



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 2<sup>nd</sup> DECEMBER 2019 AT BANWELL YOUTH AND COMMUNITY CENTRE

**PRESENT:** Councillors Paul Blatchford (Chairman), Steve Davies, Paul Harding & Nick Manley  
**IN ATTENDANCE:** Mrs Liz Shayler (Clerk), Cllr Phil Adams & District Cllr Ann Harley

### **045/19 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Baird & District Councillor Cllr Haverson

### **046/19 To receive declarations of interest (agenda Item 2)**

Cllr Manley declared an interest in agenda item 4 (ii) & (vi) due to the proximity to his property.

### **047/19 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4<sup>th</sup> November 2019 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 4<sup>th</sup> November 2019 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (Unanimous 1 abstention due to absence).**

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

### **048/19 To note and comment upon planning applications (agenda item 4)**

- (i) **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.

**Resolved** – To support this application

**The resolution was correctly proposed and seconded (unanimous)**

- (ii) **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.

**Cllr Manley left the meeting.**

**Resolved** – To object to this application as there is no material difference to the previous application. The Parish Council are mindful of the Inspector's decision on the previous application and conclude that this application still has an adverse impact on adjacent properties in relation to overlooking, proximity and loss of light.

**The resolution was correctly proposed and seconded (unanimous)**

**Standing orders were briefly suspended to allow Cllr Harley to comment that she would call this application in if the Planning Officer is minded to approve.**

**Cllr Manley returned to the meeting.**

- (iii) **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.

**Resolved** – To support this application.

**The resolution was correctly proposed and seconded (unanimous)**

- (iv) **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.

This application was noted

- (v) **19/P/2662/RM** – Land of 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).

**Resolved** – To object to this application as whilst the requisite number of car parking is available it does not take into account visitor car-parking spaces. If this was allowed to go through then there would be similar problems to other estates in the area.

**The resolution was correctly proposed and seconded (unanimous)**

**Standing orders were briefly suspended to allow Cllr Harley to comment that she would call this application in if the Planning Officer is minded to approve.**

- (vi) **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.

This application was noted

**049/19 To note planning decisions – (agenda item 5)**

- (i) **19/P/1079/FUL** - Towerbrook Farm, Catworthy Lane, Banwell. BS29 6PQ. Retrospective application for the conversion of agricultural barn to 2no. dwellings. **APPROVED**
- (ii) **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**
- (iii) **19/P/2354/FUH** - Court Farm, Moor Road, Banwell. BS29 6ET. Construction of an extension at first floor level. **APPROVED**
- (iv) **19/P/2405/NMA** – Moorsholm Wolverhill 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**
- (v) **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**

**050/19 Date of the next meeting (agenda item 6)**

16<sup>th</sup> December 2019 7:30pm Parish Council Meeting, Youth & Community Centre  
6<sup>th</sup> January 2020 7pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 19:25

.....Chairman

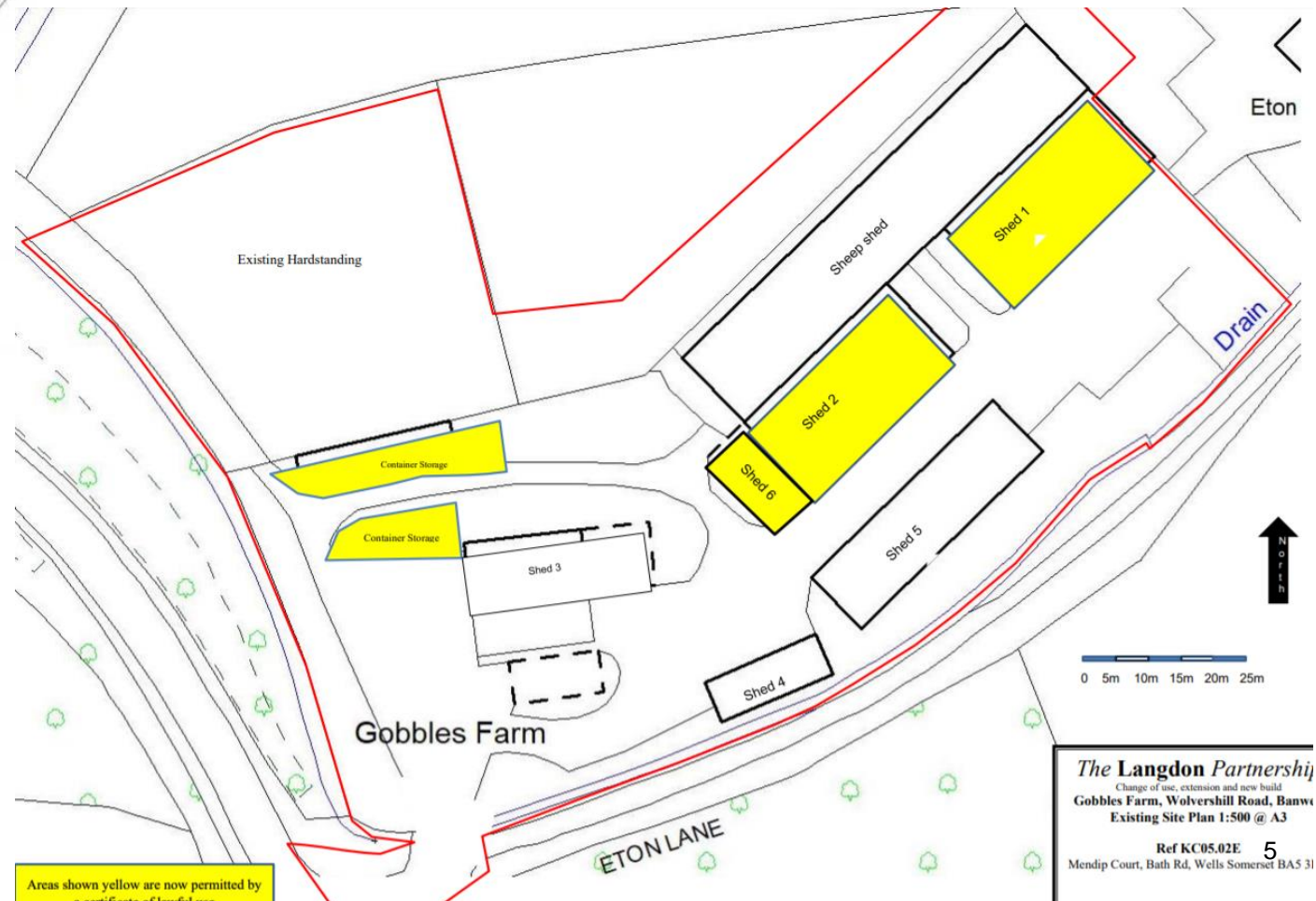
.....Date

# Planning Committee

February 3<sup>rd</sup> 2020

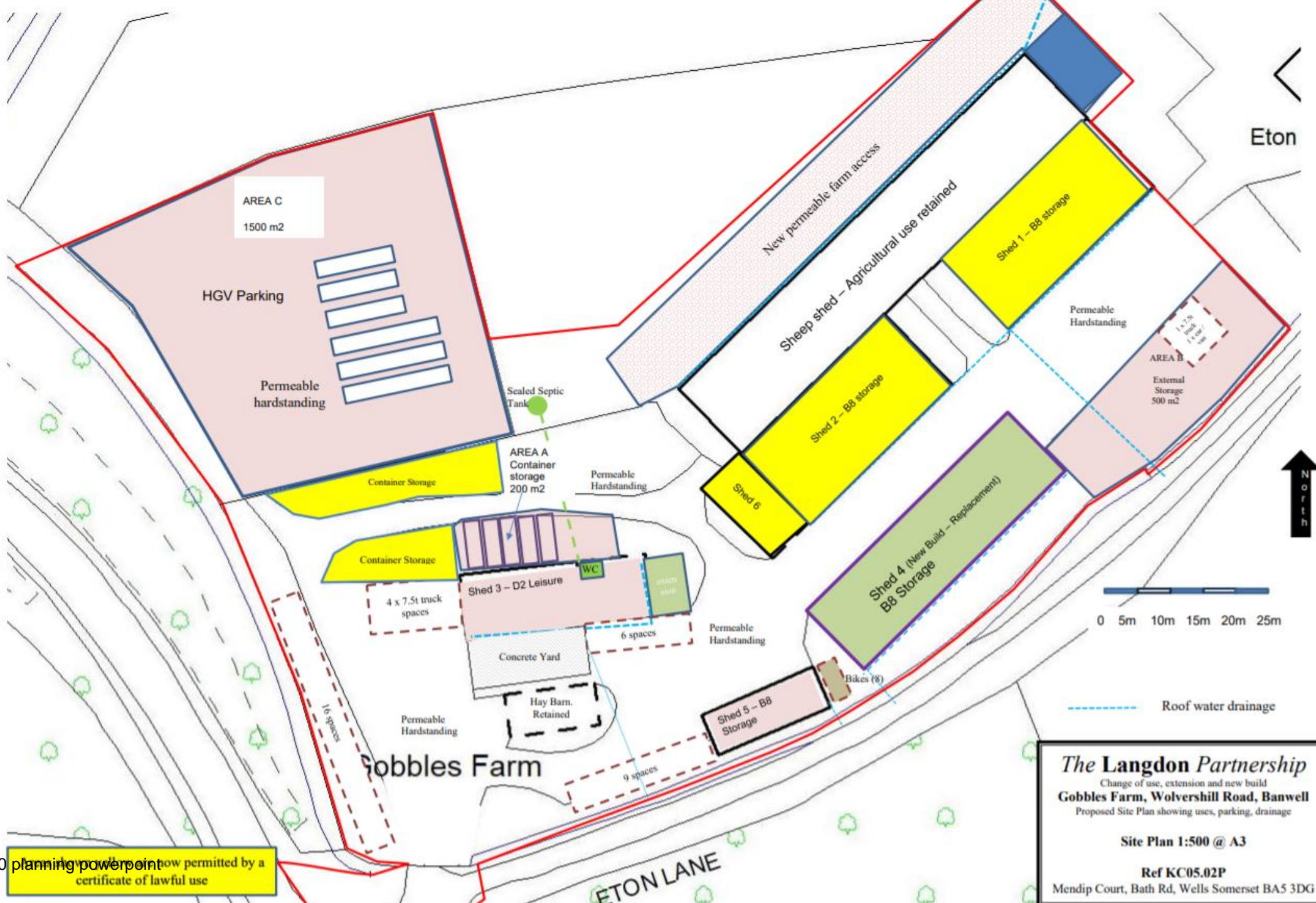
# **19/P/3061/FUL - Gobbles Farm Wolvershill Road Banwell BS29 6DQ.**

Change of use of agricultural building (shed 5) to storage (Use Class B8). Erection of extension to building (shed 3) and change of use to Gym (Use Class D2). Erection of replacement storage building (shed 4) (Use Class B8). Use of land for external storage, container storage and HGV parking. Construction of farm track and widening of existing access onto Wolvershill Road. (Retrospective).



Areas shown yellow are now permitted by a certificate of lawful use

Feb 2020 planning powerpoint



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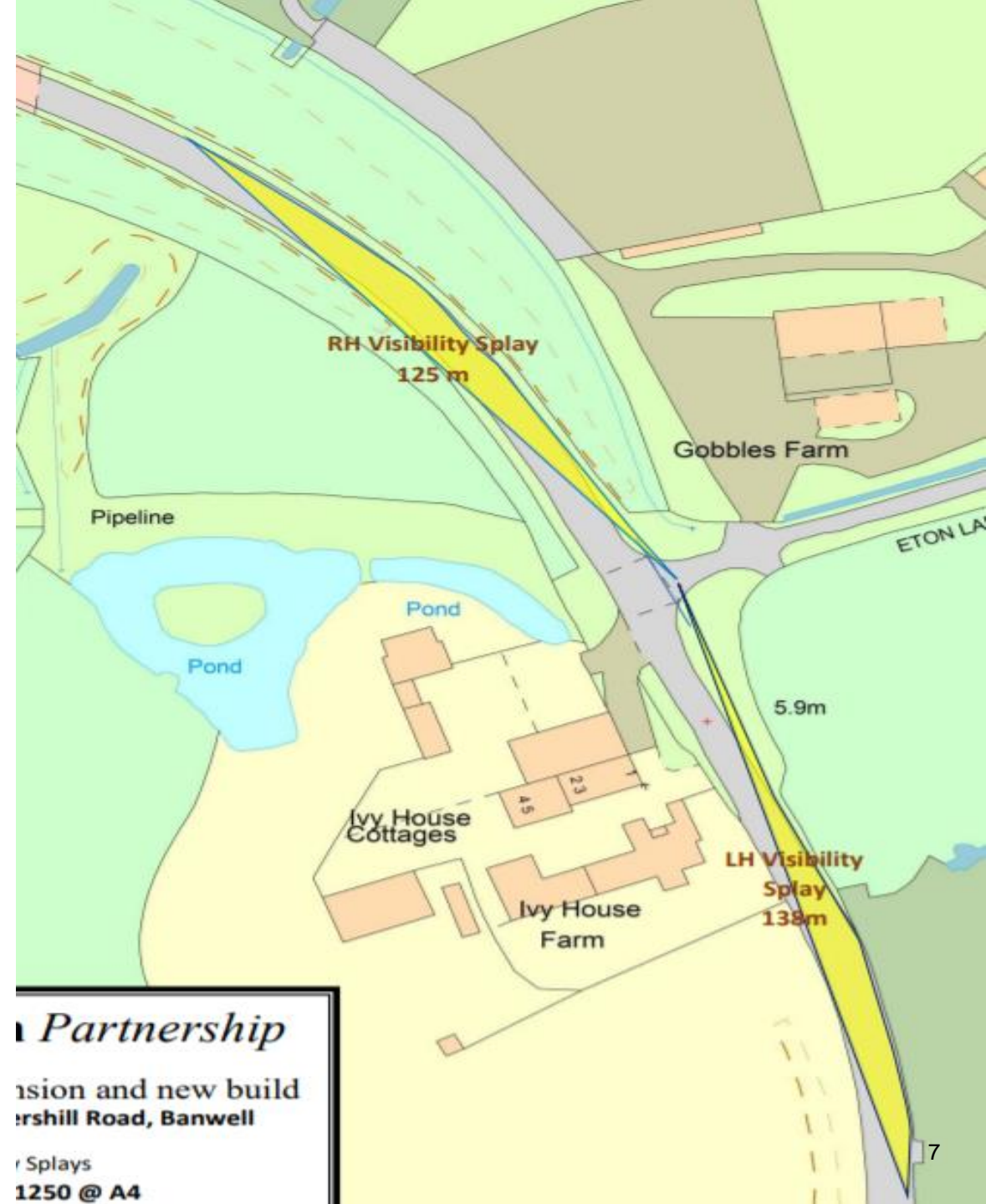
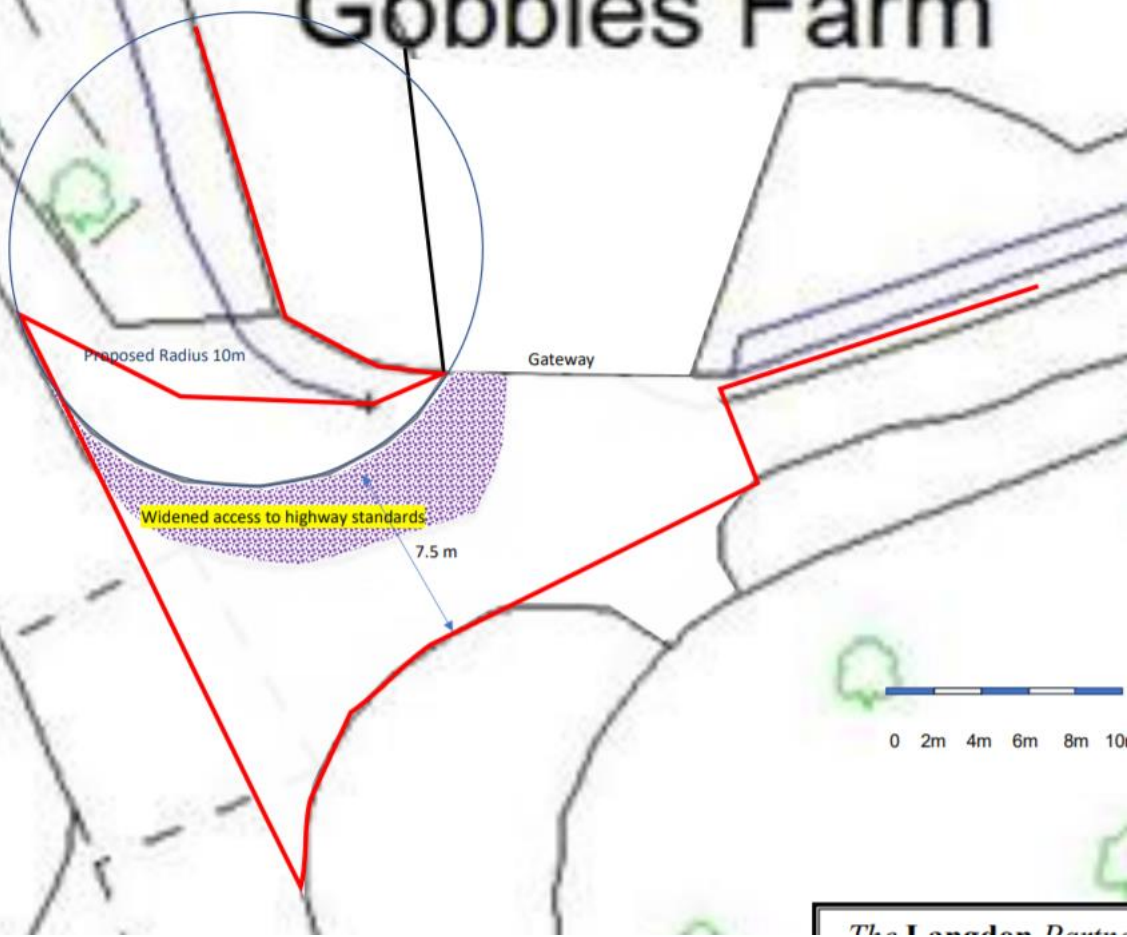


--- Roof water drainage

**The Langdon Partnership**  
 Change of use, extension and new build  
**Gobbles Farm, Wolvershill Road, Banwell**  
 Proposed Site Plan showing uses, parking, drainage  
 Site Plan 1:500 @ A3  
 Ref KC05.02P  
 Mendip Court, Bath Rd, Wells Somerset BA5 3DG

Feb 2020 planning powerpoint how permitted by a certificate of lawful use

# Gobbles Farm



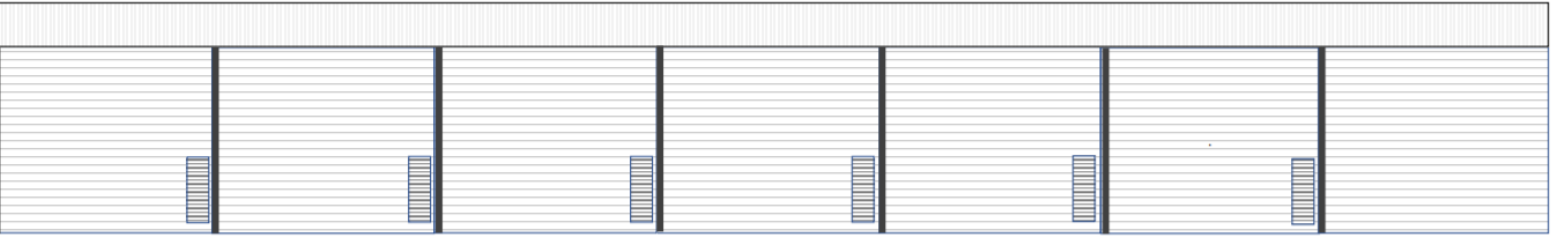
## Partnership

extension and new build  
Marsh Hill Road, Banwell

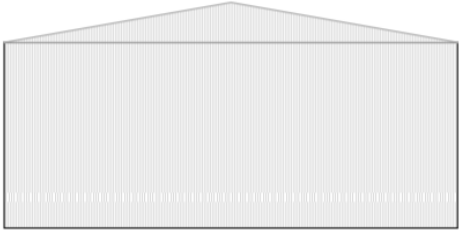
Visibility Splays  
1250 @ A4



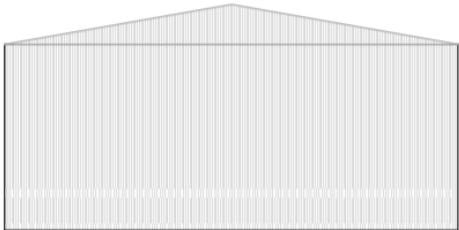
North elevation



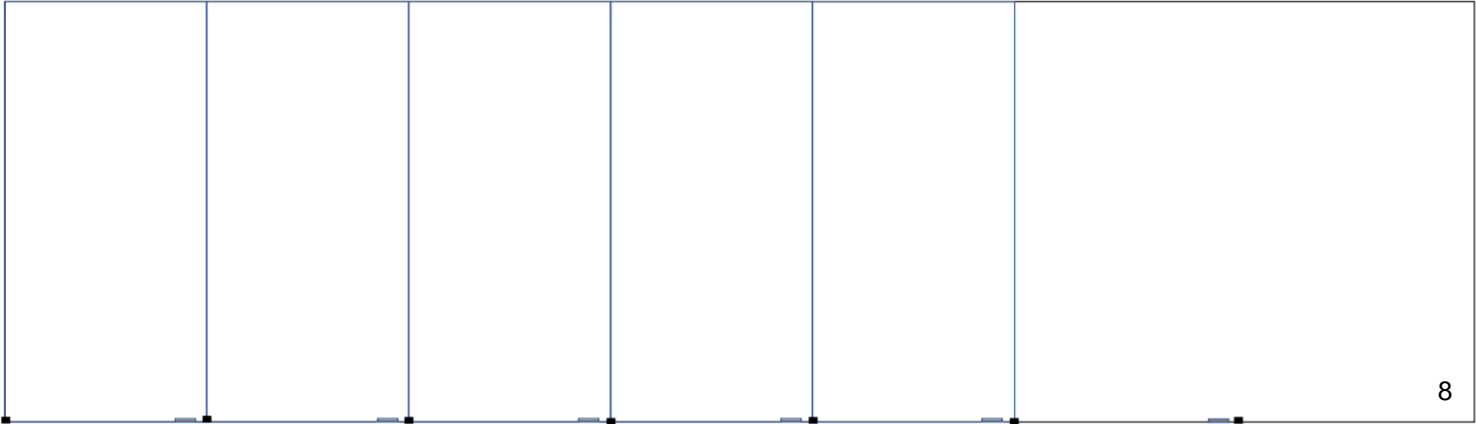
South elevation



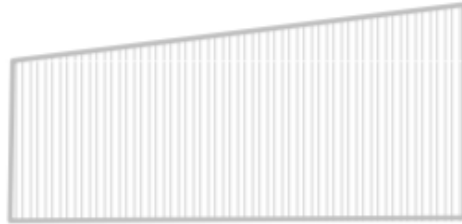
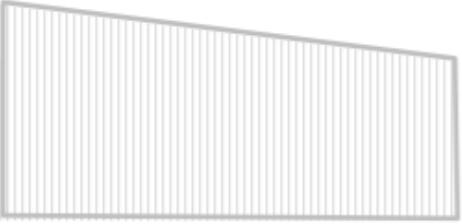
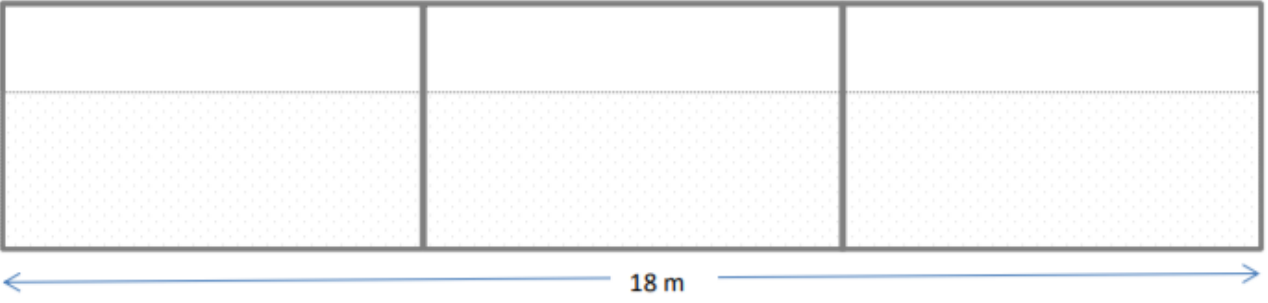
West elevation



East elevation

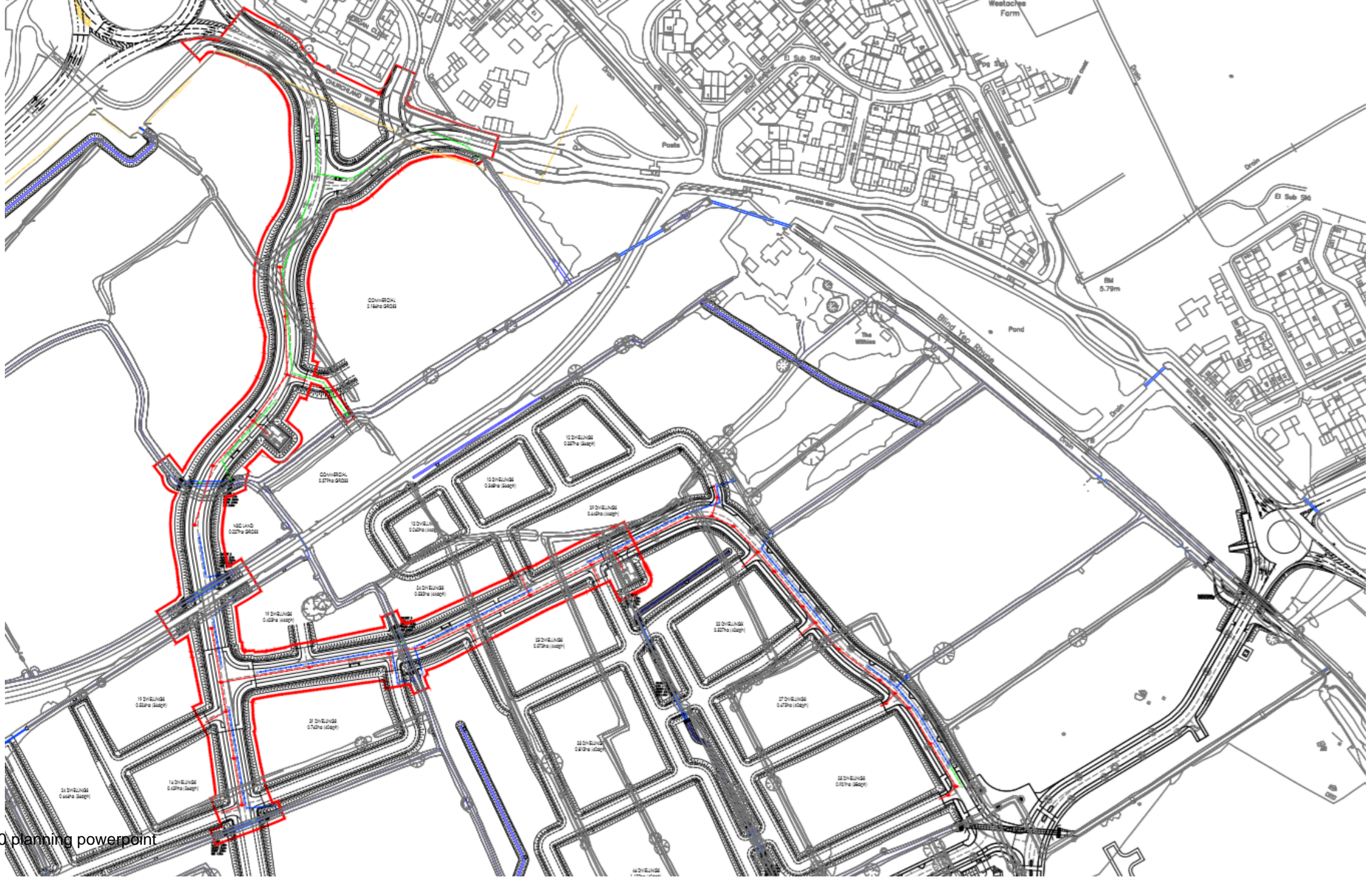






# **19/P/3100/RM - Land South Of Churchland Way Wolvershill Road Banwell Weston-super-Mare.**

Submission of reserved matters for appearance, landscaping, layout and scale for Road Infrastructure pursuant to outline planning permission 12/P/1266/OT2.





# **19/P/3147/FUH & 19/P/3148/OUT – 28 Queens Road Banwell BS29 6BB.**

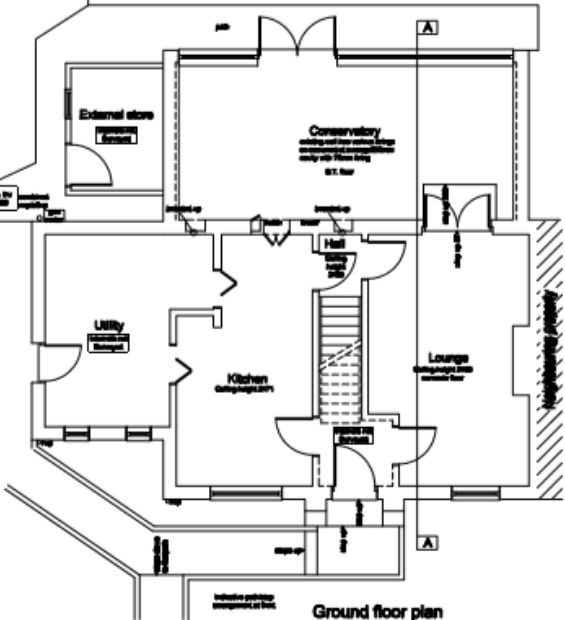
Part demolition of existing rear conservatory, construction of single-storey and two-storey extension on footprint of conservatory.

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).

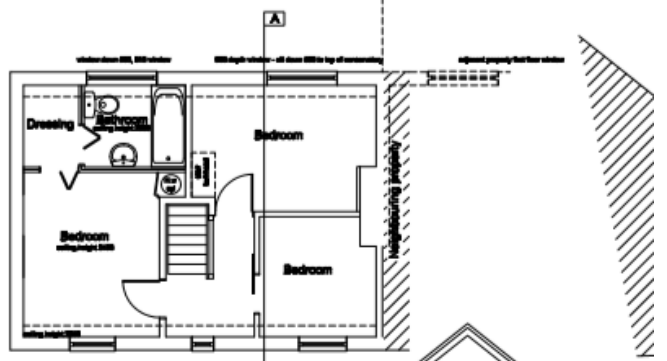




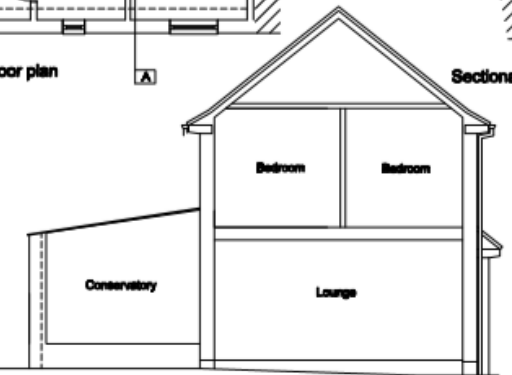
Existing



Ground floor plan

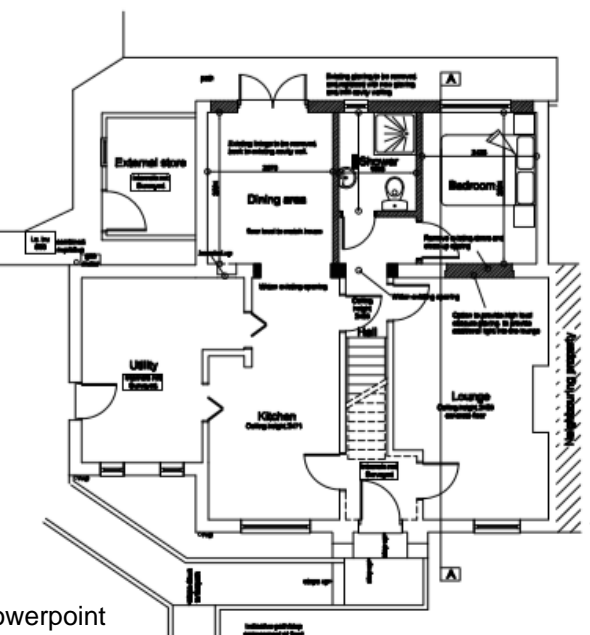


First floor plan

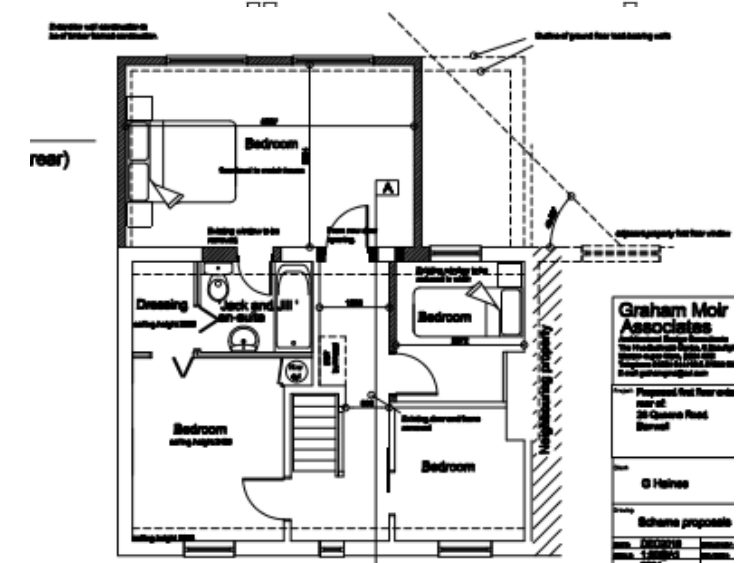


Section A-A

Proposed



Ground floor plan



First floor plan

**Graham Moir Associates**  
 Architects & Planners  
 20 Queens Road, Exeter, Devon EX1 1AA  
 Tel: 01392 261111  
 www.graham-moir.co.uk

Proposed First Floor plan of 20 Queens Road, Exeter

© Graham Moir Associates

Scheme proposals

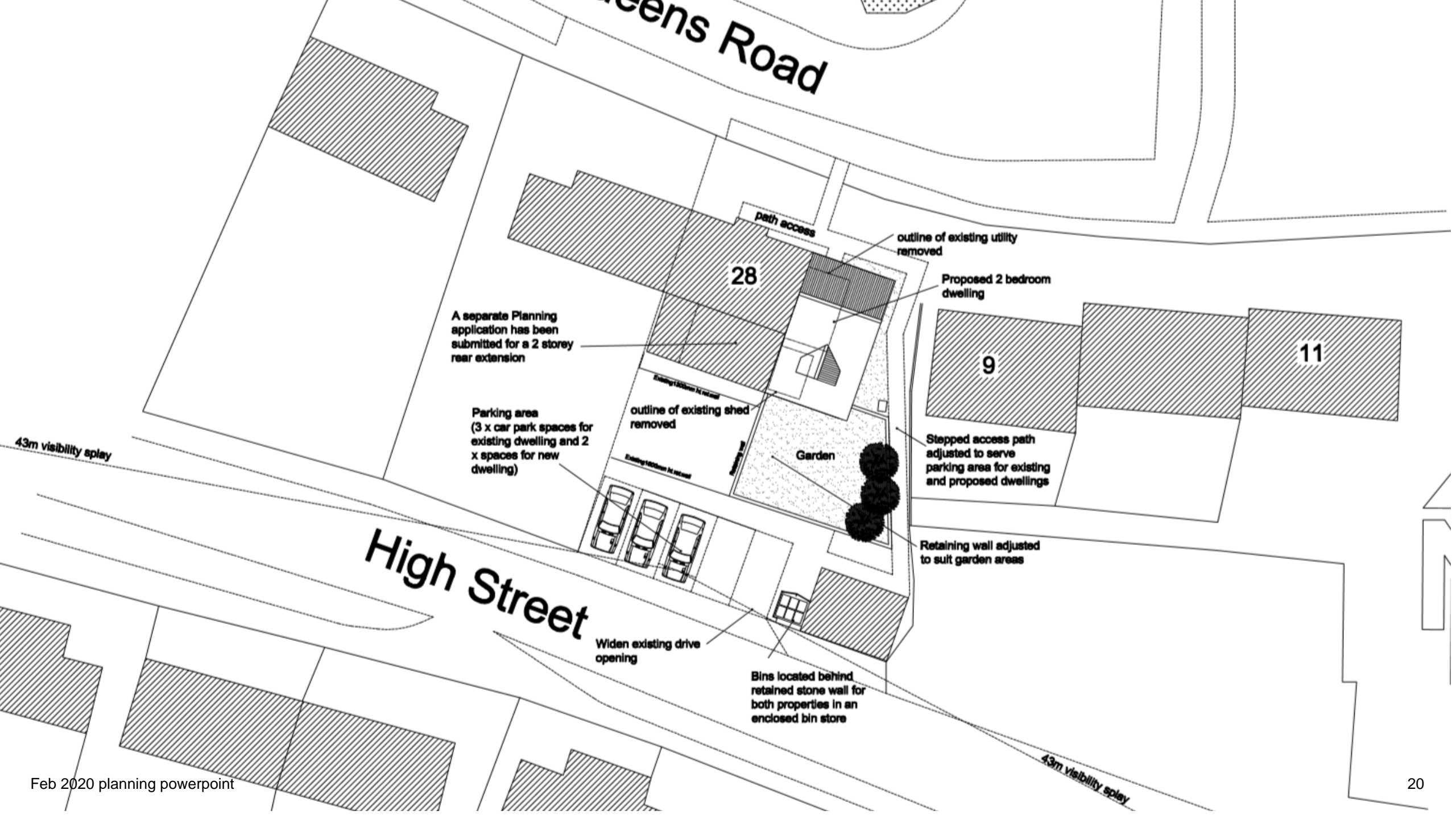
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# **19/P/3147/FUH & 19/P/3148/OUT – 28 Queens Road Banwell BS29 6BB.**

Part demolition of existing rear conservatory, construction of single-storey and two-storey extension on footprint of conservatory.

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).





...ens Road

High Street

28

9

11

A separate Planning application has been submitted for a 2 storey rear extension

Parking area (3 x car park spaces for existing dwelling and 2 x spaces for new dwelling)

outline of existing shed removed

Garden

outline of existing utility removed

Proposed 2 bedroom dwelling

Stepped access path adjusted to serve parking area for existing and proposed dwellings

Retaining wall adjusted to suit garden areas

Widen existing drive opening

Bins located behind retained stone wall for both properties in an enclosed bin store

43m visibility splay

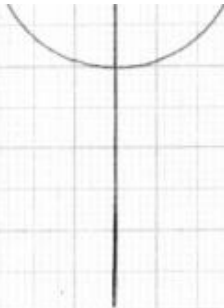
43m visibility splay

**19/P/3169/FUH - 34 High Street Banwell BS29 6AF.**

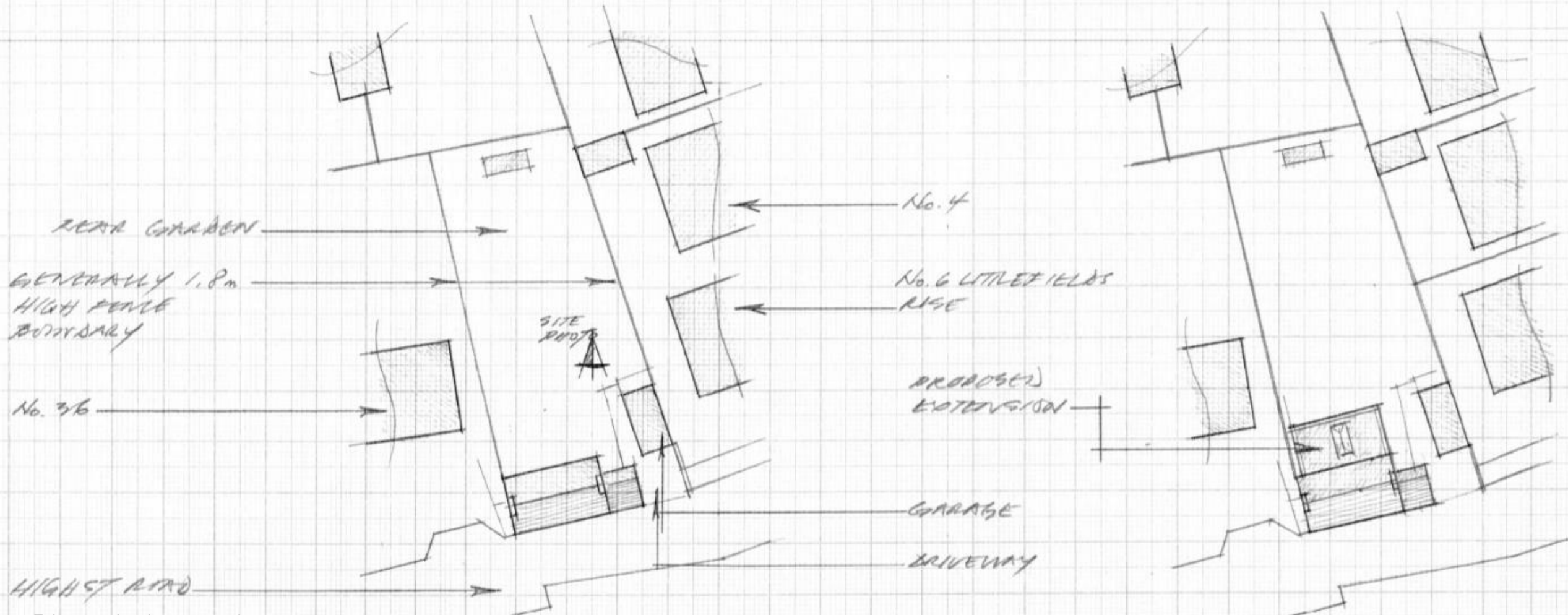
Single storey rear elevation extension



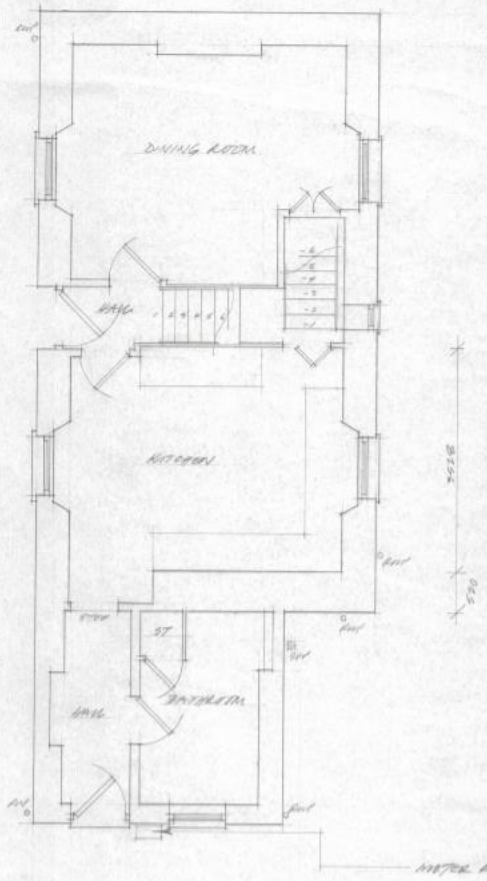
EXISTING



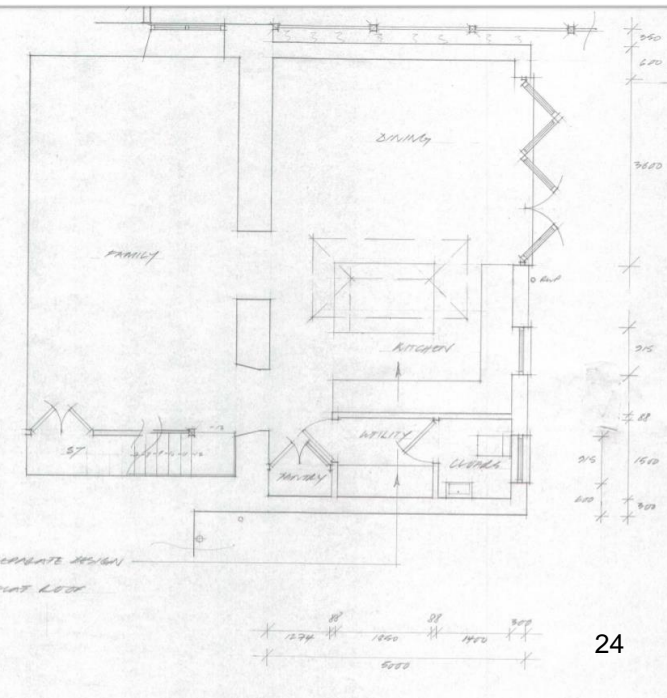
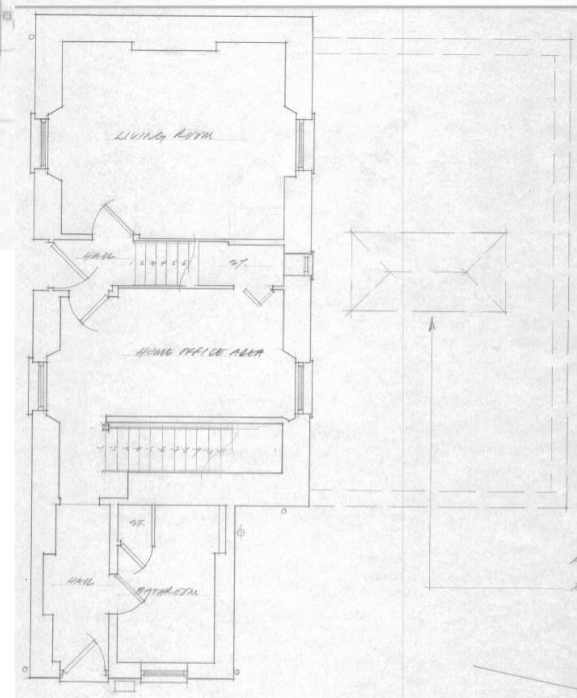
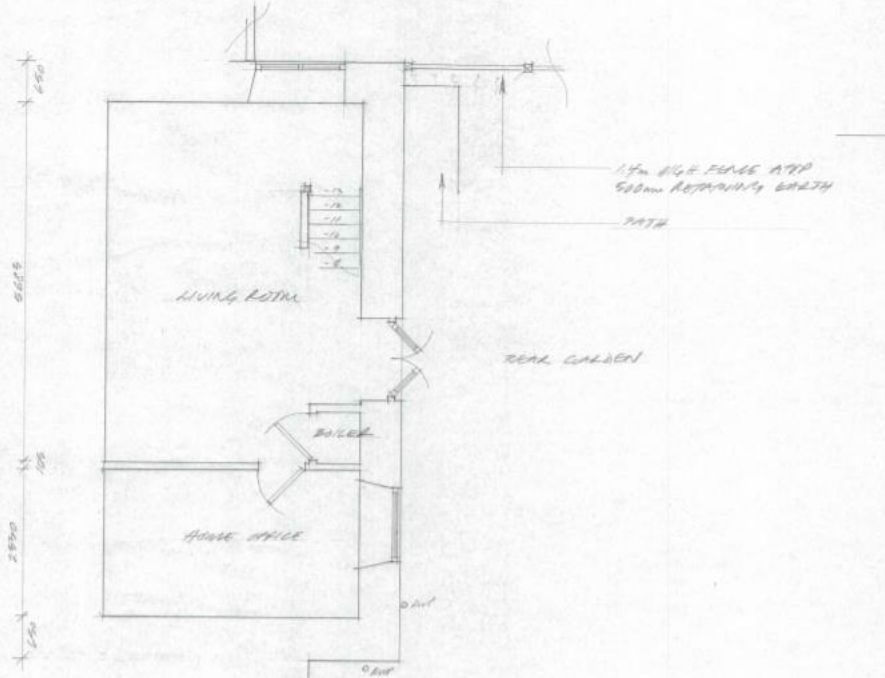
PROPOSED

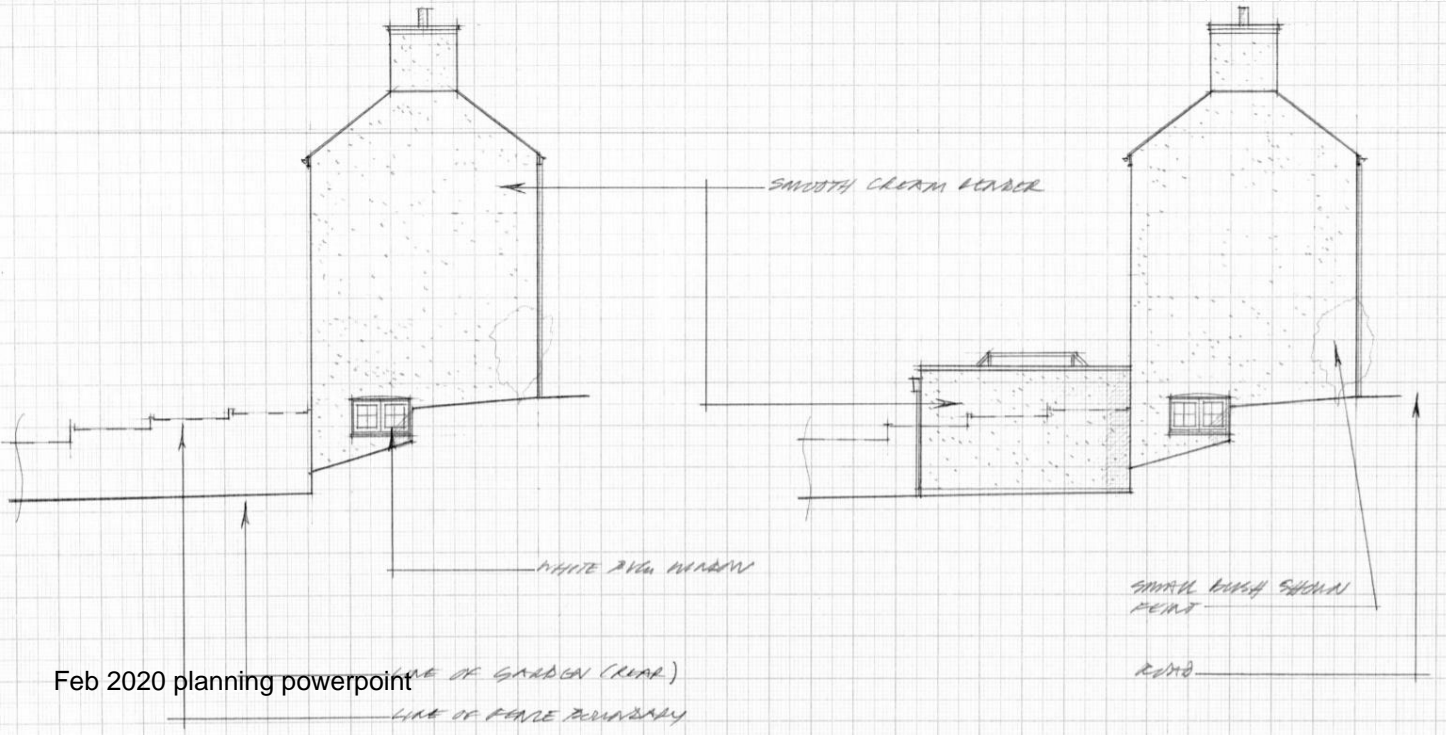
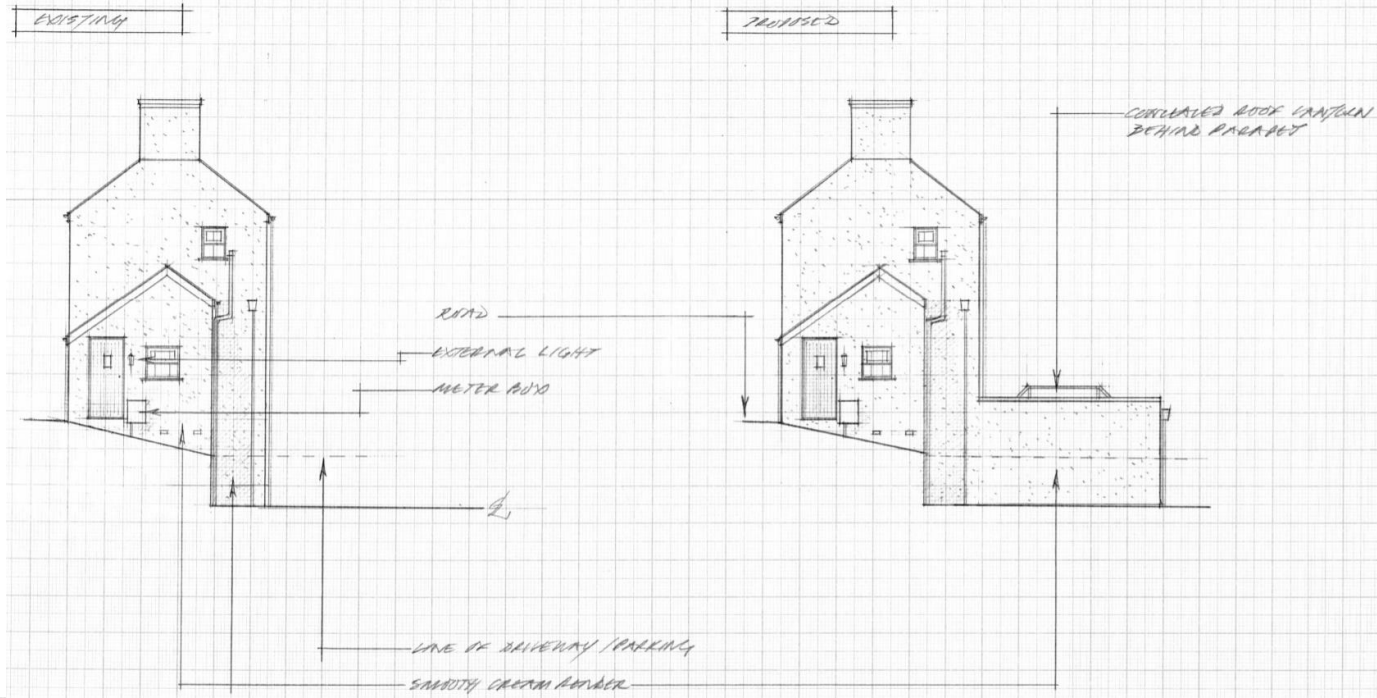


GLENN'S FLOOR



HYPER GLENN'S FLOOR





Feb 2020 planning powerpoint

REAR ELEVATION - EXISTING - VIEW FROM NORTH

EXTERNAL SUP

1.5m FENCE

OUTLINE OF GARAGE

LINE OF ROAD

CLAY ROOFLINE FINISHES

WHITE PVC WINDOWS

SMOOTH CREAM RENDER

1.4m FENCE BOUNDARY

Proposed

ROOF LANTERN

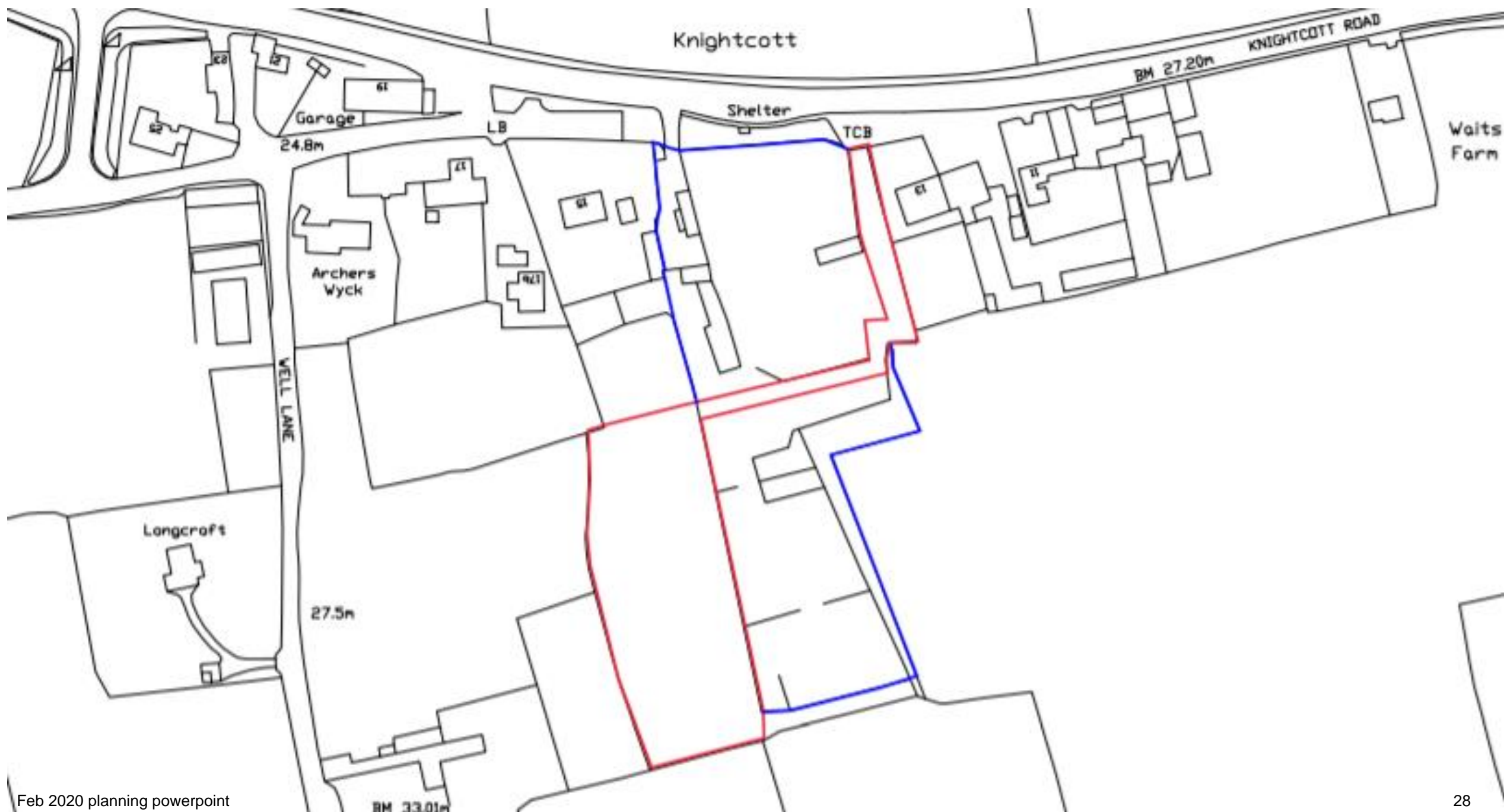
MATCHING BLACK RING & HOOPER  
OUTLET FOR CONCEALED FLAT ROOF

MATCHING SMOOTH CREAM RENDER

MATCHING WHITE PVC WINDOWS -  
185cm WIDE TO CHARLTON

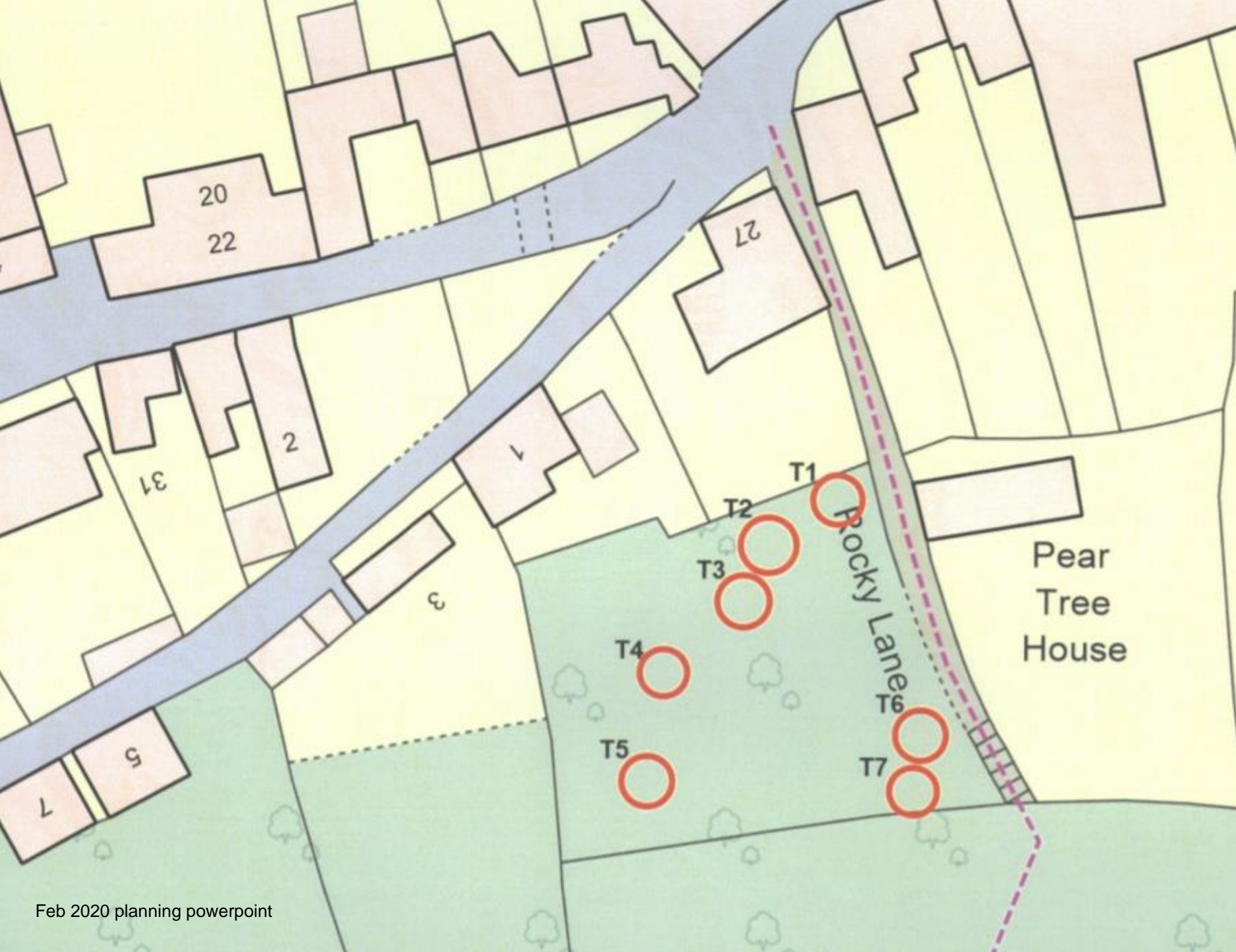
# **19/P/3172/PIP - Land To The South Of Western Trade Centre Knightcott Rd, Banwell.**

Permission in principle for residential development for a minimum of one dwelling and a maximum of nine dwellings.  
**THIS IS NOT A PLANNING APPLICATION.**



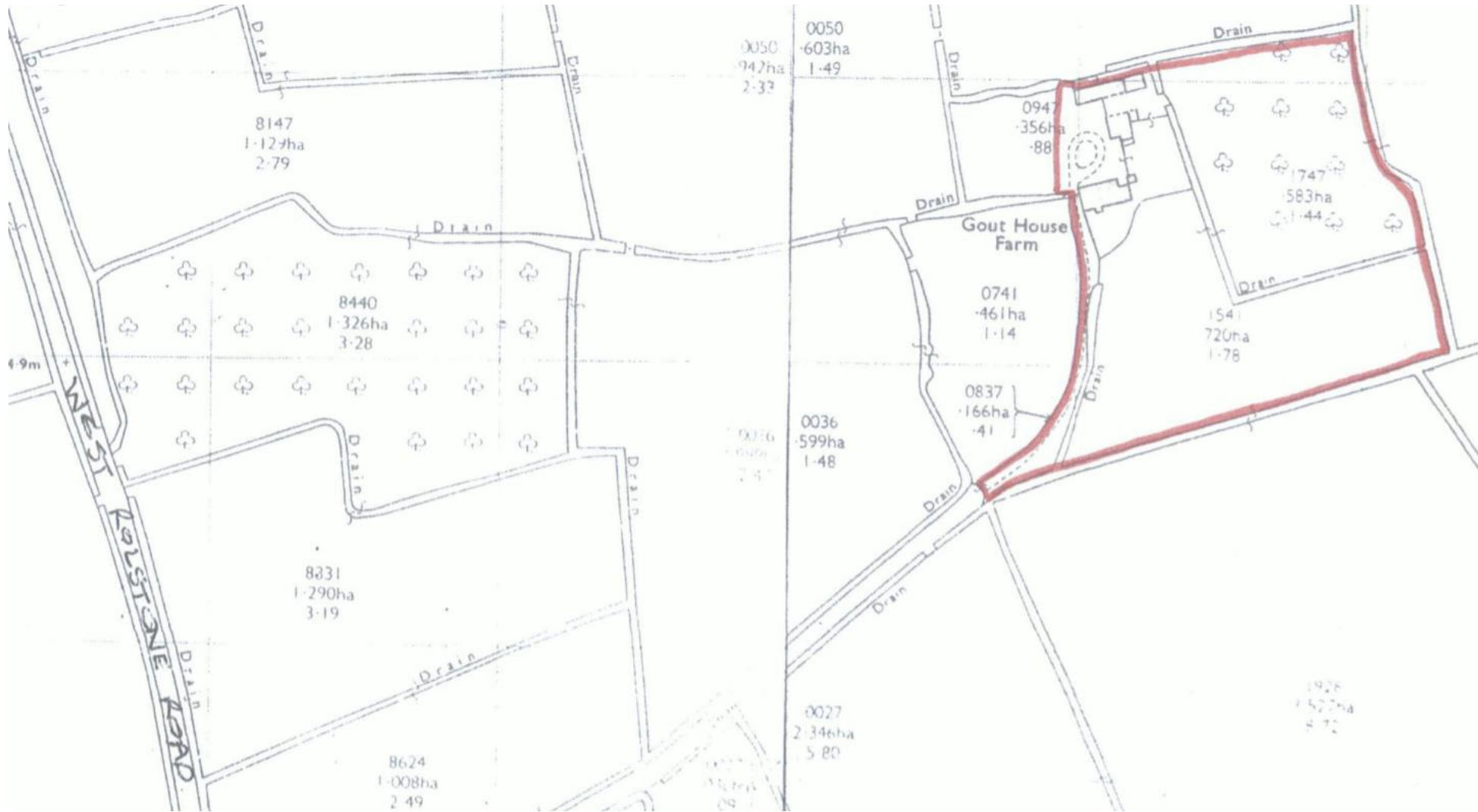
# **19/P/3190/TRCA - 1 Hill Path Banwell BS29 6AB.**

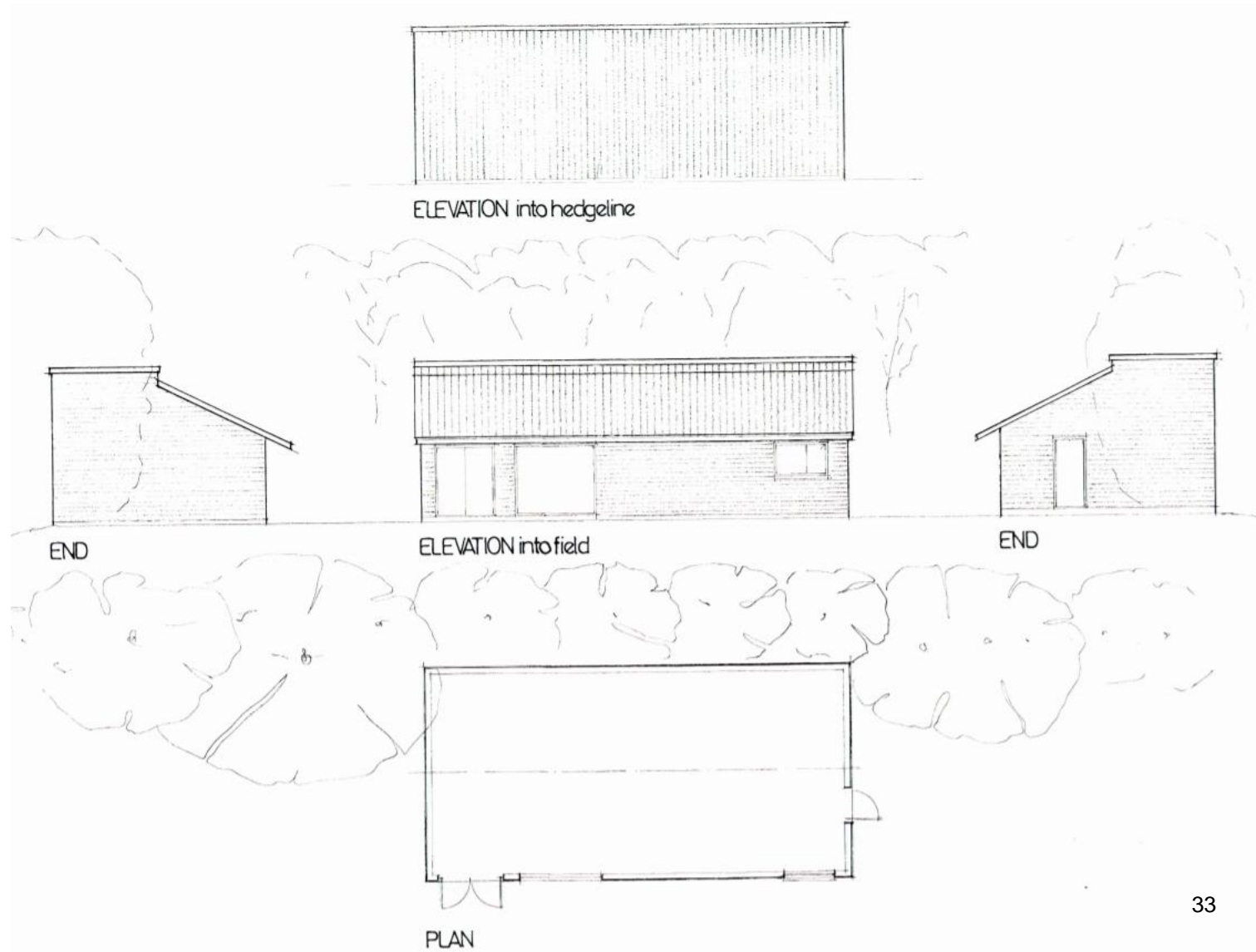
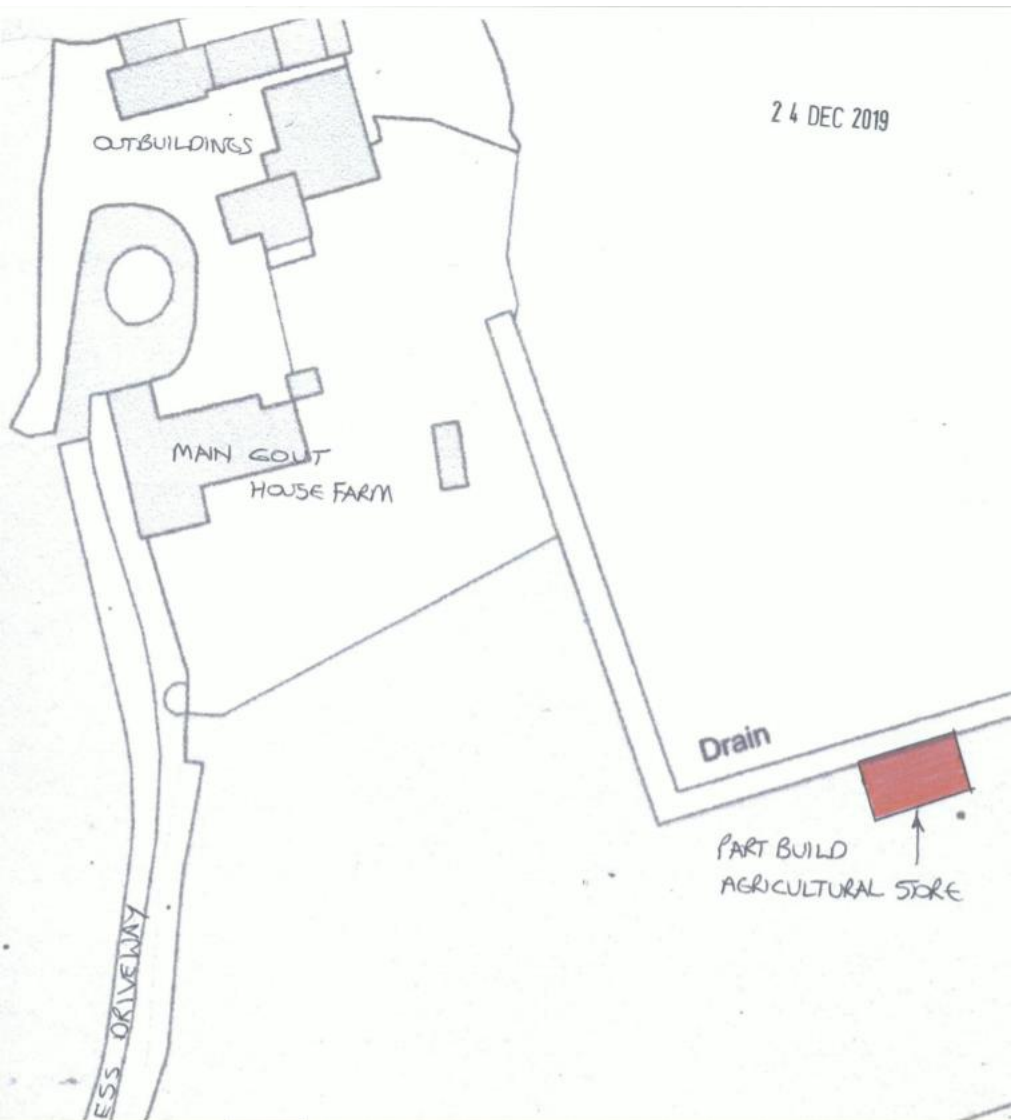
T1 - Horse Chestnut - Crown reduce by 4m. T2 & T3 - Birch - Crown reduce by 4m. T4 - Holly - crown reduce by 2m. T5 - Ash - crown reduce by 4m. T6 - Sycamore - Crown reduce by 5m. T7 - Beech - crown reduce by 5m.



**19/P/3192/FUL - Gout House Farm West Rolstone  
Road Hewish Weston-super-Mare BS24 6UH.**

Agricultural timber frame building to store hay, straw and  
livestock (Part Retrospective).





# **20/P/0121/NMA - Mead Fields Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell.**

Non material amendment to application 18/P/5209/RM ( matters of access, appearance, landscaping, layout and scale for the erection of 136no. dwellings pursuant to outline planning permission 12/P/1266/OT2) to allow amendments to internal arrangements and rear elevations of NB31 house types.

# **20/P/0121/NMA - Parklands Phase 1 Land South Of Churchland Way Wolverhill Road Banwell.**

Non material amendment to application 17/P/5586/RM ( Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 223 dwellings with associated access, roads, footways, parking, drainage and landscaping pursuant to outline planning permission 12/P/1266/OT2. ) to change internal arrangements and rear elevations of NB31 house types.

**19/P/0704/FUL** – Land East Of Junction 21 Of M5 Haybow Hewish. change of use of land 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. **WITHDRAWN**

**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). **REFUSED**

**19/P/2862/FUH** - 2, Westfield Road, Banwell BS29 6BA. Erection of a detached garage (Retrospective). **APPROVED**

**19/P/2912/HEDL** – Land West Of Wolvershill Road Wolvershill Road Banwell. Wessex Water needs to install a flow meter on an existing waste main in the verge adjacent to Wolvershill Road, Banwell. In order to install the flow meter a working area of 10m is required for access and storage of equipment, so a 10m section of hedgerow from the verge requires removal. **NO OBJECTION**

**19/P/3066/TRCA** - 16 East Street Banwell BS29 6BN. T1 & T2 - Magnolia - Reduce by up to 1m. **APPROVED**