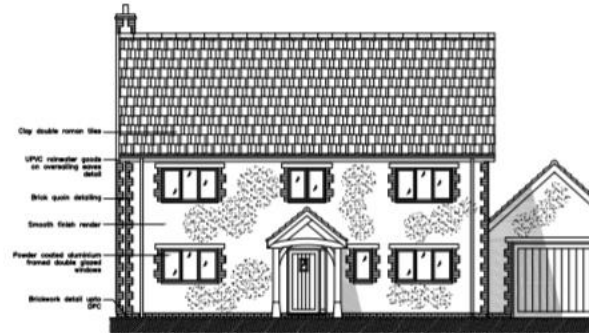


Dwelling 01 - Proposed east elevation
SCALE 1:100

Two water butts provided
- not connected to
downpipe on the rear

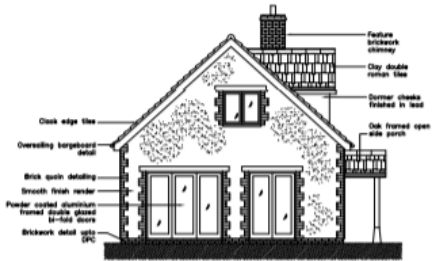


Dwelling 01 - Proposed south elevation
SCALE 1:100



Dwelling 01 - Proposed west elevation
SCALE 1:100

DWELLING 02



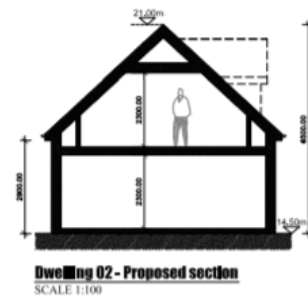
Dwelling 02 - Proposed west elevation
SCALE 1:100



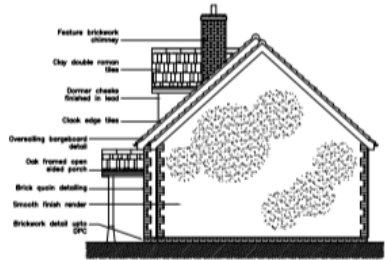
Dwelling 02 - Proposed ground floor plan
SCALE 1:100



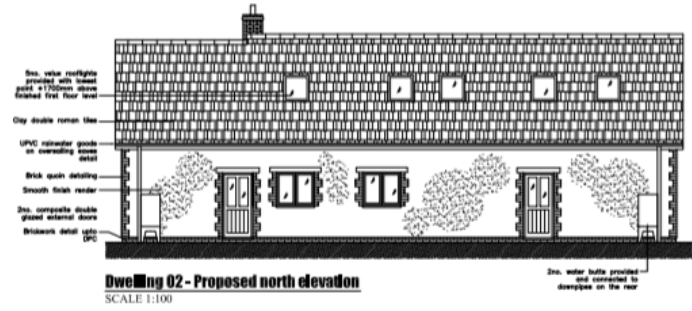
Dwelling 02 - Proposed first floor plan
SCALE 1:100



Dwelling 02 - Proposed section
SCALE 1:100



Dwelling 02 - Proposed east elevation
SCALE 1:100



Dwelling 02 - Proposed north elevation
SCALE 1:100



Dwelling 02 - Proposed south elevation
SCALE 1:100

Ian S Ford Building Surveying and Plan

Director: 1 S Ford BSc, L C Ford BSc (Hons) MRICS, & G A Ford
Phone: 01781 462033 or 07779613727
Address: Station Farm, Station Lane, Batcombe
Email: ianf@btconnect.com or ianf@isfpa.co.uk

Client: Mr D Smith
Thatchway Barn
Wrington Road
Congresbury
North Somerset
BS40 5NX

Job title: Redevelopment of site at:
Barwell Garage
Knightcut Road
Banwell
North Somerset
BS29 6HA

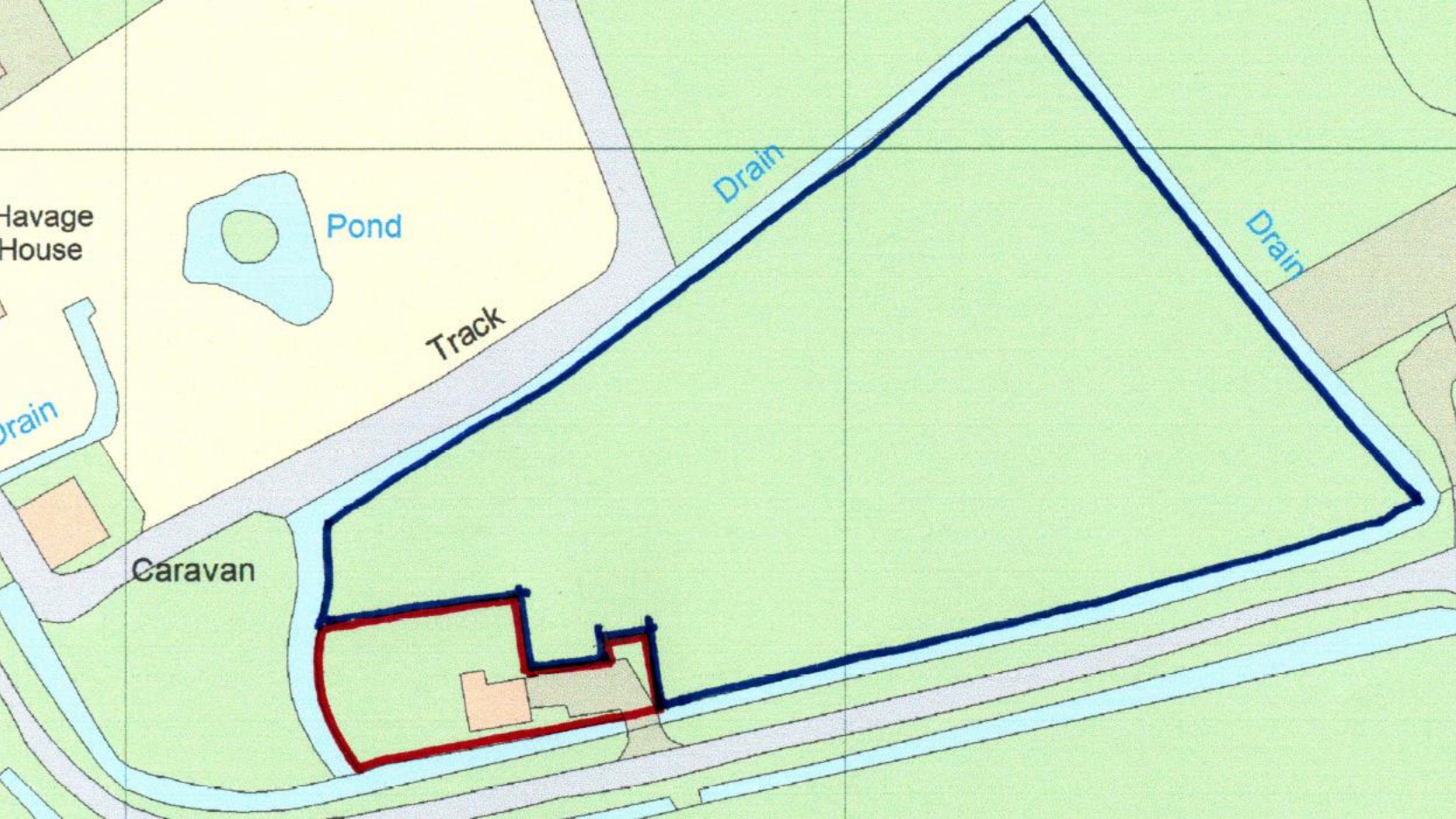
Easting: 339280

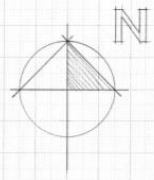
Ref:	Date:	Revision:
A	09/19	PVs and water butts added

Scale bar: 1:1250
0m 12.5m 25m 37.5m

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





EXISTING CASTLE BARN WITH
TRAPDOOR FOR CHANGE OF
USE TO 1 RND 2HERLINGHOLM

PROPOSED GATE AND
WATERLIFE DRAINAGE
BY BRICK LANE

SHOWN AREA INDICATES
'SARAH' WATER COURSE
SURROUNDING PARCEL
OF AGRICULTURAL LANDS
OF 2.11 ACRES AREA

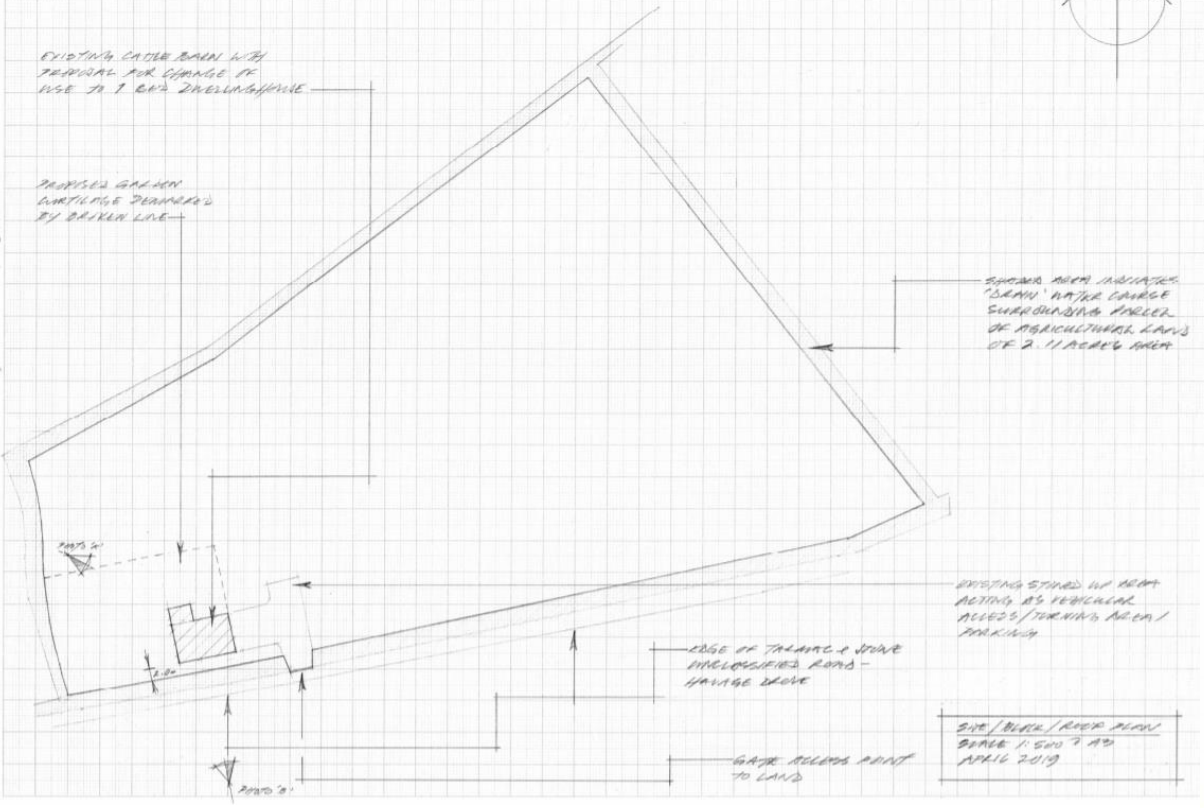
EXISTING STONES IN REAR
ACTING AS VEHICULAR
ACCESS/TURNING AREA/
PARKING

EDGE OF TARMAC & DRIVE
ENCLOSING ROAD -
HAYRIGG DRIVE

GATE ACCESS POINT
TO LAND

SITE / BLOCK / ROOF PLAN
SCALE 1:500 @ A3
APRIL 2019

LINE ON GORGE SIDE - BLD BUSH LINE - POSITIVE - RISK CUT



LINE ON GORGE SIDE - BLD BUSH LINE - POSITIVE - RISK CUT

EXISTING CASTLE BARN WITH
TRAPDOOR FOR CHANGE OF
USE TO 1 RND 2HERLINGHOLM

SHOWN AREA INDICATES
'SARAH' WATER COURSE
SURROUNDING PARCEL
OF AGRICULTURAL LANDS
OF 2.11 ACRES AREA

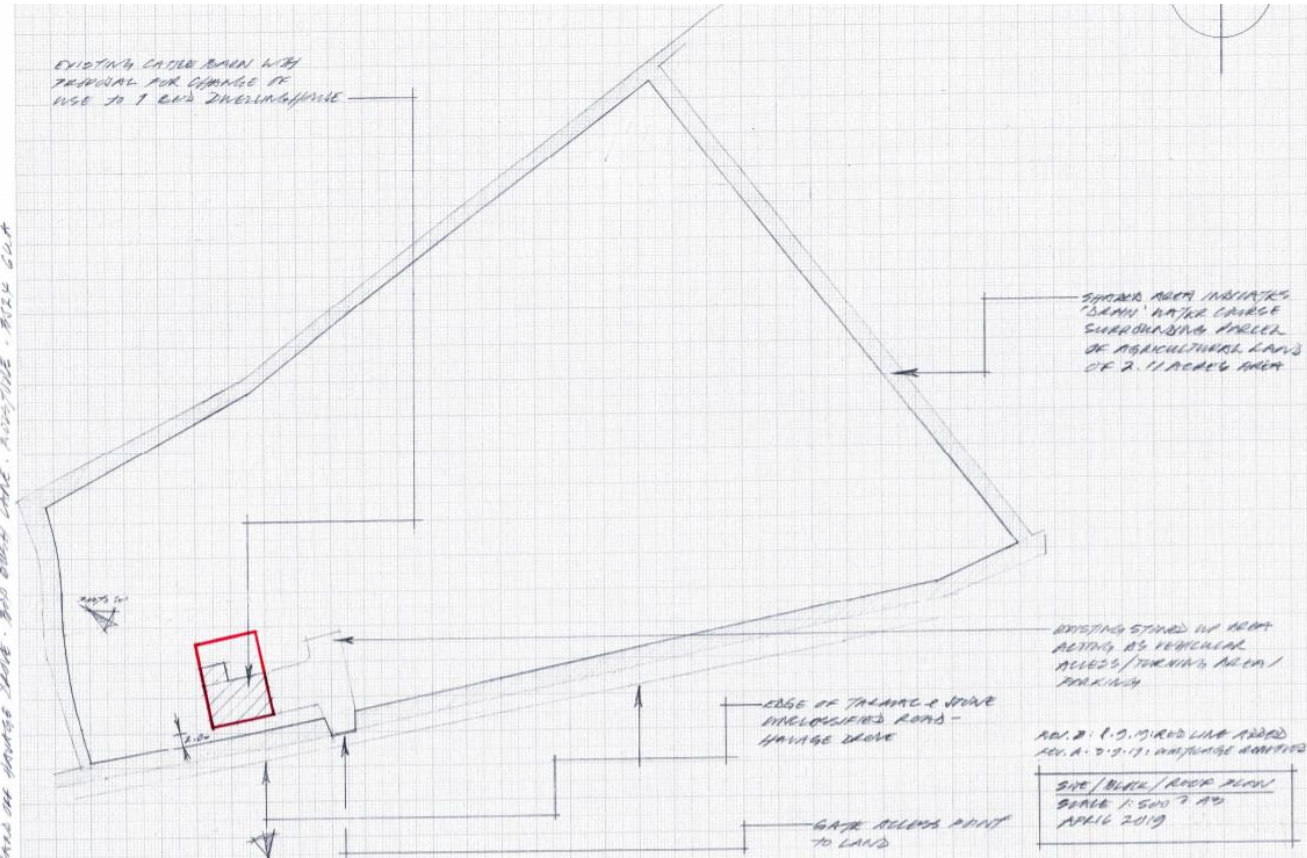
EXISTING STONES IN REAR
ACTING AS VEHICULAR
ACCESS/TURNING AREA/
PARKING

EDGE OF TARMAC & DRIVE
ENCLOSING ROAD -
HAYRIGG DRIVE

GATE ACCESS POINT
TO LAND

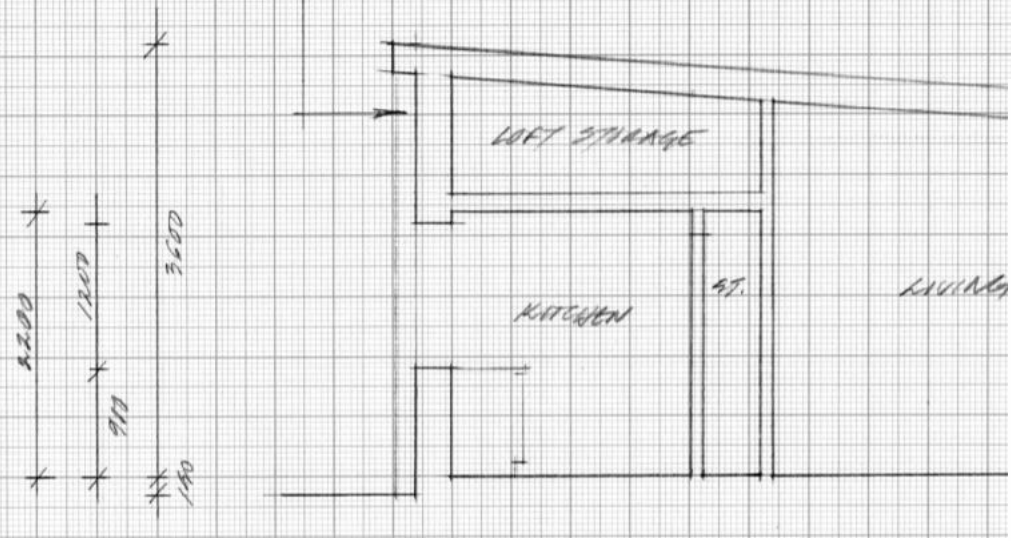
REV. D: 1.9.17. MILD LIAI ADDED
REV. A: 2.2.17. DRIPDROPS ADDED

SITE / BLOCK / ROOF PLAN
SCALE 1:500 @ A3
APRIL 2019

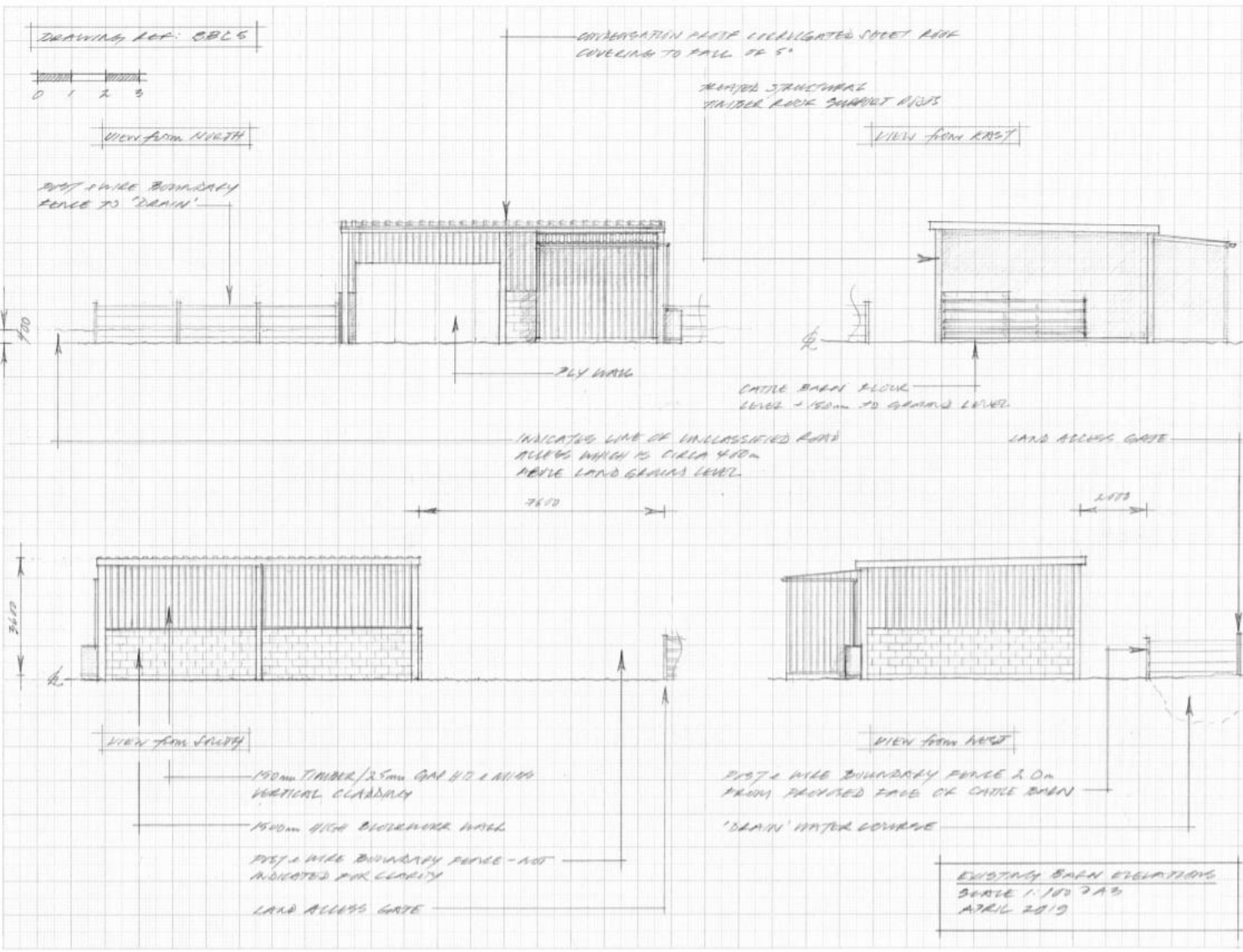


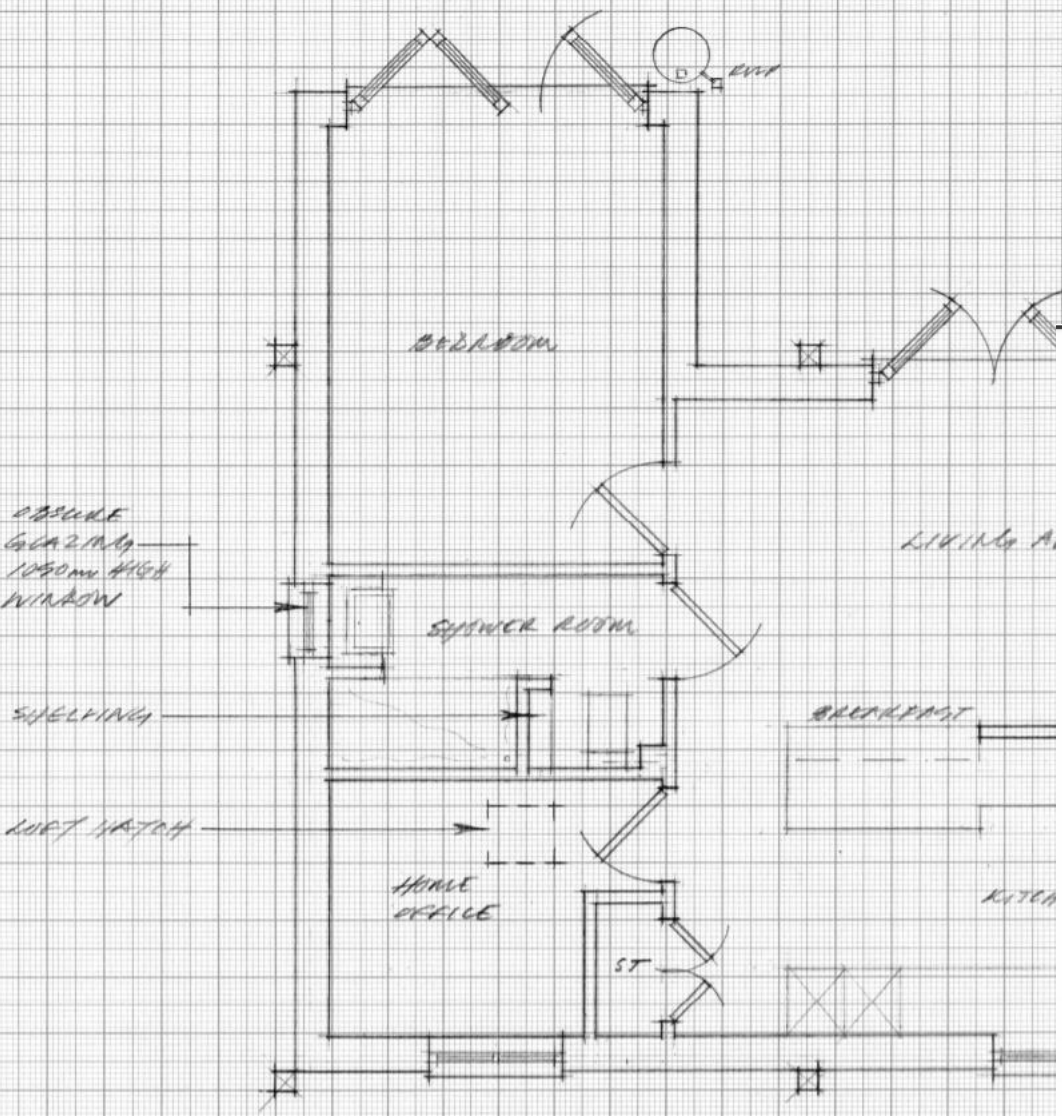
5°

EXISTING STRUCTURE
REAR PART R1973

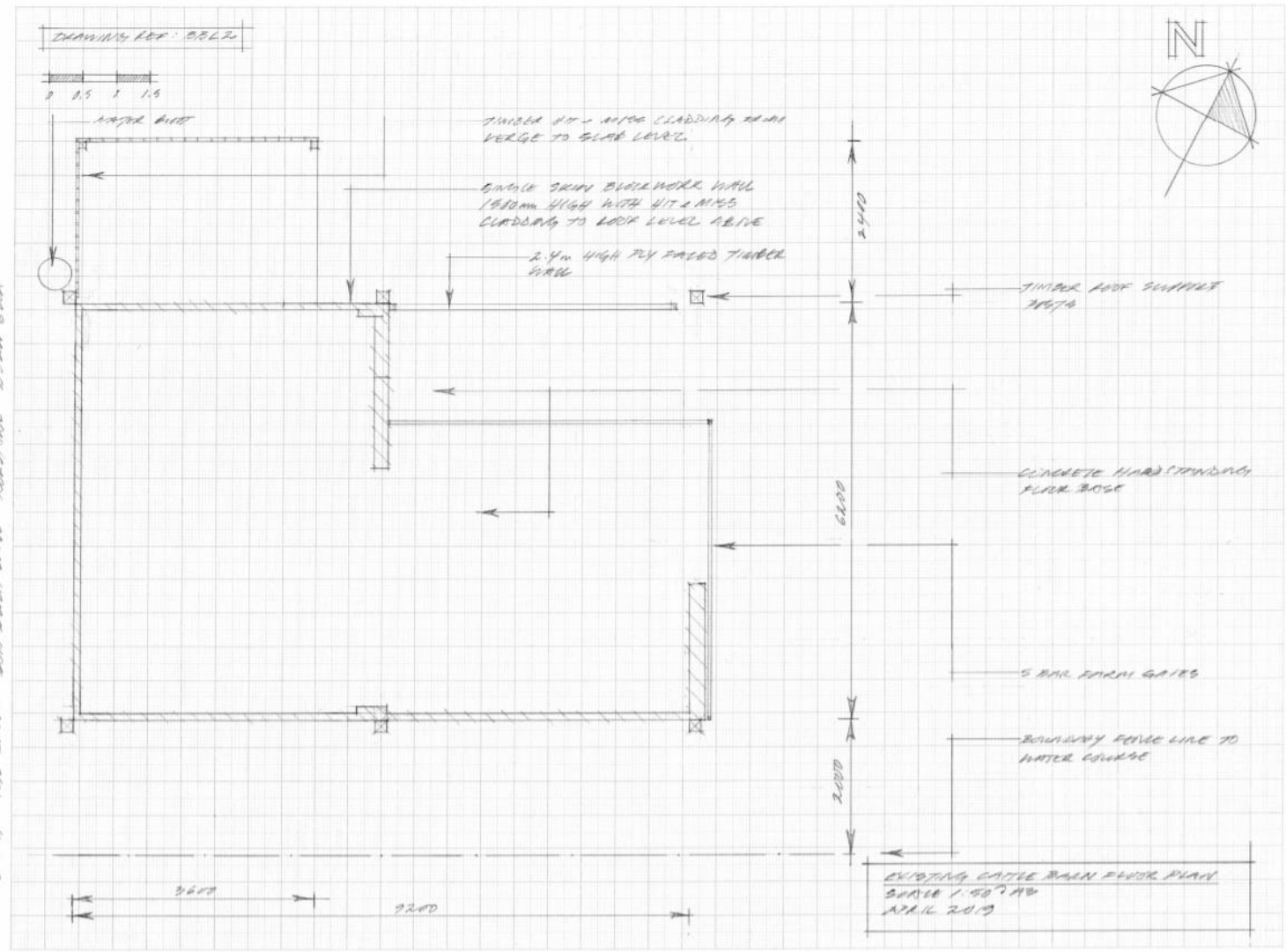


LAND OFF HAIRAGE LEAVE. 810 BUSH LINE. POSITIVE. 8322 GUA



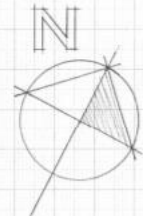


LINES OFF SHARED SIDE. BOX BUSH LINE. ROOSTER. BEEZ GWA

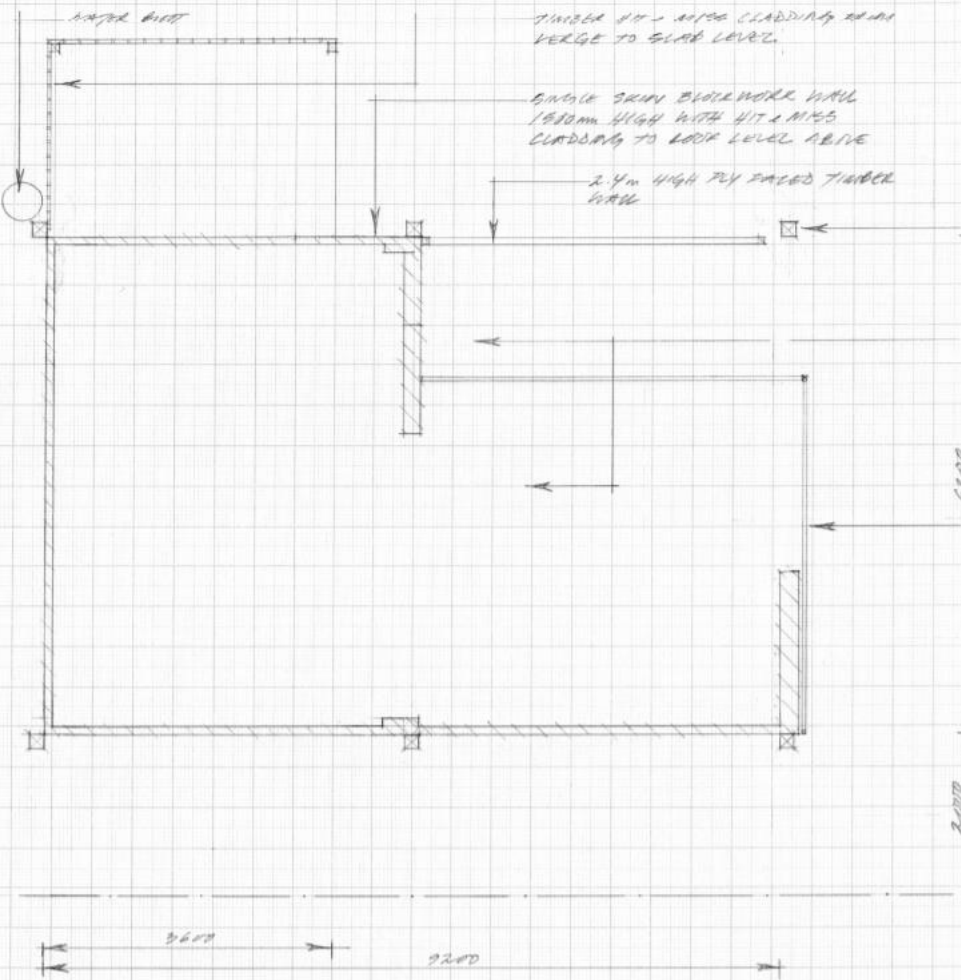


DRAWING REF: BSL2

0 0.5 1 1.5



LAND OFF HARVEY LAKE - 200 BUSH LANE - ROYSTON - B522 6WA



TIMBER ROOF SHEATHING TO SLAB LEVEL

SINGLE SKIN BLOCKWORK WALL 1800mm HIGH WITH WIT & RIBS CLADDING TO ROOF LEVEL ABOVE

2.4m HIGH TRY FACED TIMBER WALL

2.400

6.000

2.200

TIMBER ROOF SHEATH 24/74

CONCRETE FLOOR FINISHES FLOOR ROSE

5 BAR SPIRAL GATES

BOUNDARY FENCE LINE TO WATER COURSE

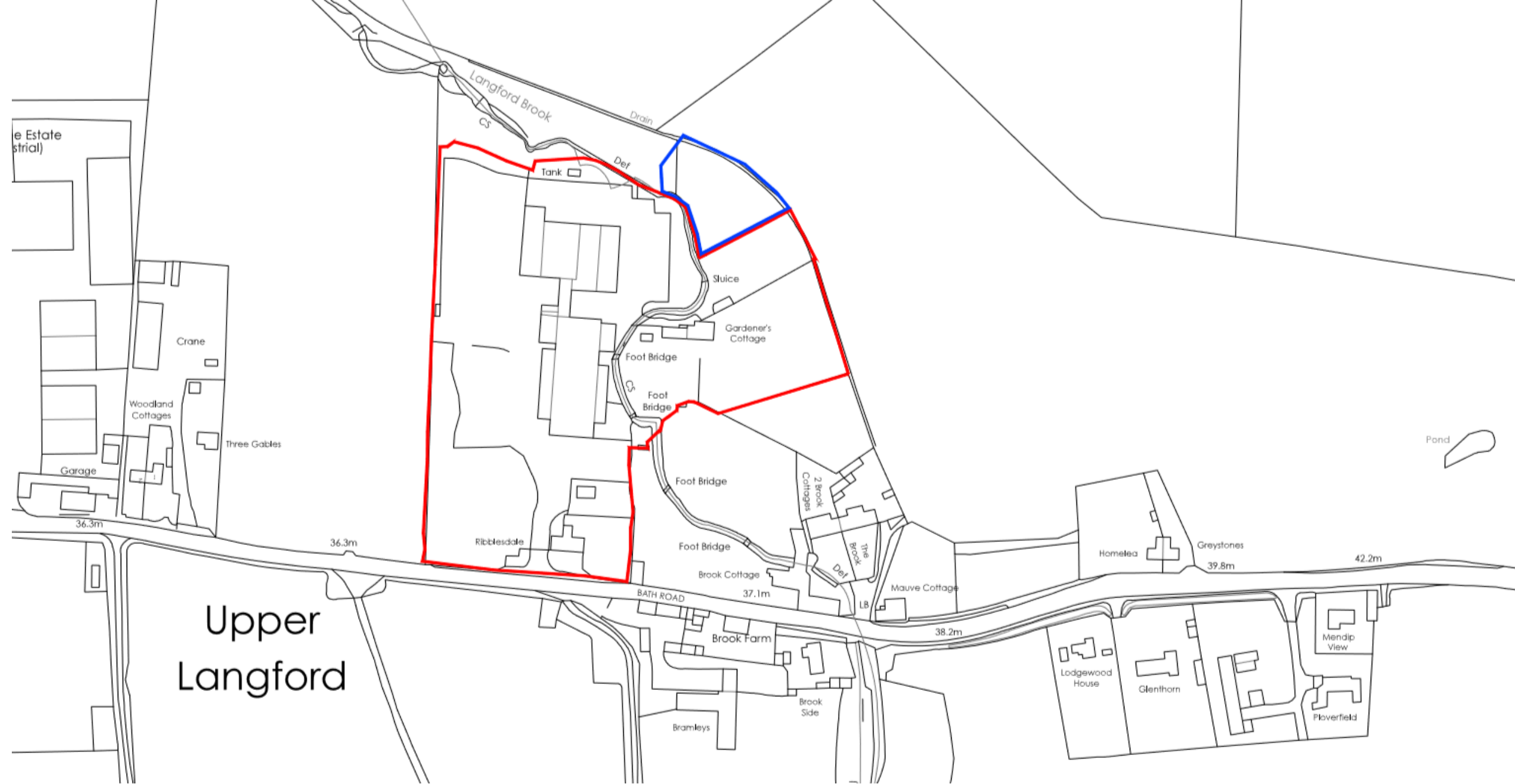
36.00

22.00

EXISTING CATTLE BARN FLOOR PLAN SCALE 1:50² HD APRIL 2019

19/P/1963/FUL - Land At Blagdon Water Garden Centre Bath Road Langford.

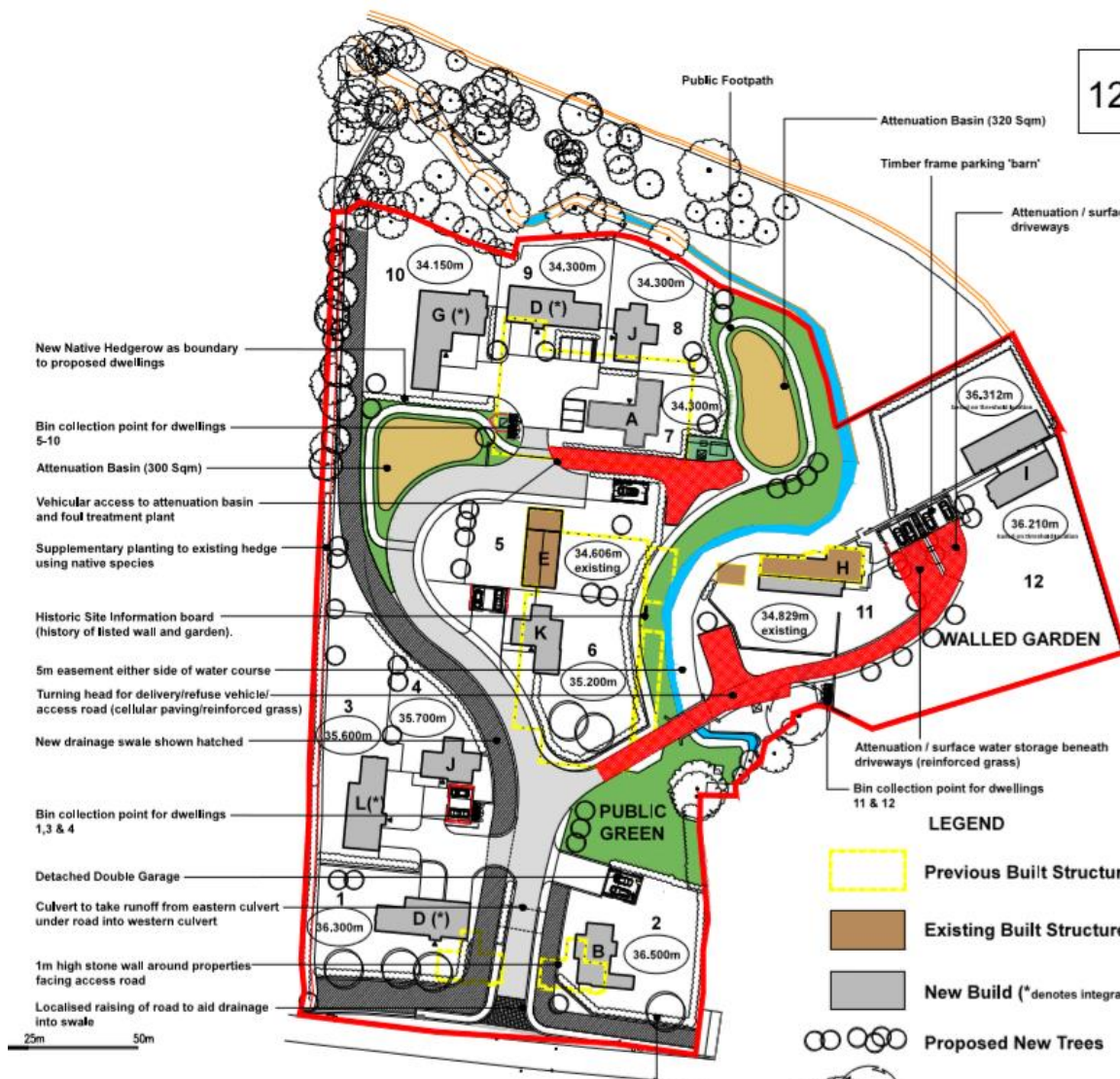
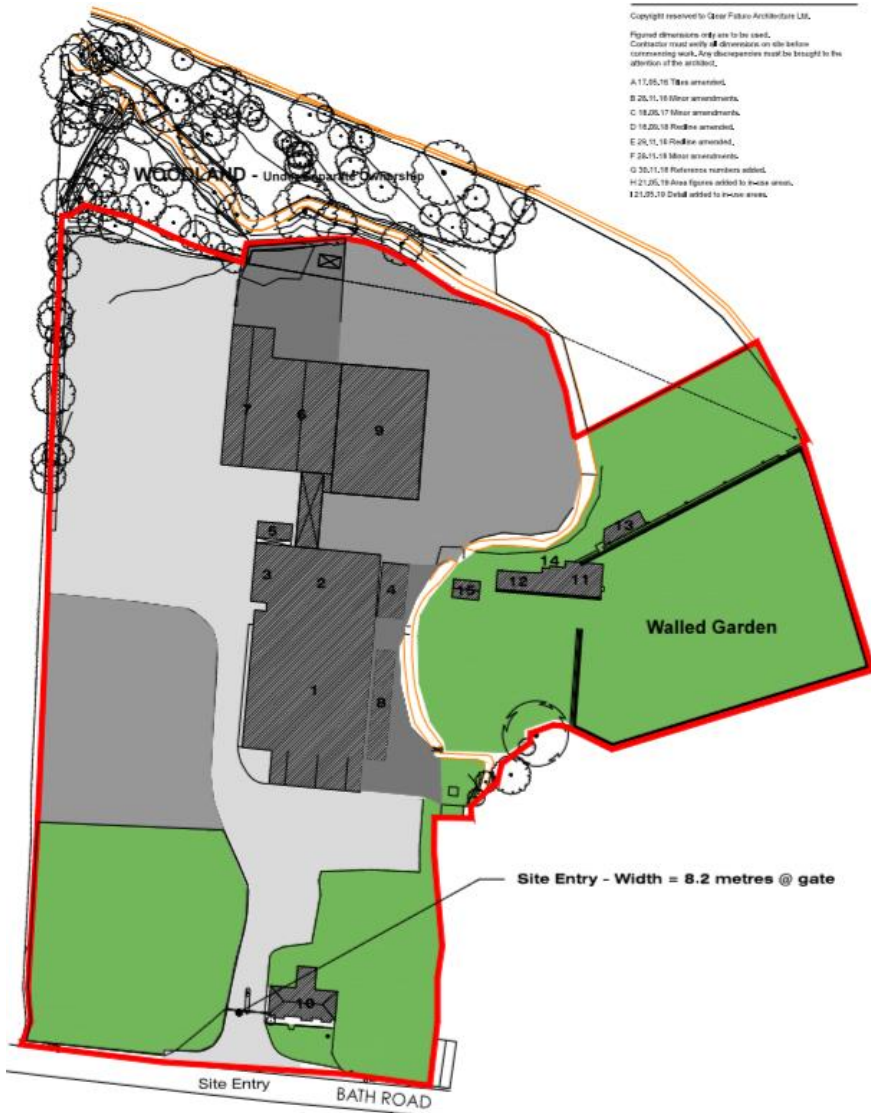
Demolition of buildings (Use Class A1 - retail). Conversion of existing two-storey building to 1no. four bedroom dwelling (Use Class C3); replacement of existing bungalow (Use Class C3) with 1no. two-storey five-bedroom dwelling; and erection of 8no. dwellings. Redevelopment of Walled Garden comprising 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.



Upper Langford

Existing

Proposed



12 Dwellings

- HOUSE TYPES**
- Type A - 2,500 Sqft (5 Bed) x 1 no.
 - Type B - 2,308 Sqft (5 Bed) x 1 no.
 - Type D - 2,390 Sqft (5 Bed) x 2 no.
 - Type E (Existing) - 2,540 Sqft (4 Bed) x 1 no.
 - Type G - 3,460 Sqft (5 Bed) x 1 no.
 - Type H (Existing) - 3,370 Sqft (5 Bed) x 1 no.
 - Type I - 2,745 Sqft (5 Bed) x 1 no.
 - Type J - 1,720 Sqft (4 Bed) x 2 no.
 - Type K - 2,110 Sqft (5 Bed) x 1 no.
 - Type L - 2,130 Sqft (4 Bed) x 1 no.

Copyright reserved to Clear Future Architecture Ltd.
 Planned dimensions only are to be used.
 Contractor must verify all dimensions on site before commencing work. Any discrepancies must be brought to the attention of the architect.
 A 17.05.19 Tiers amended.
 B 20.11.19 Minor amendments.
 C 18.05.19 Minor amendments.
 D 18.05.19 Roadline amended.
 E 20.11.19 Roadline amended.
 F 20.11.19 Minor amendments.
 G 20.11.19 Reference numbers added.
 H 21.05.19 Area figures added to house areas.
 I 21.05.19 Detail added to house areas.
 J 20.11.19 Planning issues.
 K 18.05.19 Drainage table moved closer to junction.
 L 20.05.19 Plot 3 house type reference amended.
 M 20.05.19 Existing lines updated.
 N 20.05.19 Road surface notes added.
 O 20.05.19 PFI's added.
 P 20.05.19 PFI's added.

19/P/1357/MMA - Land South of Churchland Way, Wolvershill Road, Banwell. Minor material amendment to application 17/P/5586/RM.

APPROVED

19/P/1588/FUL – Cedar Haven, Haybow, Hewish, Banwell. BS24 6RB. Siting of a static home and erection of a new day room. **WITHDRAWN**

19/P/1675/FUL - Stonebridge Farm Wolvershill Road Banwell BS29 6DR. Extension to caravan storage area. **APPROVED**

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**