



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 1st JUNE 2020

PRESENT: Councillors Paul Blatchford, Phil Baird, Steve Davies, Paul Harding & Dawn Parry
IN ATTENDANCE: Mrs Liz Shayler (Clerk)

The meeting was convened

32/20 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Manley & Cllr Wormald

33/20 To elect a Chairman of the Planning Committee for 2020/21 (agenda item 2)

Resolved – That Cllr Manley be elected as Chairman of the Planning Committee for 2020/21 but in his absence Cllr Blatchford to continue to Chair the meeting.

The resolution was correctly proposed and seconded (unanimous).

34/20 To elect a Vice Chairman of the Planning Committee for 2020/21 (agenda item 3)

Resolved – That Cllr Parry be elected as Vice Chairman of the Planning Committee for 2020/21

The resolution was correctly proposed and seconded (unanimous).

35/20 To receive declarations of interest (agenda item 4)

No committee member declared an interest

36/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th May 2020 (agenda item 5).

Resolved – That the minutes of the Planning Committee Meeting held on the 4th May 2020 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous).

The minutes of the meetings will be signed by Cllr Blatchford as a correct record.

37/20 To note and comment upon planning applications (agenda item 6)

- (i) **18/P/4735/OUT Land West of Wolvershill Rd, North of Wolvershill Park & Knightcott Park.** Outline planning application for the erection of up to 62no. (reduced to 54) dwellings, along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout & scale reserved for subsequent approval.

The Council discussed the Planning Officers report and were disappointed by the conclusions drawn especially in the disregarding of Core Strategy Policy 32 (of only 25 properties on the edge of a settlement boundary). The Clerk was asked to obtain the traffic data mentioned in the report.

Cllr Davies joined the meeting

- (ii) **20/P/0956/FUH 88 High Street, Banwell, BS29 6AQ.**
Proposed ground floor East side extension and new first floor with dormer windows.

Resolved – To support this planning application.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **20/P/1016/LDE West Hay Farm Summer Lane Banwell BS29 6LE.**
Certificate of lawful development for land that is in use for commercial storage B8 purposes.

This application was noted.

- (iv) **20/P/1029/TRCA 31 West Street Banwell BS29 6DB. T1 -Robinia – Fell**

Resolved – To note this application.

The resolution was correctly proposed and seconded (unanimous)

38/20 To note planning decisions – (agenda item 7)

- (i) **19/P/3148/OUT 28 Queens Road Banwell BS29 6BB.**
Outline application for the demolition of side extensions of existing dwelling and the erection of a 2-bedroom dwelling to the side **REFUSED**
- (ii) **20/P/0193/FUH & 20/P/0420/LBC 4, The Square, Banwell BS24 6BL.**
Retrospective application for installation of satellite dish and boiler flue to north west elevation (side); plastic guttering and pipework to the south east elevation (rear). **APPROVED**
- (iii) **20/P/0649/LDP 28 Riverside, Banwell. BS29 6EE**
Certificate of Lawful Development for the proposed siting of a caravan. **WITHDRAWN**
- (iv) **20/P/0671/FUH 1 High Street, Banwell. BS29 6AA.**
Replacement windows to front and side elevation **APPROVED**
- (v) **20/P/0672/CQA Land off Havage Drove, Box Bush Lane, Rolstone. BS24 6UA.**
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 walls.
PRIOR APPROVAL REQUIRED AND GRANTED

39/20 Date of the next meeting (agenda item 8)

15th June 2020, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>
6th July 2020, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:25

.....Chairman

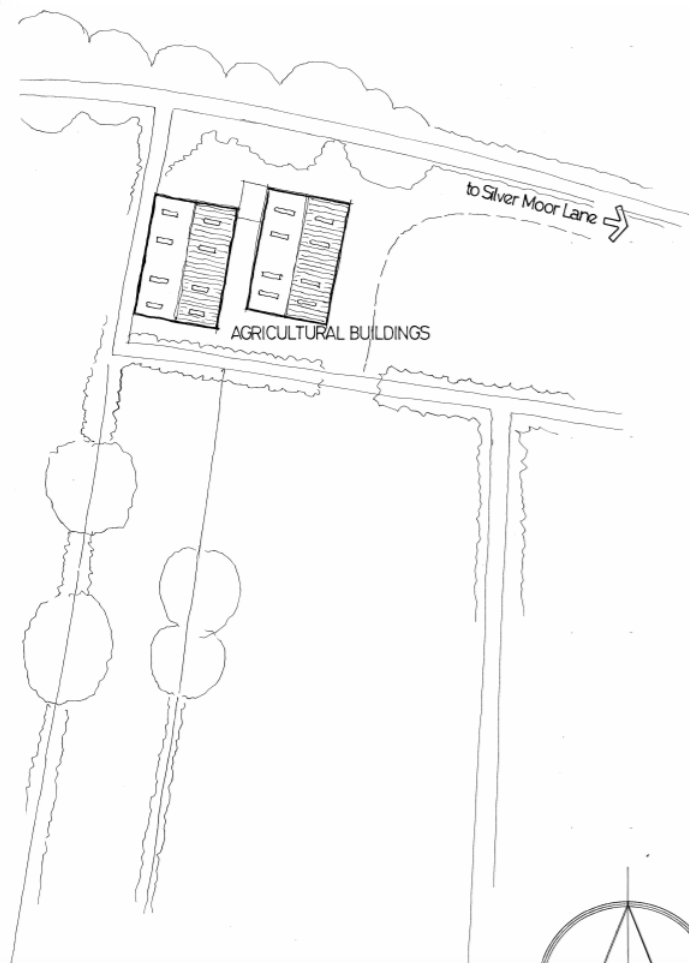
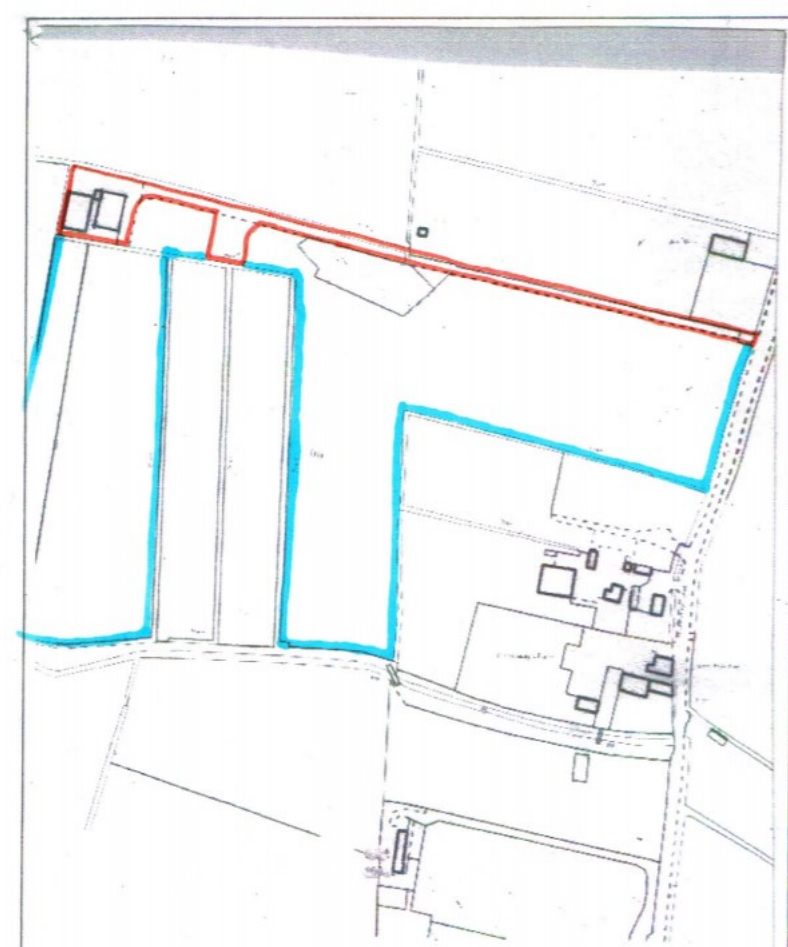
.....Date

Planning Committee

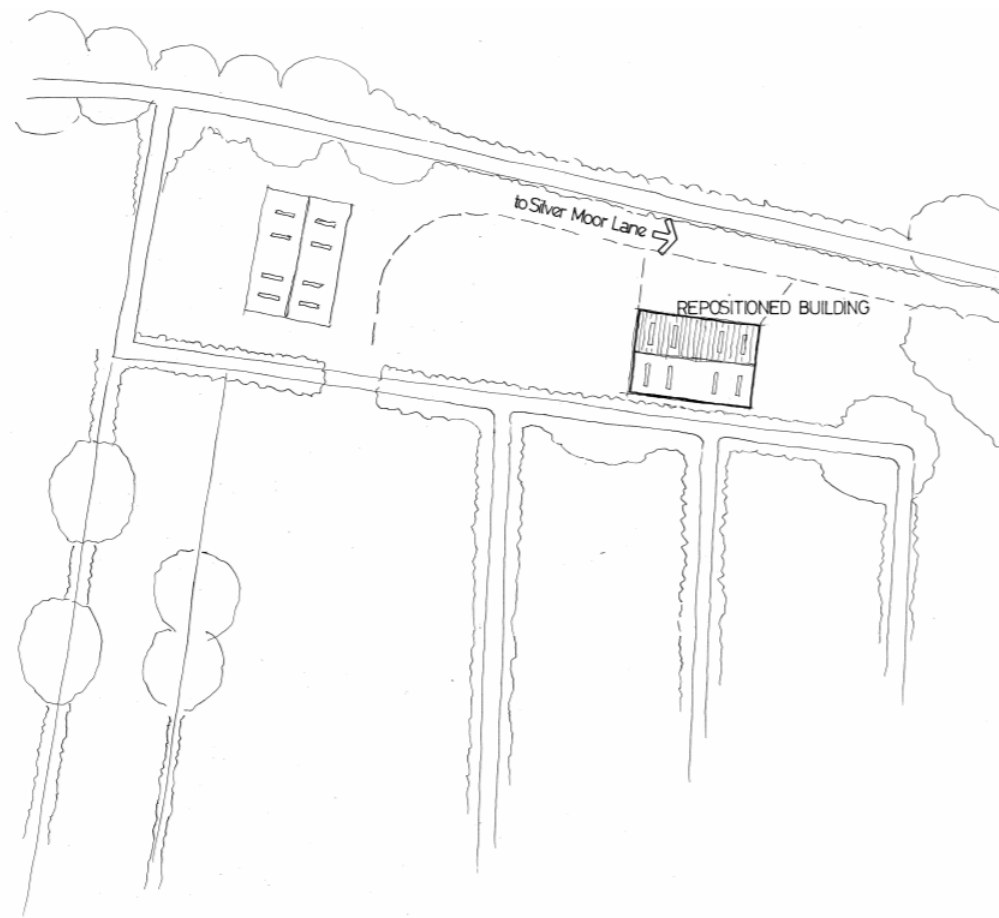
July 6th 2020

20/P/1114/FUL Land at Silvermoor Lane Banwell.

Disassemble 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.



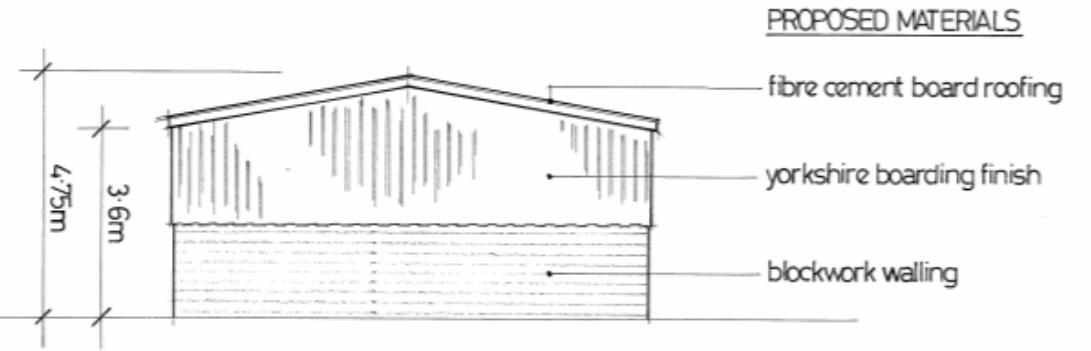
EXISTING



PROPOSED



FRONT ELEVATION (east) open fronted



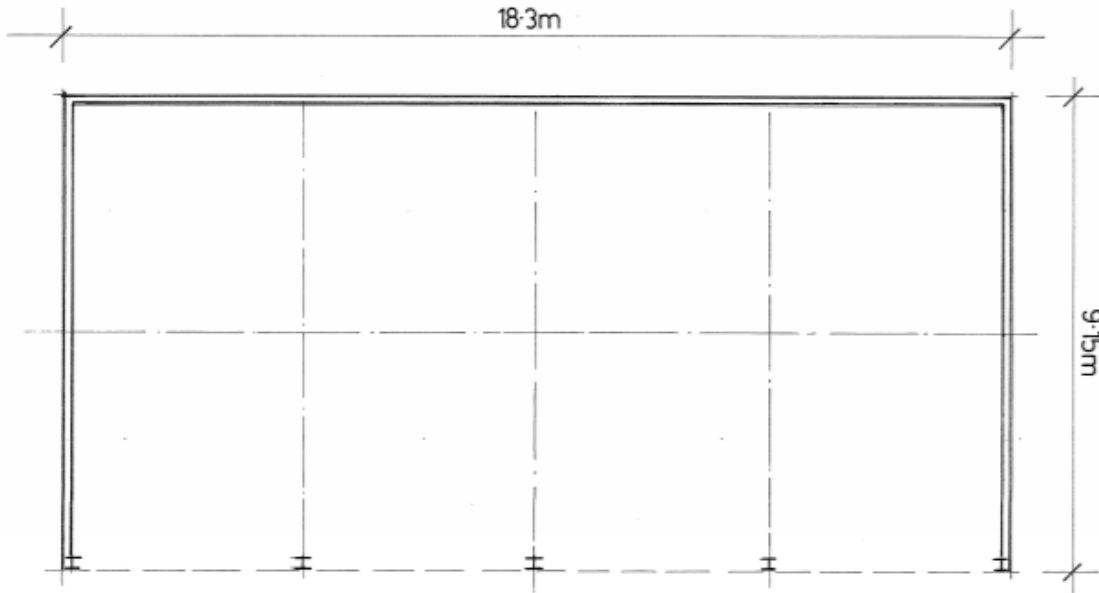
PROPOSED MATERIALS

fibre cement board roofing

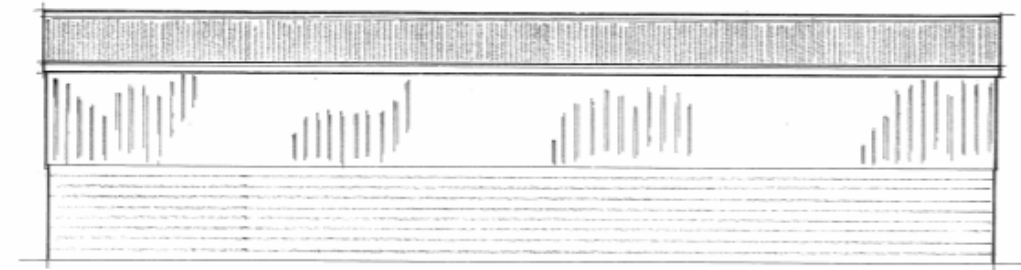
yorkshire boarding finish

blockwork walling

END VIEWS (north and south)



LAYOUT PLAN



REAR ELEVATION (west)

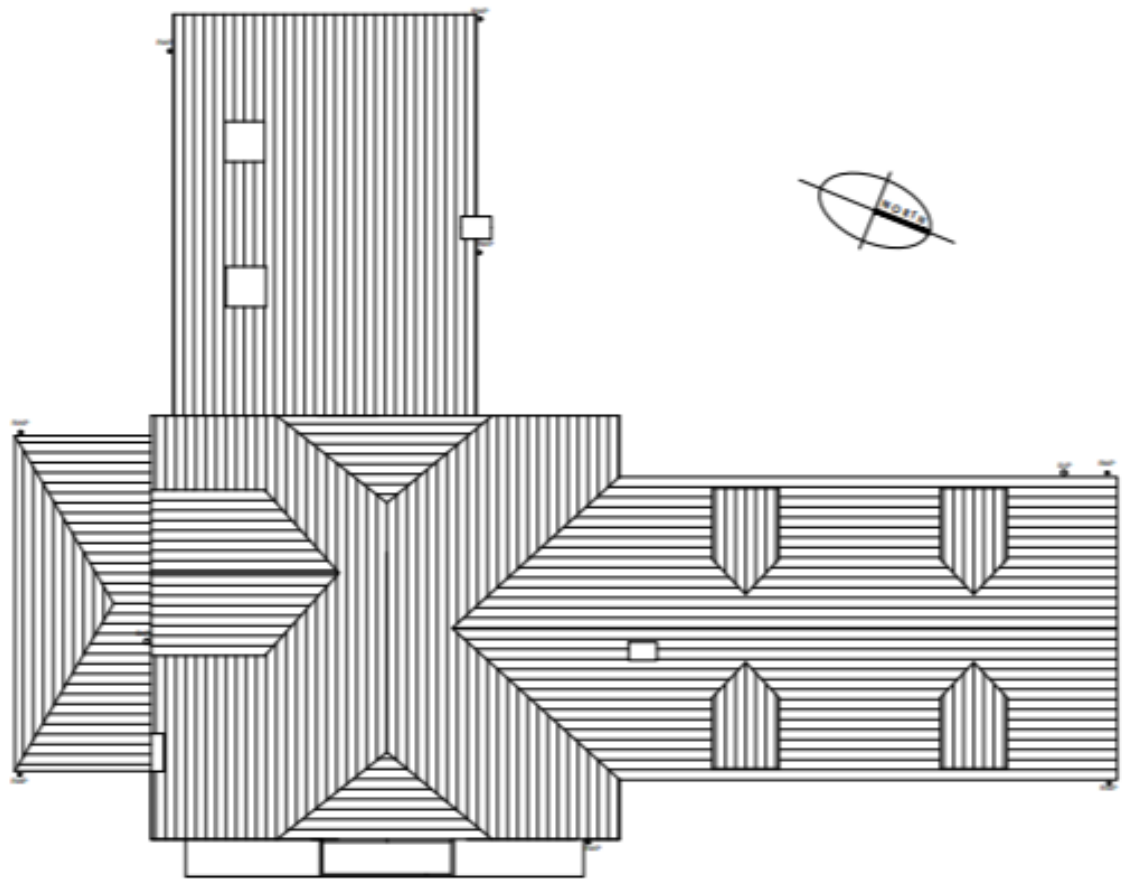
PROPOSED AGRICULTURAL BUILDING at

**20/P/1242/FUH Little Orchard, Wolverhill Road,
Banwell BS29 6LA.**

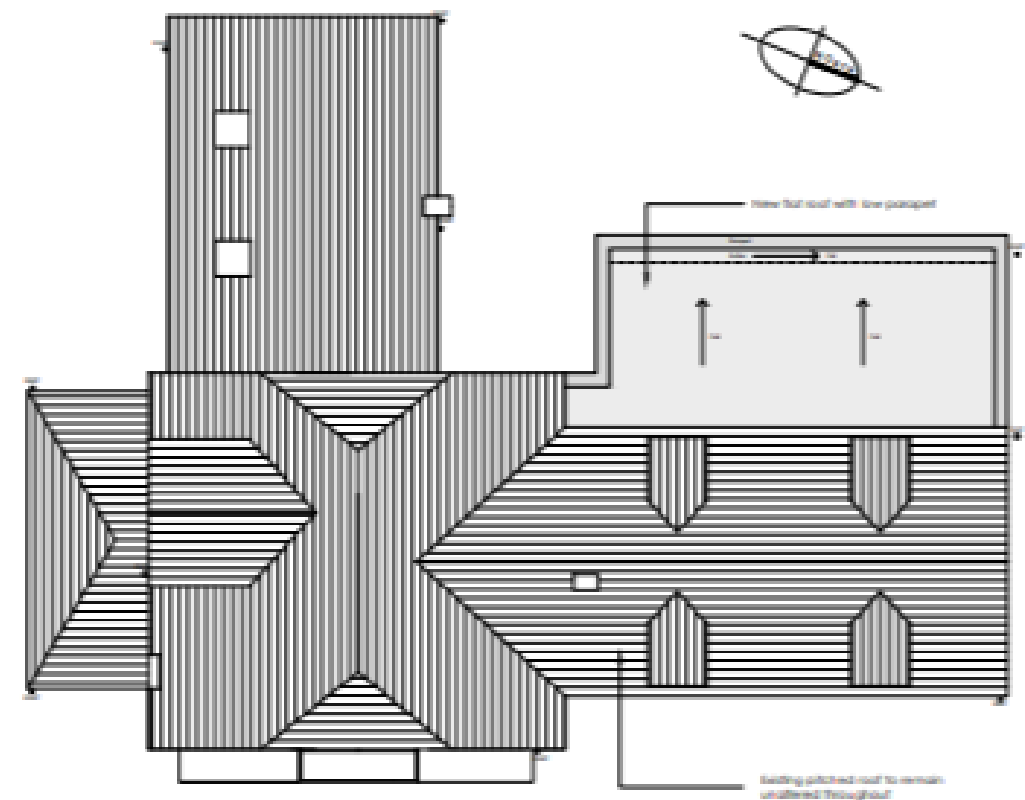
Proposed single story extension to the rear of the existing detached dwelling & associated adaptations.



SITE PLAN Scale 1:500



ROOF PLAN Scale 1:100

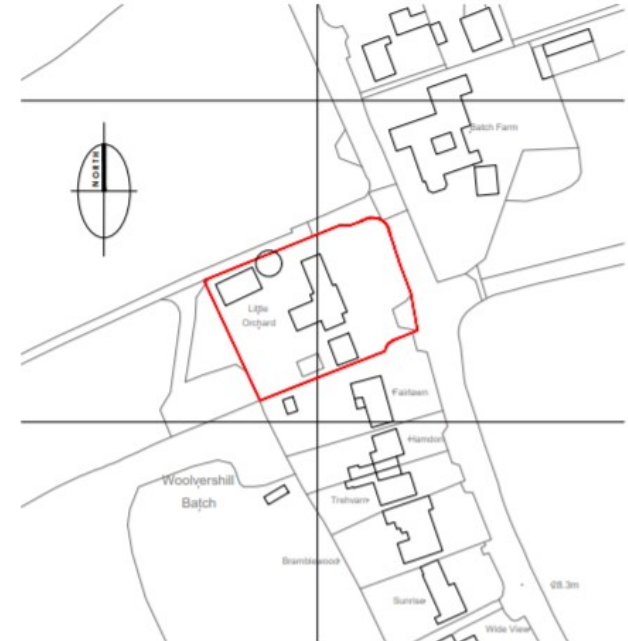


PROPOSED ROOF PLAN SCALE 1:100





VIEW FROM WOLVERSHILL ROAD



LOCATION PLAN Scale 1:1250



AERIAL VIEW



EXISTING FRONT ELEVATION scale 1:100



EXISTING SIDE ELEVATION scale 1:100



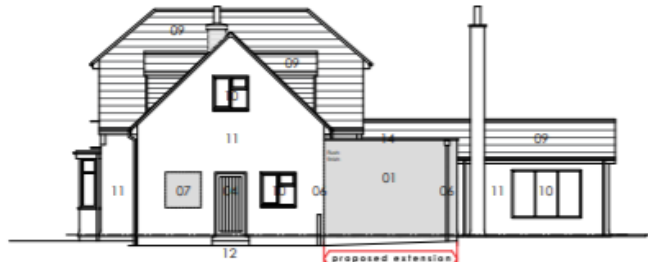
EXISTING REAR ELEVATION scale 1:100



EXISTING SIDE ELEVATION scale 1:100



PROPOSED FRONT ELEVATION scale 1:100



PROPOSED SIDE ELEVATION scale 1:100



PROPOSED REAR ELEVATION scale 1:100



MATERIALS KEY

- 01 NEW extension, rendered to match existing
- 02 NEW timber entrance door with sidelight in existing opening
- 03 NEW white PVCu window
- 04 NEW timber door with level access threshold
- 05 NEW white PVCu patio doors with level access threshold
- 06 NEW black PVCu RWP/SVP
- 07 Door/window removed, opening built up and rendered externally to match existing
- 08 Existing ramp removed
- 09 Existing roof covering to remain
- 10 Existing windows to remain
- 11 Existing rendered surfaces to remain and be re-painted to match existing
- 12 NEW steps to doorway
- 13 NEW graded access to doorway
- 14 NEW stone capping to new parapet



PLANNING

Project Client	Project
LITTLE ORCHARD	INS-
WOLVERSHILL ROAD	Drawn
BANWELL, BS29 6LA	PL-
	Rev
Drawing	Scale
G.A. Elevations	1:10
Existing and Proposed	Drawn
	PM
	Check

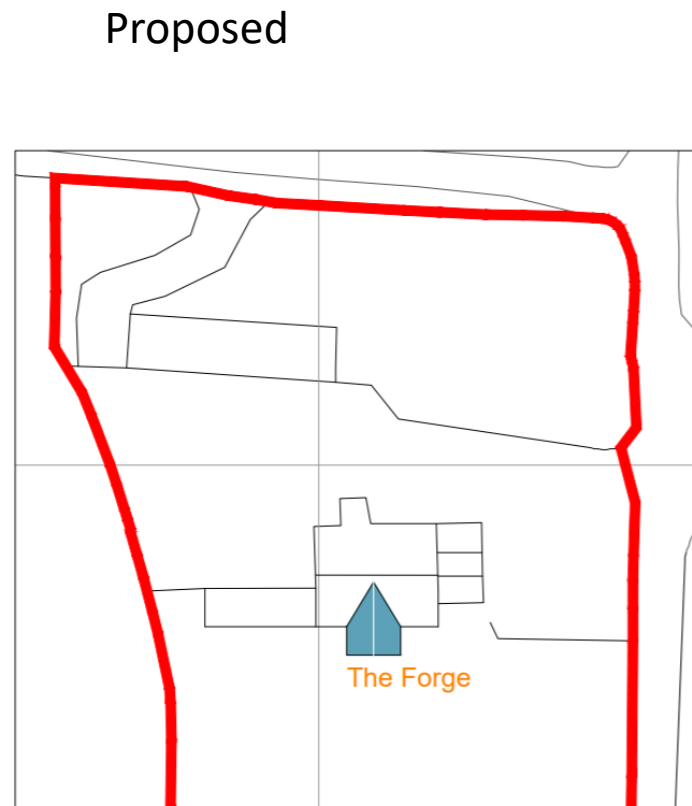
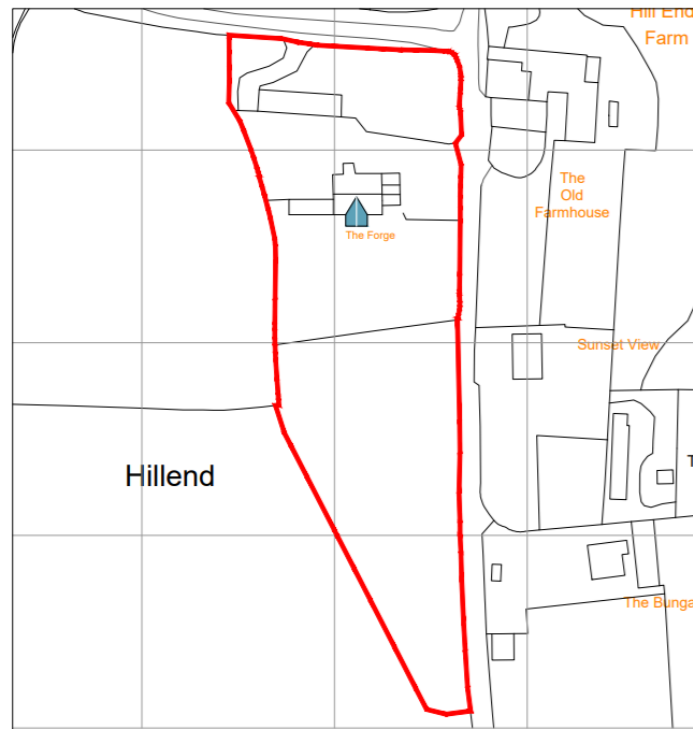
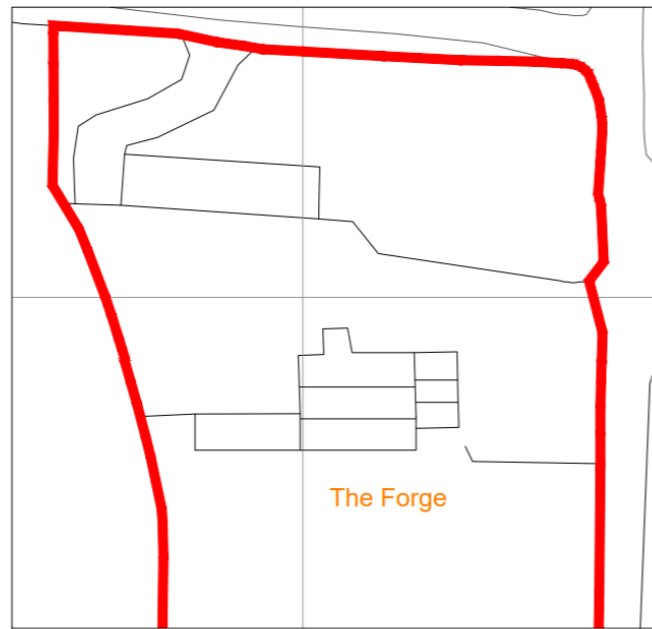
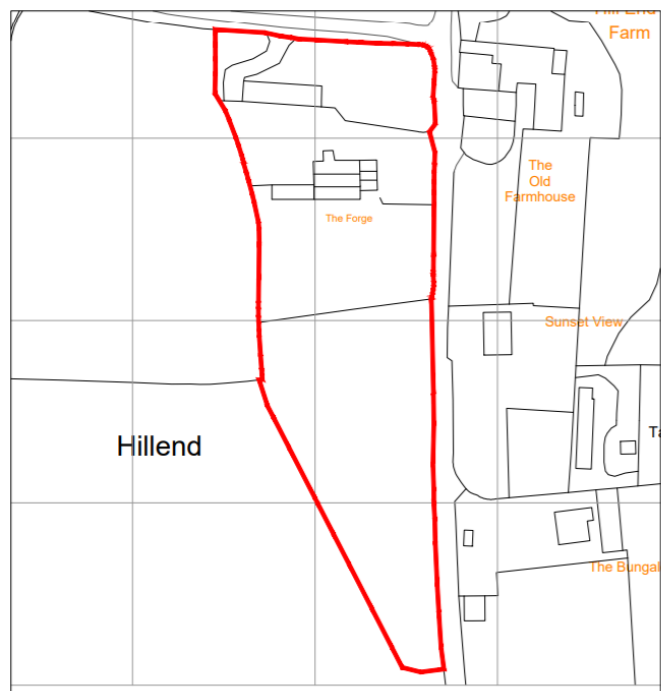
**20/P/1224/LDE The Moor Dairy, Moor Road,
Banwell BS29 6ET.**

Certificate of lawful development for the erection of a single storey extension to the sides and rear of an existing dwellinghouse, the use of an existing outbuilding within the curtilage of the dwellinghouse as an annex and operations comprising of the repair and maintenance of an existing area of hardstanding.



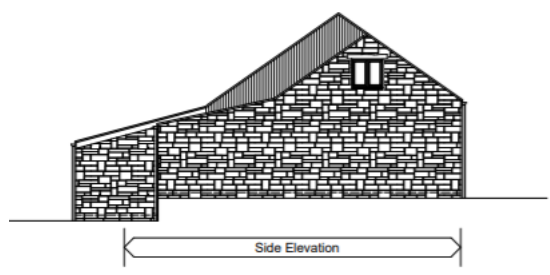
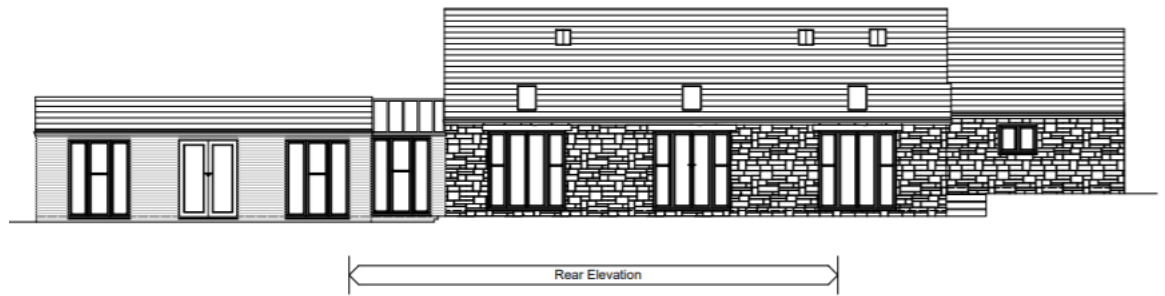
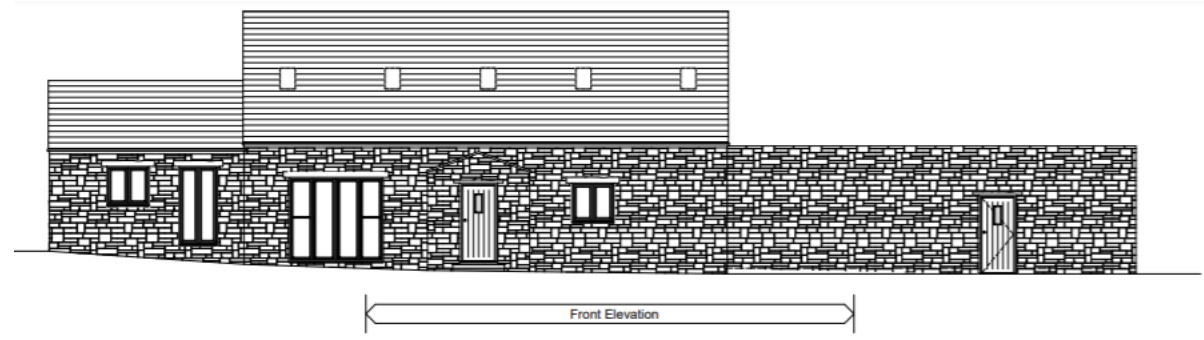
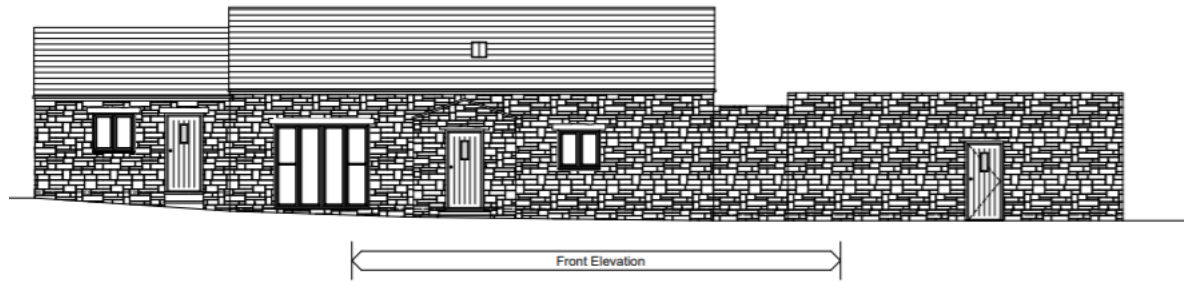
**20/P/1282/FUH The Forge Hillend Locking
Weston-super-Mare BS24 8PQ**

Raise roof and extend to rear elevation to create first floor. Alteration to exterior including new doors and windows (Resubmission of application ref. 19/P/2179/FUH)

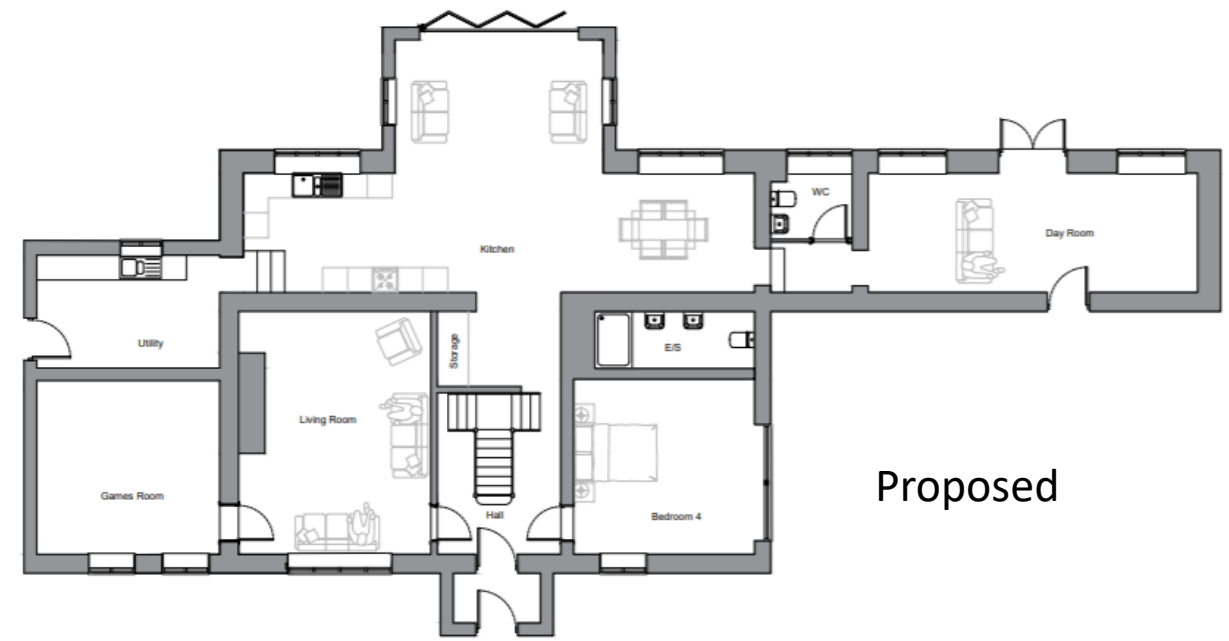
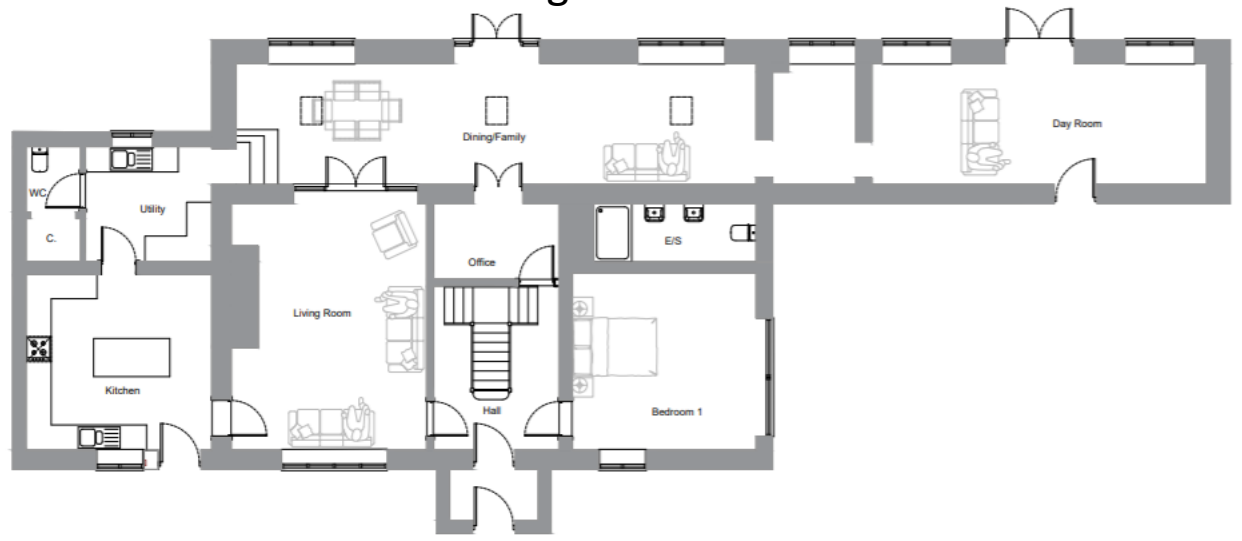


Existing

Proposed

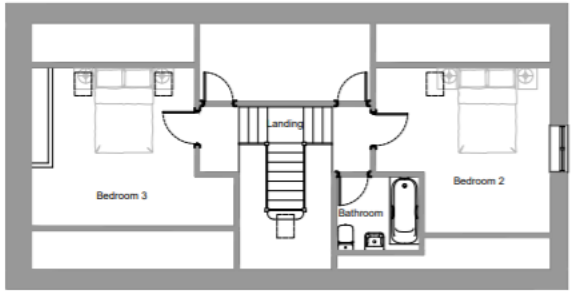


Existing

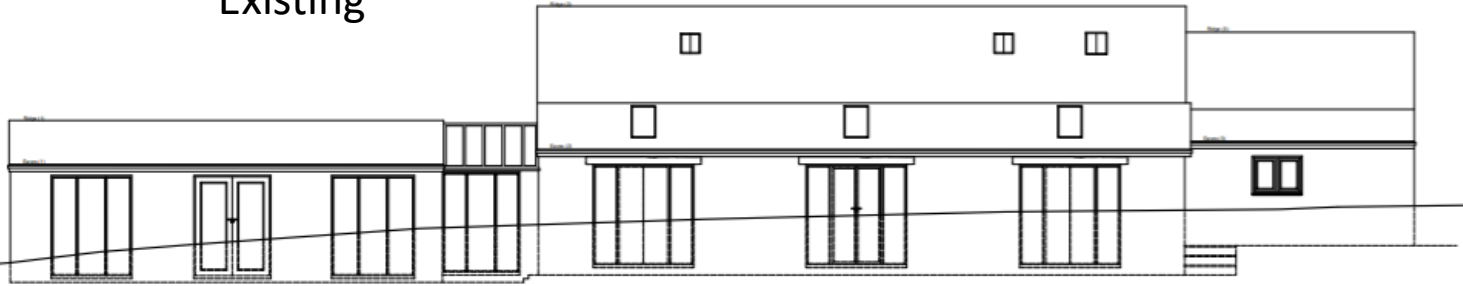


Proposed

Ground Floor



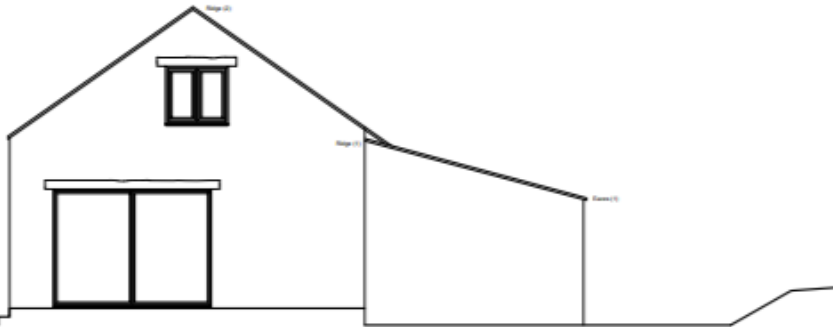
Existing



Proposed

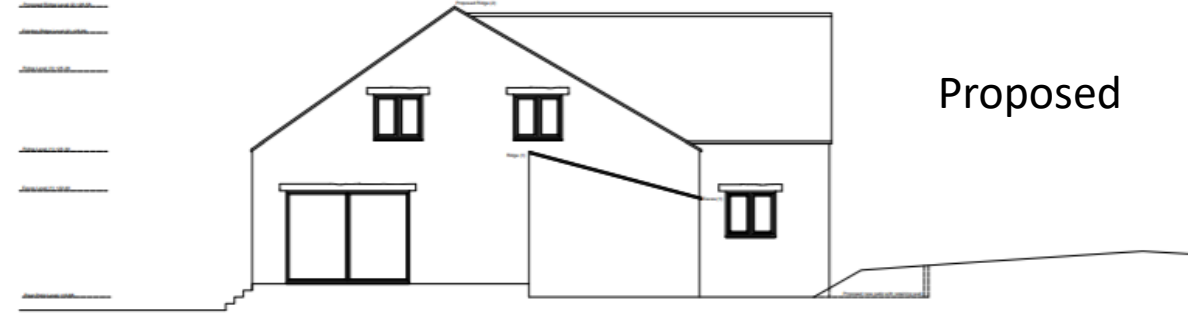


Existing



Site Section B-B (Scale 1:50)

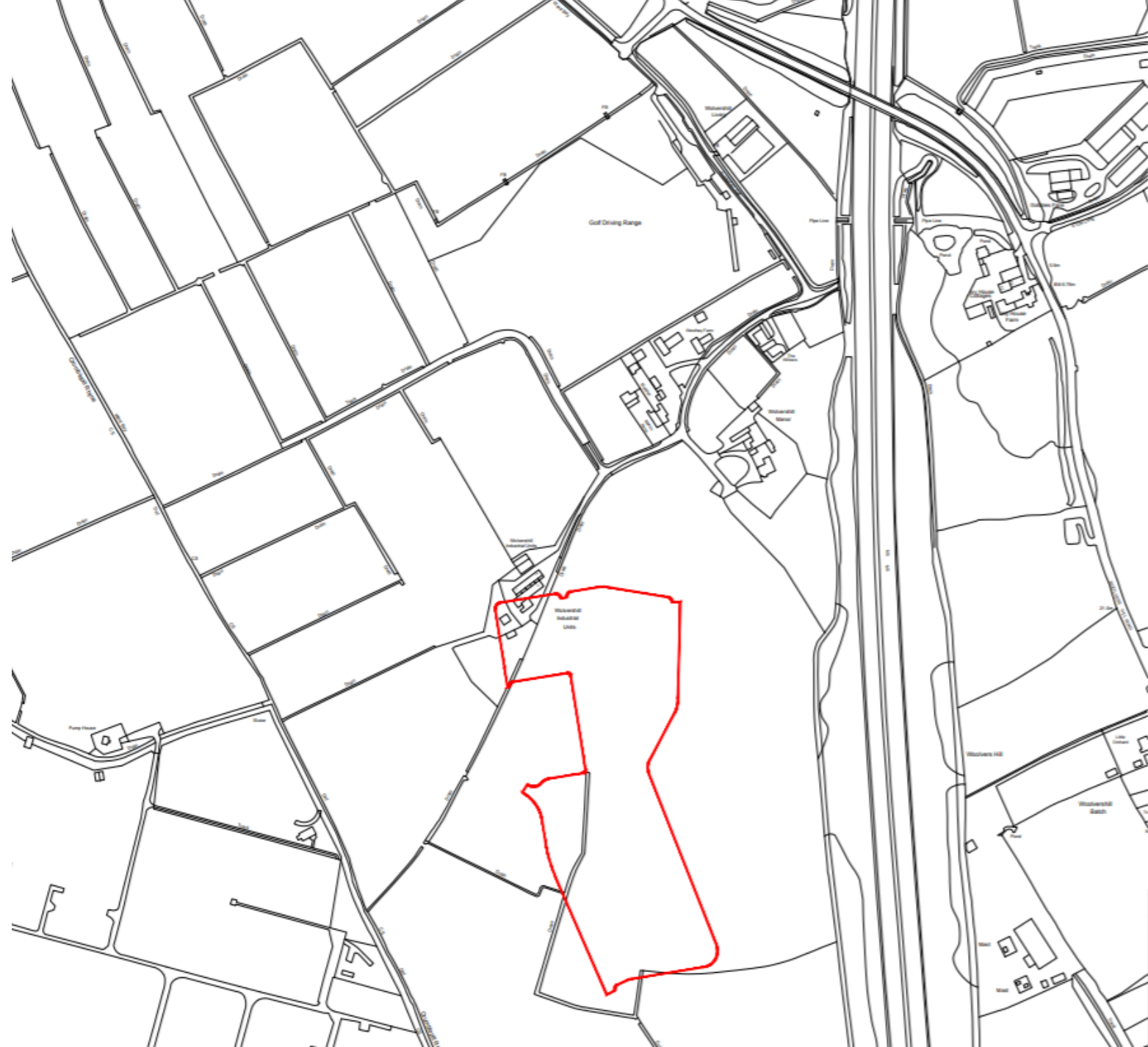
Proposed



Site Section B-B (Scale 1:50)

20/P/1290/NMA Mead Fields Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell

Non material amendment to application 18/P/5209/RM.(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) to replacement of NA44 housetype with D1389 (Sunford), which is the same building but with a modified bay window size only to the ground floor.



NO.	DATE	DESCRIPTION	BY
1	15/01/2024	ISSUED FOR TENDER	WIMPEY
2	15/01/2024	ISSUED FOR TENDER	WIMPEY
3	15/01/2024	ISSUED FOR TENDER	WIMPEY
4	15/01/2024	ISSUED FOR TENDER	WIMPEY
5	15/01/2024	ISSUED FOR TENDER	WIMPEY
6	15/01/2024	ISSUED FOR TENDER	WIMPEY
7	15/01/2024	ISSUED FOR TENDER	WIMPEY
8	15/01/2024	ISSUED FOR TENDER	WIMPEY
9	15/01/2024	ISSUED FOR TENDER	WIMPEY
10	15/01/2024	ISSUED FOR TENDER	WIMPEY

Scale: 1:1000
Date: 15/01/2024
Project: MEAD FIELDS, PHASE 3A, PARKLANDS, WESTON-SUPER-MARE
Location Plan

Taylor Wimpey



AREA SUBJECT
TO FUTURE
APPLICATION



STREET SCENE 1



STREET SCENE 2



STREET SCENE 3



STREET SCENE 4



STREET SCENE 5

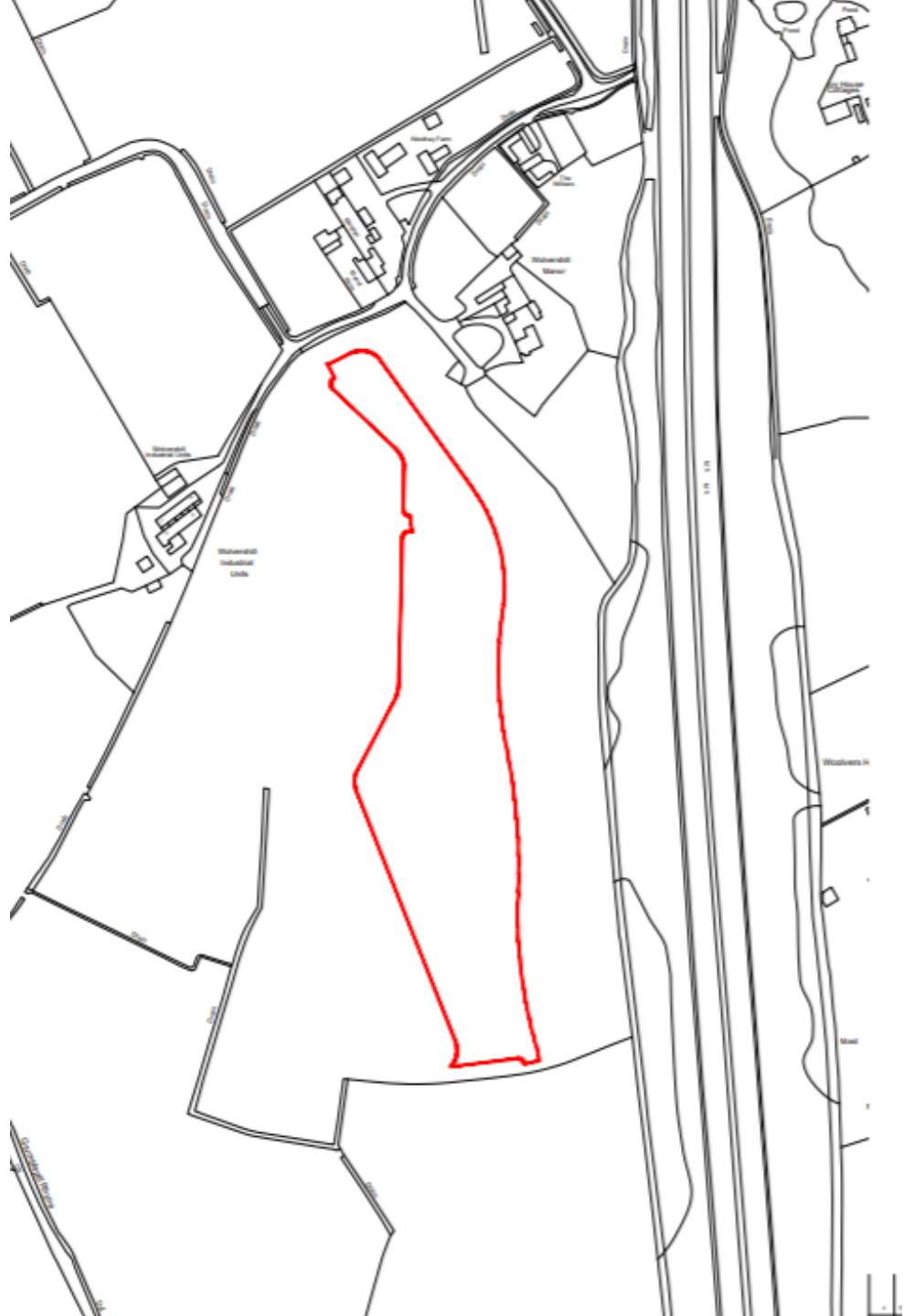


AREA SUBJECT TO FUTURE APPLICATION

KEY PLAN 1:1000

20/P/1291/NMA Mead Fields Parklands Phase 3B Land South Of Churchland Way Wolvershill Road

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) to replacement of NA44 housetype with D1389 (Sunford), which is the same building, but with a modified bay window size only to the ground floor.









STREET SCENE 1



STREET SCENE 1



STREET SCENE 2



STREET SCENE 2



PLOT 440

PLOT 444

PLOT 448

PLOT 452

PLOT 456

PLOT 460

PLOT 464

PLOT 468

PLOT 472

PLOT 476

PLOT 480

PLOT 484

PLOT 488

PLOT 492

PLOT 496

PLOT 500

**20/P/1304/FUH Bethal Cottage, Hillend, Weston-
super-Mare BS24 8PQ**

Demolition of existing conservatory and timber frame ground floor extension. Proposed erection of single storey rear extension and first floor side extension



Existing

Bethel Cottage



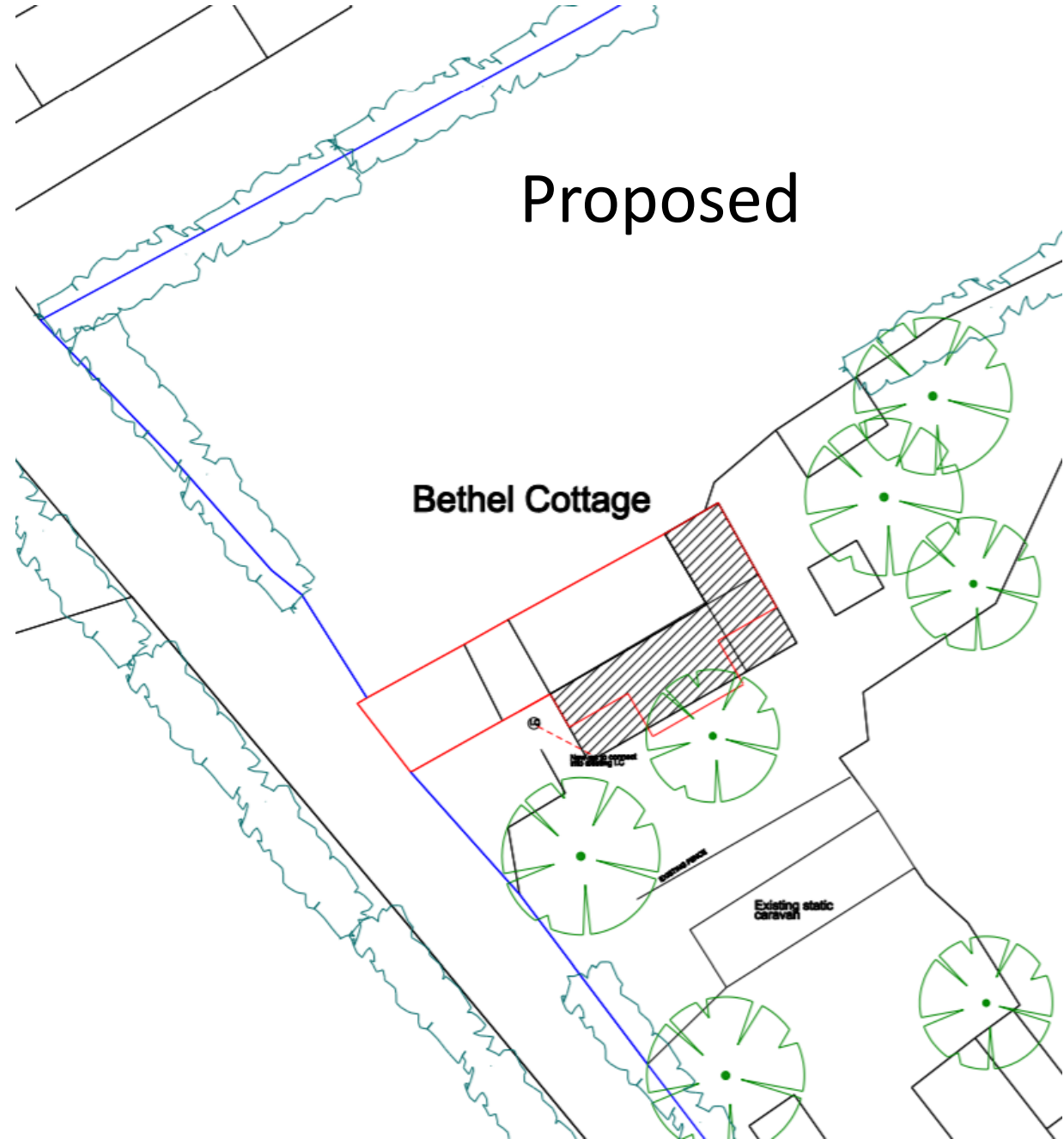
PROJECT
PROPOSED EXTENSIONS AT BETHEL COTTAGE, HILLING, LOOKING WEST 88348PG

DRAWING TITLE	DRAWING NUMBER	STATUS
Existing site plan	AS/001	PLANNING
PROJECT NUMBER: 151	DATE: MARCH 2009	DRAWN BY: [unclear]
		SCALE: 1:2000

THE DRAWING IS COPYRIGHT

Proposed

Bethel Cottage





EXISTING SOUTH EAST ELEVATION



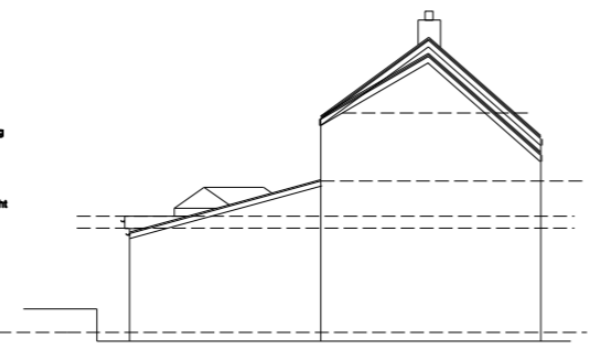
EXISTING NORTH EAST ELEVATION



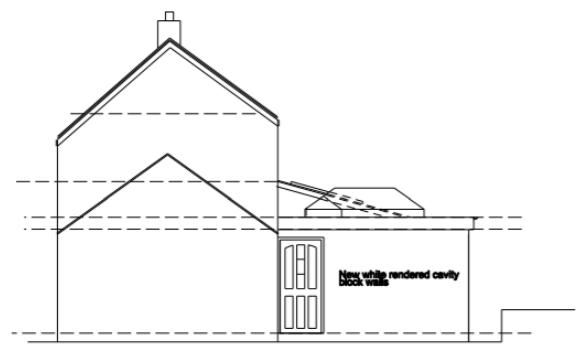
EXISTING SOUTH WEST ELEVATION



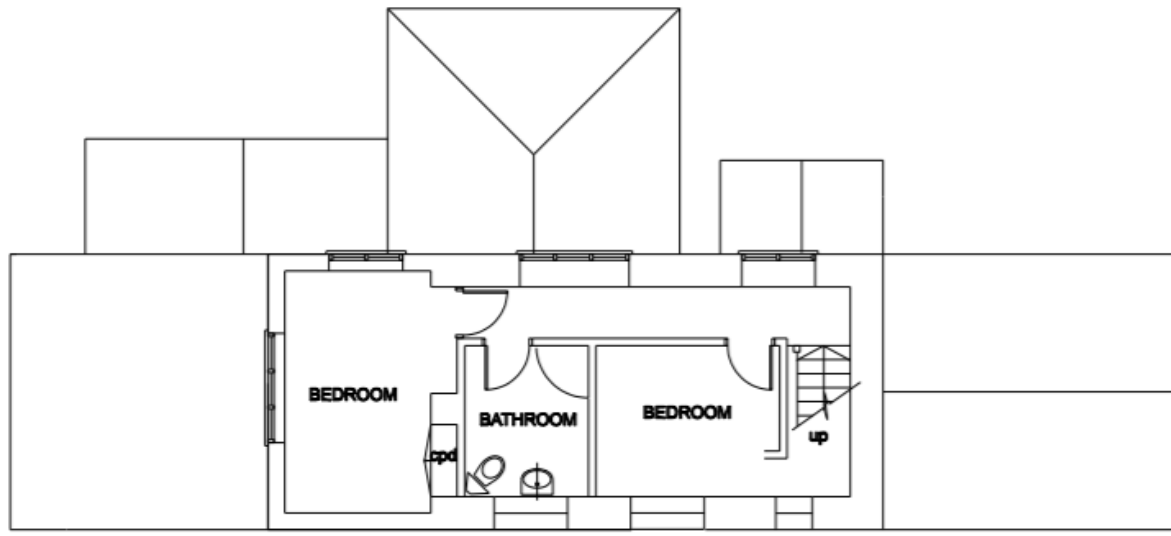
PROPOSED SOUTH EAST ELEVATION



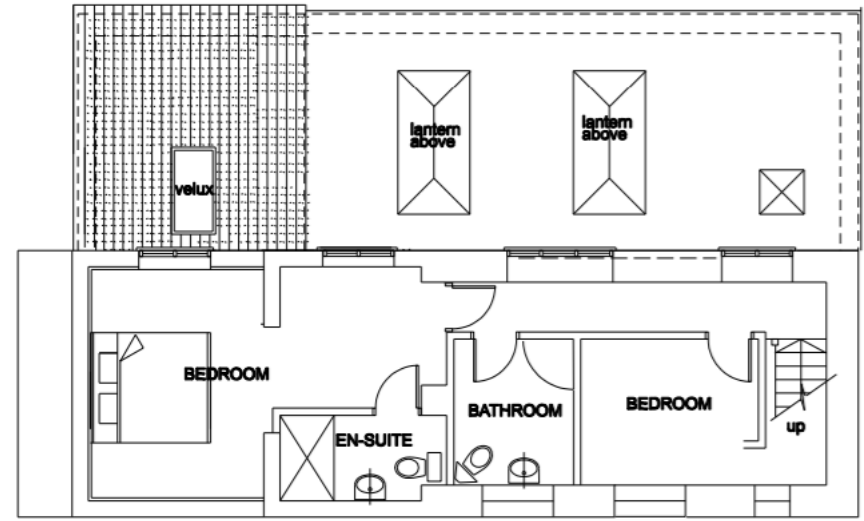
PROPOSED NORTH EAST ELEVATION



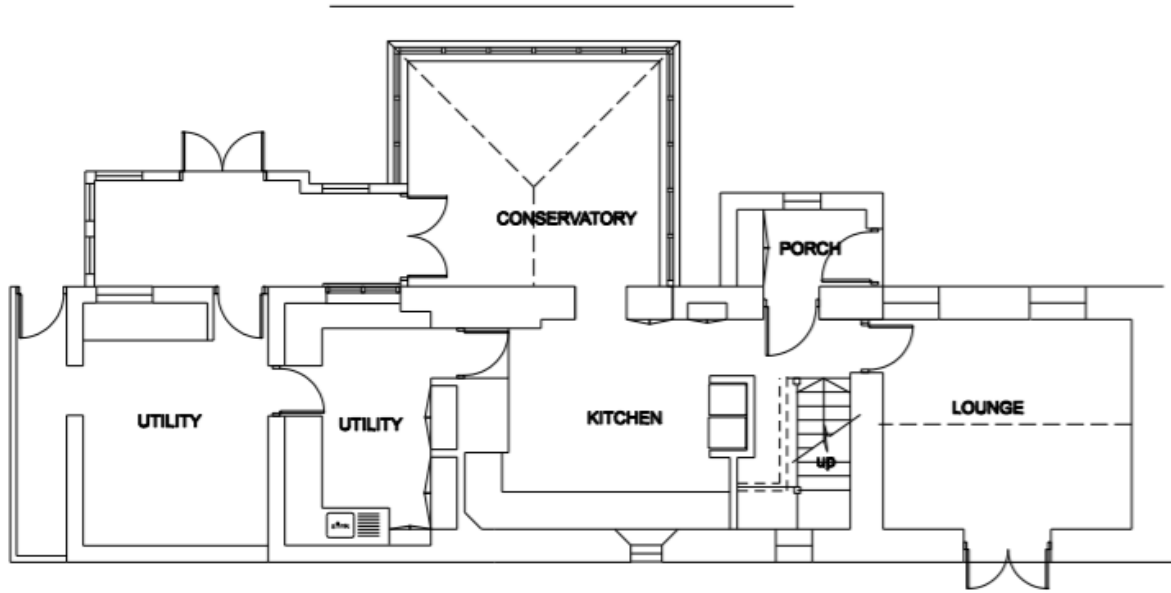
PROPOSED SOUTH WEST ELEVATION



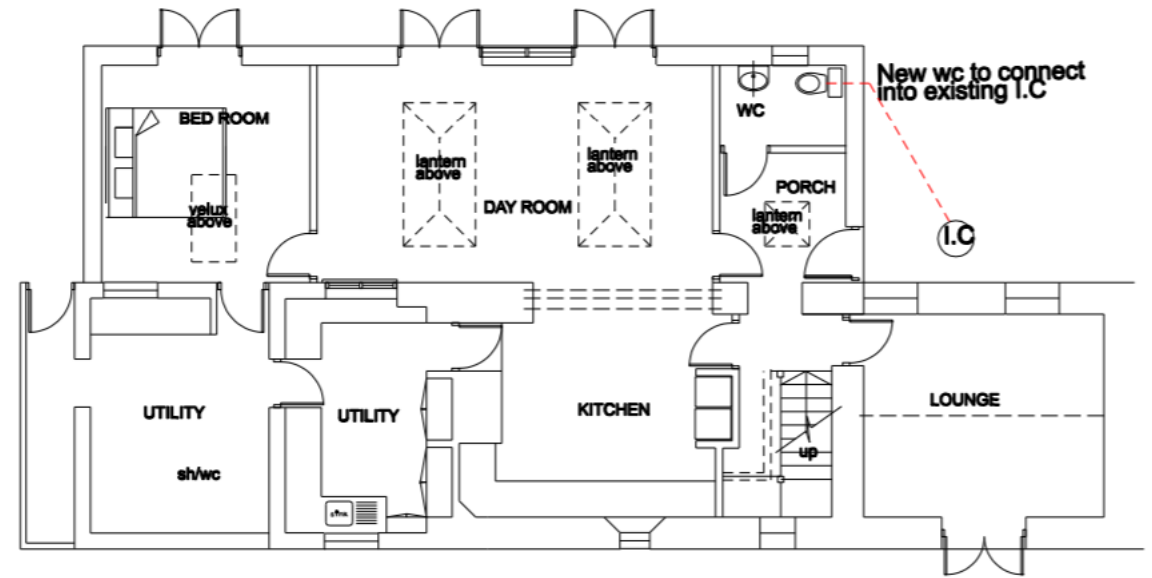
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

**20/P/1396/TRCA 27 Church Street,
Banwell BS29 6EA**

T1 - Sycamore - Remove 4 lowest limbs overhanging the property.

T2 - Sycamore - Remove 2-3 lowest limbs overhanging the property



20/P/0569/FUH - 30 Church Street, Banwell. BS29 6EA.

Application for the erection of a first-floor rear dormer with replacement windows. **APPROVED**

20/P/0767/FUL 1, Littlefields Avenue, Banwell. BS29 6BE.

Demolition of existing side extension and erection of a single storey rear extension to dwelling.
Erection of 1no. new detached dwelling adjacent to existing dwelling. **APPROVED**

20/P/0823/FUL Land Court Farm, Puxton Road, Hewish, Weston-super-Mare. BS24 6UE.

New agricultural building which will be primarily used for the purpose of housing/feeding livestock (juvenile cattle). **APPROVED**

20/P/1029/TRCA 31 West Street Banwell BS29 6DB.

T1 -Robinia – Fell. **NO OBJECTION**