



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 3rd FEBRUARY 2020 AT BANWELL YOUTH AND COMMUNITY CENTRE

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Cllrs Phil Adams, Maggie McCarthy, Karen Bartlett & 11 members of the public.

Before the meeting opened Members of the public were invited to speak;

- (i) The planning agent spoke in support of application 19/P/3061/FUL and gave further background information on the diversification of the disused buildings. He also spoke about the fact that the Highways authority were happy but had requested more information on the visibility splay onto Wolvershill Road.
- (ii) Several residents spoke to object to applications 19/P/3147/FUH & 19/P/3148/OUT with particular concerns about the following;
 - The two-storey extension would impact on the light for properties on High Street.
 - The removal of car-parking on High Street leading to displacement of cars to surrounding roads.
 - The importance of parking in this location for carers
 - General lack of parking along High Street

The Meeting was convened

01/20 To receive apologies for absence (agenda item 1)

Apologies were received from District Councillor Cllr Harley

02/20 To receive declarations of interest (agenda Item 2)

None were received

03/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th January 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 6th January 2020 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.

04/20 To note and comment upon planning applications (agenda item 4)

- (i) **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).

Resolved – Not to object to this application but request extra signage along Wolvershill Road, in both directions, warning of slow-moving / turning traffic.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **19/P/3100/RM** - Land South of Churchland Way Wolverhill 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

This application was noted

- (iii) **19/P/3147/FUH** - 28 Queens Road Banwell BS29 6BB. Part demolition of existing rear single-storey conservatory and construction of two-storey extension on footprint of conservatory.

Resolved – To not object to this application

The resolution was correctly proposed and seconded (unanimous)

- (iv) **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 (all matters reserved for subsequent approval).

Resolved – To object to this application for the following reasons,

- The creation of an access onto High Street (which it is believed does not exist as currently no dropped kerb).
- Inappropriate car parking scheme leading to displacement of vehicles that currently park there for both local residents and carers.
- Destruction of the wall which will disturb the street scene.

The resolution was correctly proposed and seconded (unanimous)

- (v) **19/P/3169/FUH** - 34 High Street Banwell BS29 6AF. Single storey rear elevation extension

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (vi) **19/P/3172/PIP** - Land to the South of Western Trade Centre, Knightcott Road, 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.

Resolved – To not support this planning in principal application. Whilst it is recognised that it is a brownfield site the Council do not support ribbon development and felt that due to a reduction of the bus service it is an unsustainable location.

The resolution was correctly proposed and seconded (unanimous)

- (vii) **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.

This application was noted

- (viii) **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).

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (ix) **20/P/0121/NMA** - Mead Fields Parklands Phase 3A Land South of Churchland Way Wolverhill Road Banwell. Nonmaterial amendment to application 18/P/5209/RM to allow amendments to internal arrangements and rear elevations of NB31 house types.

This application was noted

- (x) **20/P/0122/NMA** - Parklands Phase 1 Land South of Churchland Way Wolverhill Road Banwell. Nonmaterial amendment to application 17/P/5586/RM to change internal arrangements and rear elevations of NB31 house types.

This application was noted

05/20 To note planning decisions – (agenda item 5)

- (i) **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**
- (ii) **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**
- (iii) **19/P/2862/FUH** - 2, Westfield Road, Banwell BS29 6BA. Erection of a detached garage (Retrospective). **APPROVED**
- (iv) **19/P/2912/HEDL** – Land West of Wolverhill Road Wolverhill Road Banwell. Wessex Water needs to install a flow meter on an existing waste main in the verge adjacent to Wolverhill 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**
- (v) **19/P/3066/TRCA** - 16 East Street Banwell BS29 6BN. T1 & T2 - Magnolia - Reduce by up to 1m. **APPROVED**
- (vi) **19/P/2342/LDE** - Western Fields Whitley Road 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). **SPLIT DECISION** (Approved LDE for buildings 1 & 2, building 3 to be used for storage only).

050/20 Date of the next meeting (agenda item 6)

17th February 2020 7:30pm Parish Council Meeting, Youth & Community Centre
3rd March 2020 7pm Planning Committee Meeting, Youth & Community Centre

The Chairman closed the meeting at 19:35

.....Chairman

.....Date

Planning Committee

March 2nd 2020

18/P/4735/OUT - Land West of Wolvershill Road, 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 and scale reserved for subsequent approval.

New Proposal



Original Proposal



New Proposal

Gross Area	3.22	7 956942
Exclusions *	1.756	4 339252
Net Area	1.464	3 61769
* For exclusions see drawing 1711.L01.20		
Coverage	Sq.ft/ha	Sq.ft/ac.
	34017.5	13766.2
Net Density	Sq.ft/ha	unit/ac.
	37	15



New Proposal

Gross Area	3.22	7.956942
Exclusions *	1.756	4.339252
Net Area	1.464	3.61769
* For exclusions see drawing 1711.001.20		
Coverage	Sq Ft/ha 34027.5	Sq Ft/ac. 13766.2
Net Density	Sq Ft/ha 37	units/ac. 35

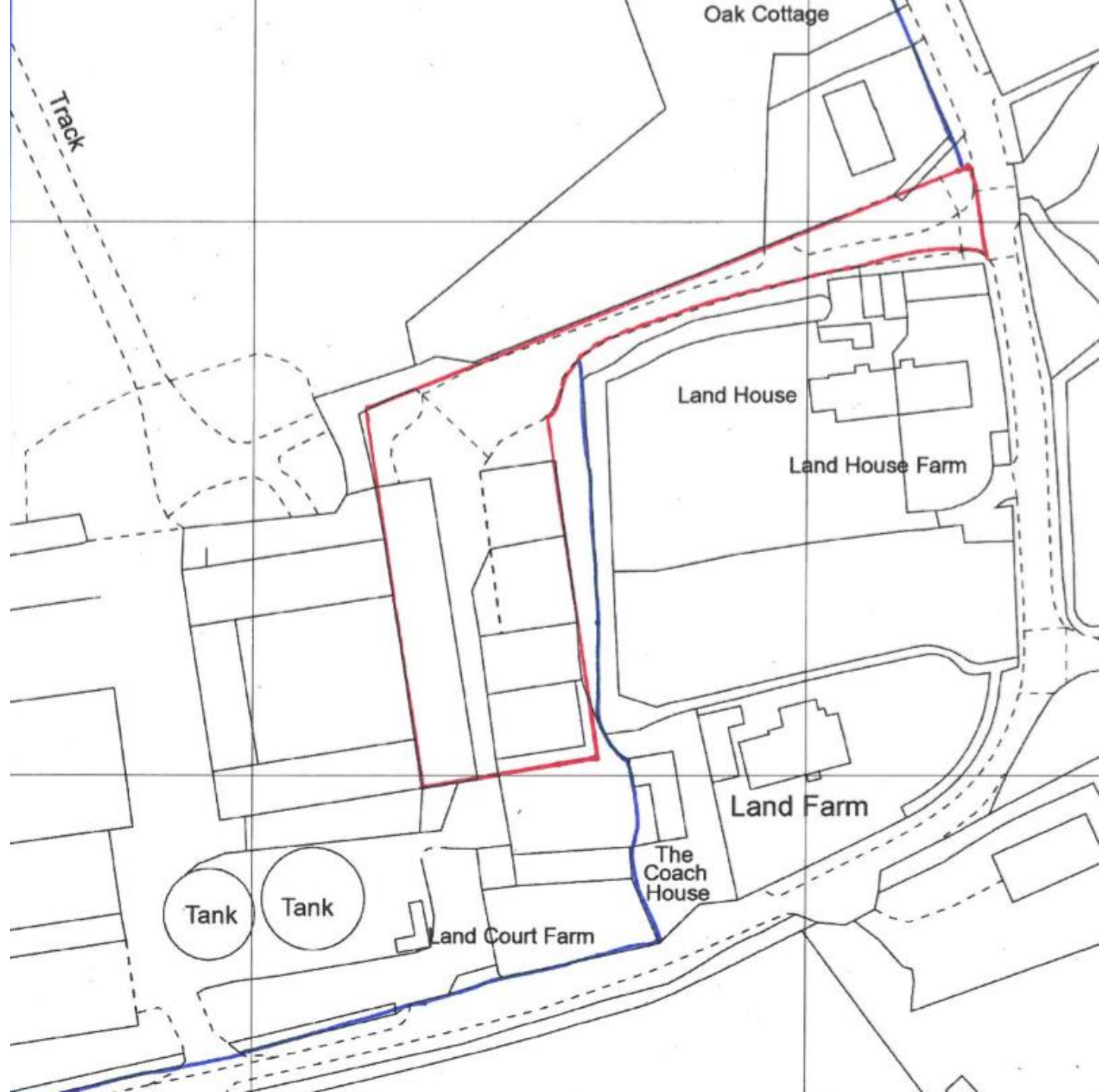


New Proposal



**20/P/0030/FUL – Land Court Farm Puxton
Road Hewish Weston-super-Mare BS24 6UE.**

Demolition of existing agricultural buildings and erection of a
replacement agricultural building.



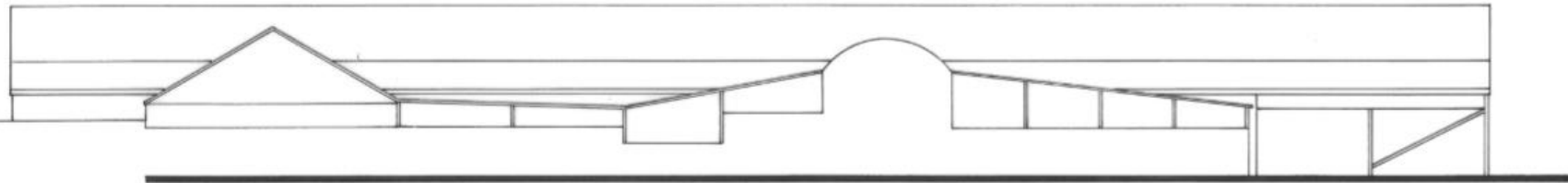
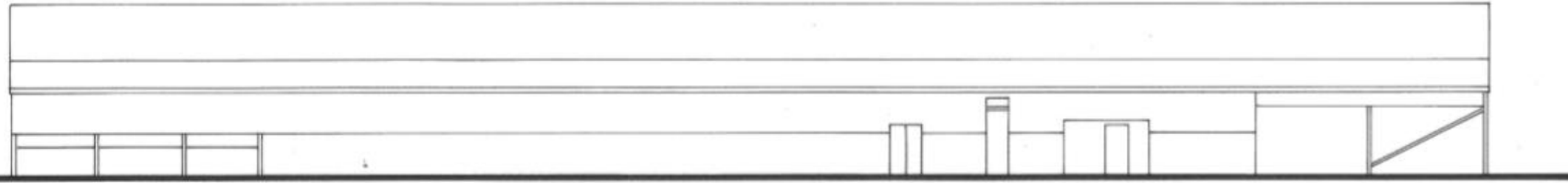
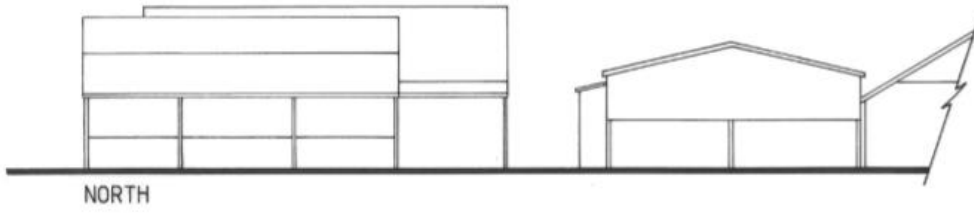
Existing



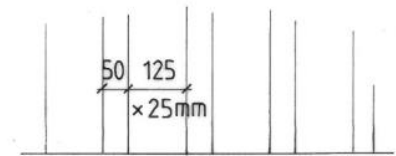
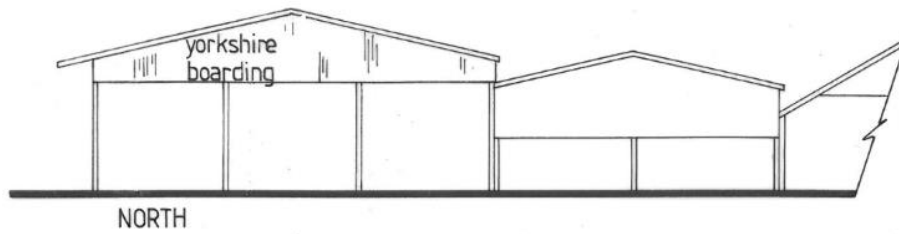
Proposed



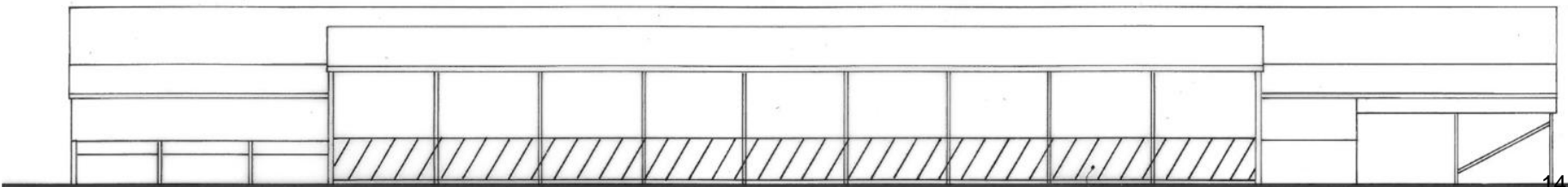
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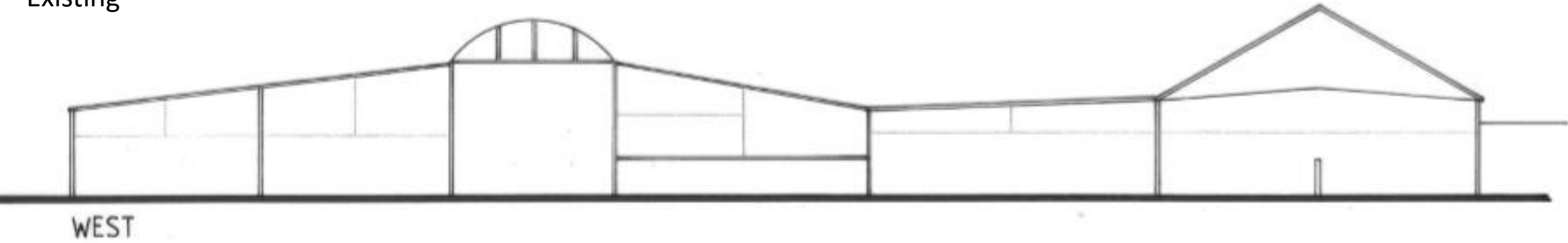
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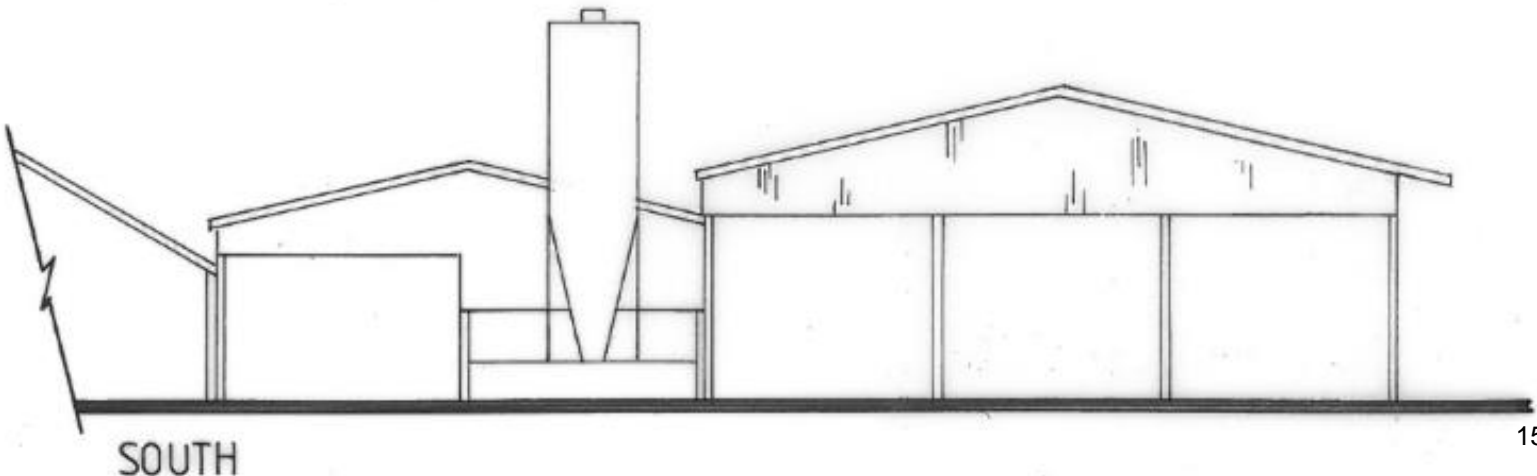
Typical Yorkshire timber boarding
- to match existing



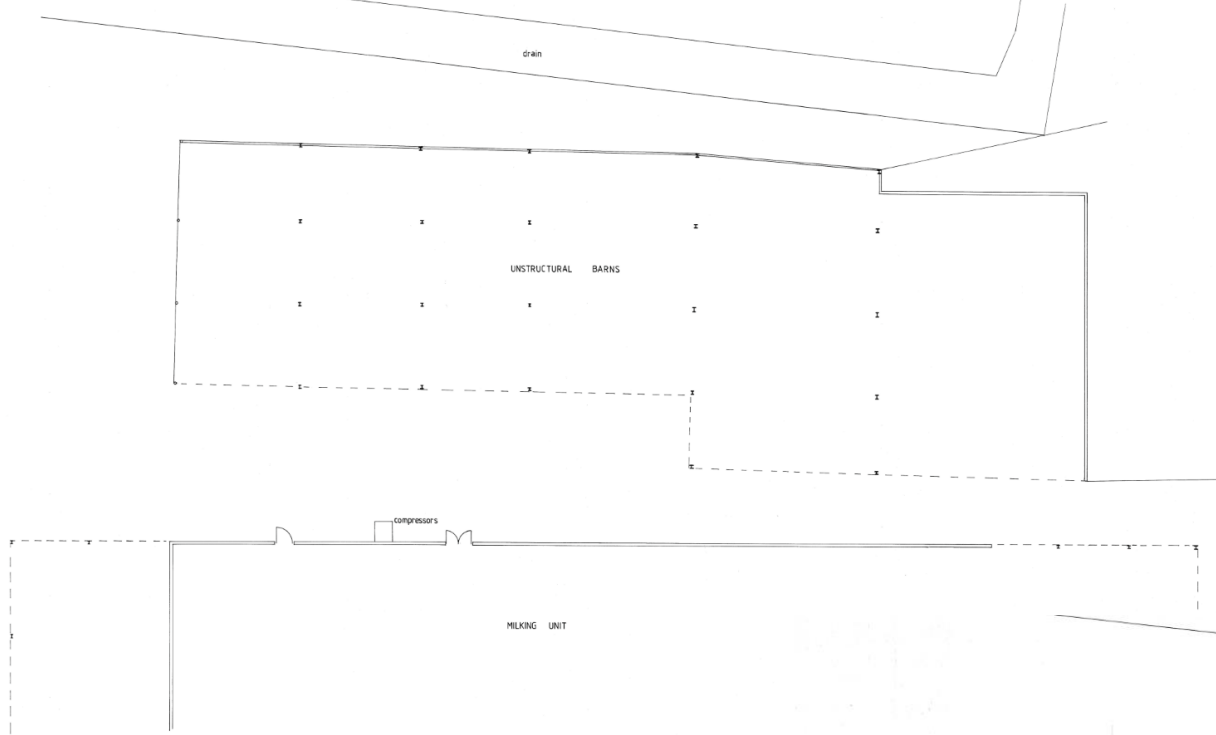
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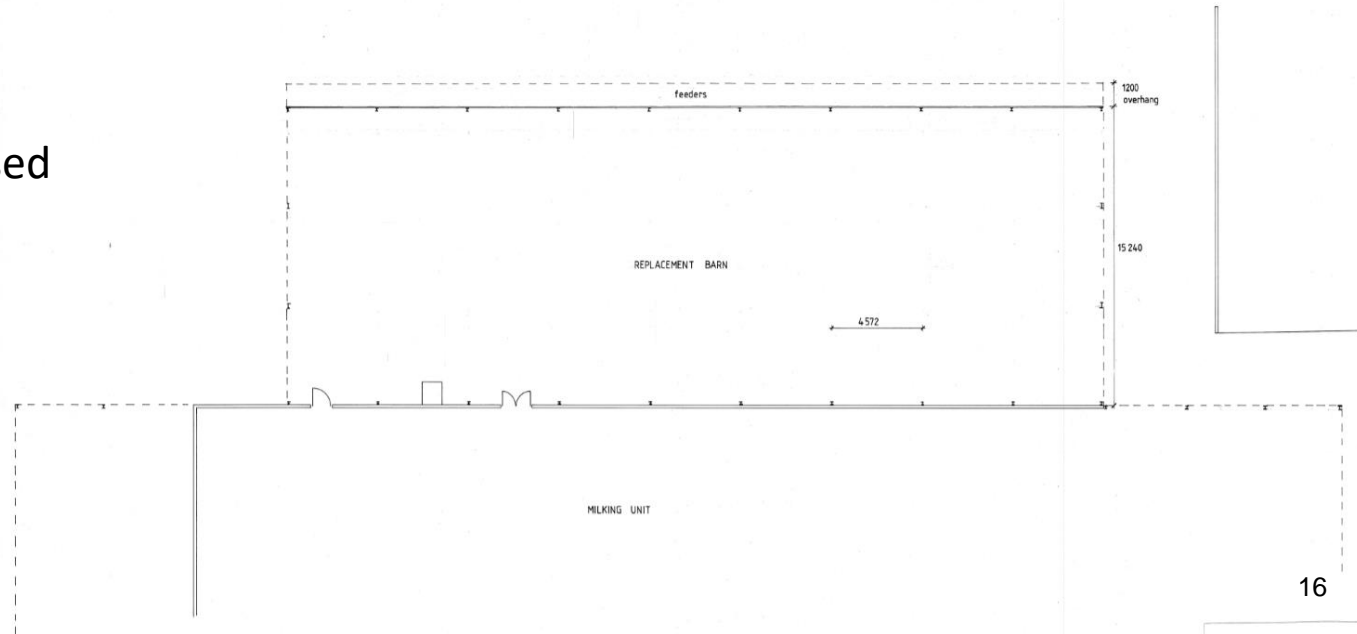
Proposed



Existing



Proposed



**20/P/0137/FUL - Eversleigh House East Street
Banwell BS29 6BW.**

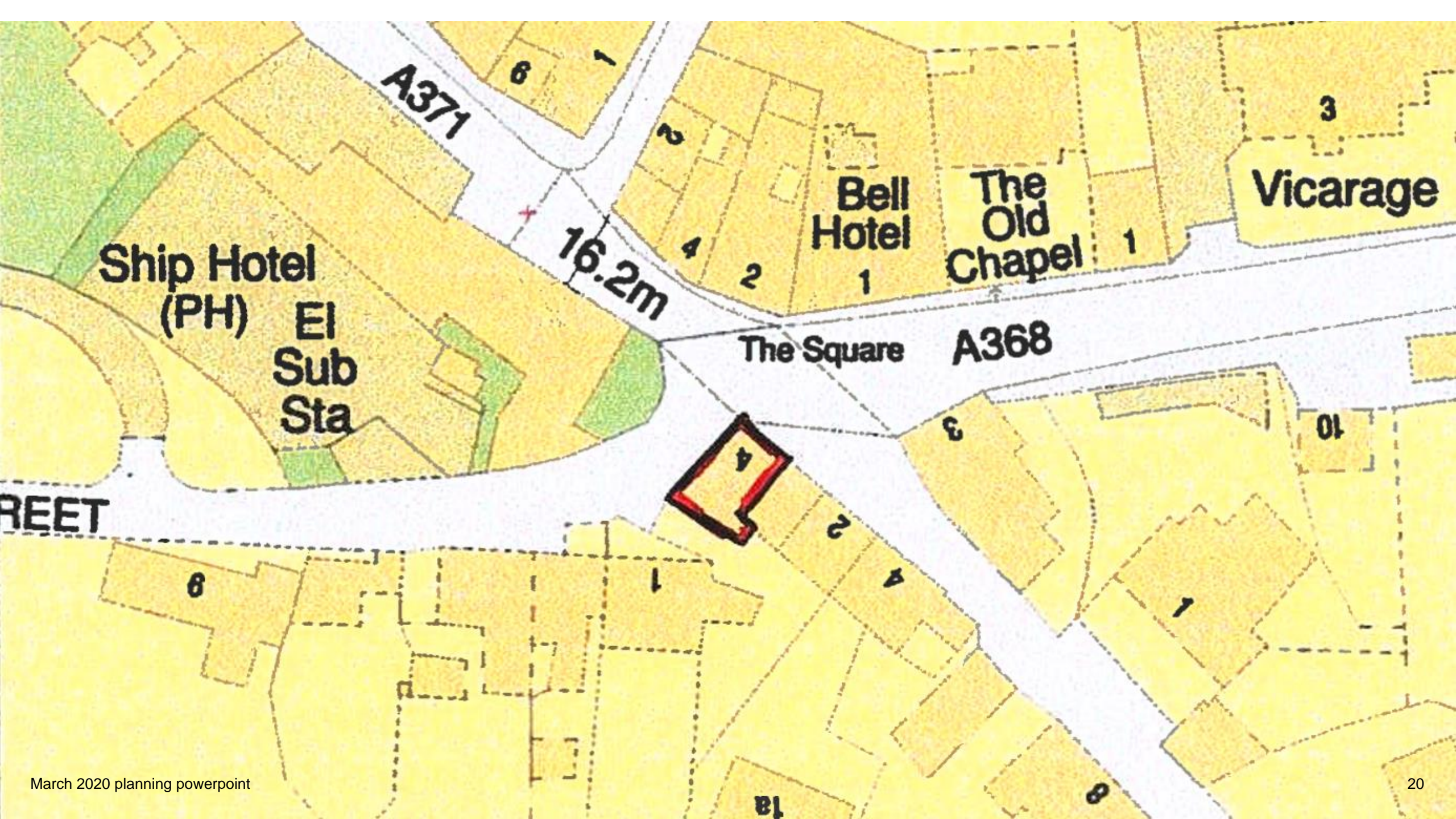
Change of use from garage/studio to residential annexe.

Currently there are no associated plans with this application.

The Planning Officer has been emailed for clarification.

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).



Ship Hotel
(PH)

EI
Sub
Sta

Bell
Hotel
1

The
Old
Chapel
1

Vicarage
3

16.2m

The Square

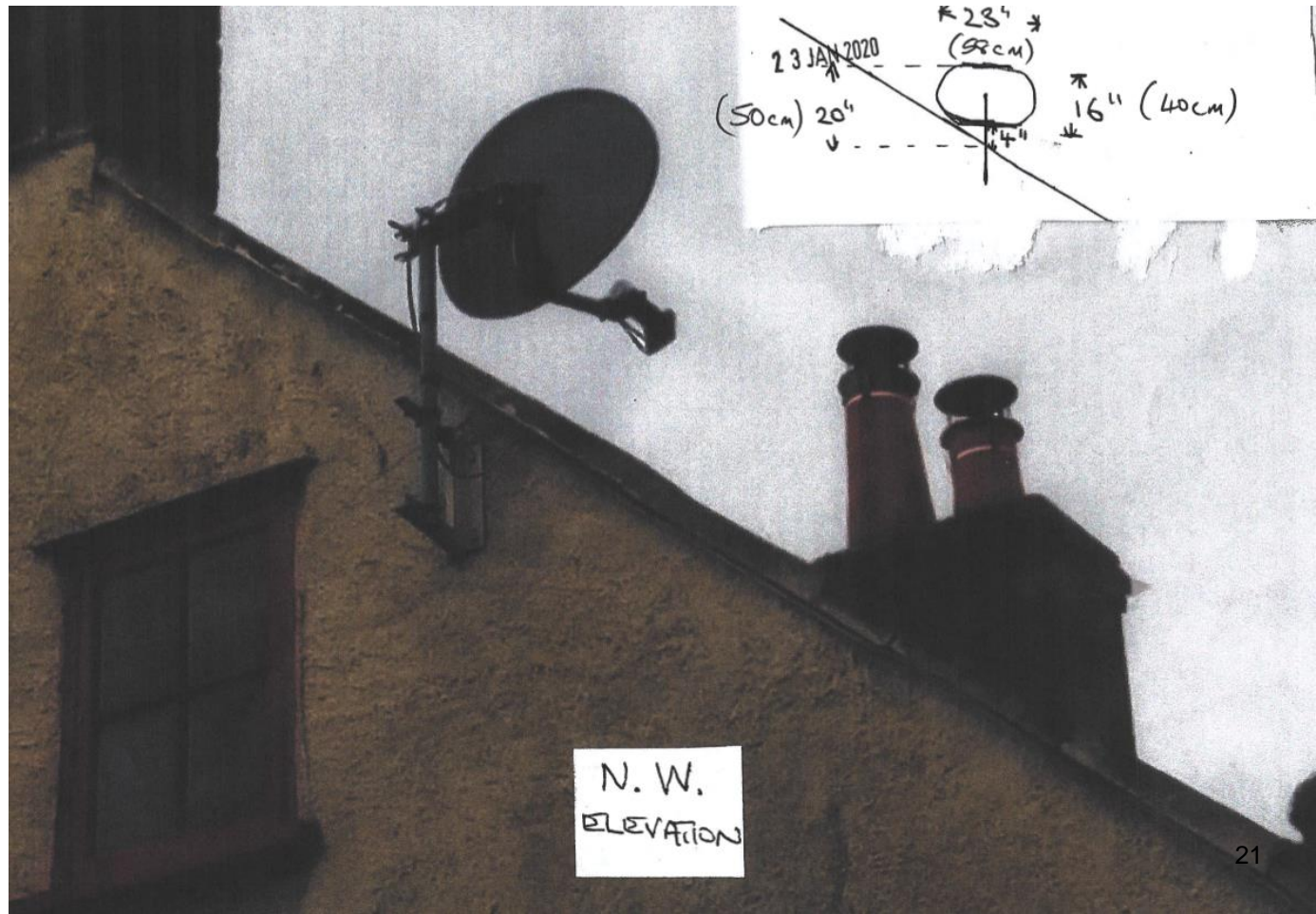
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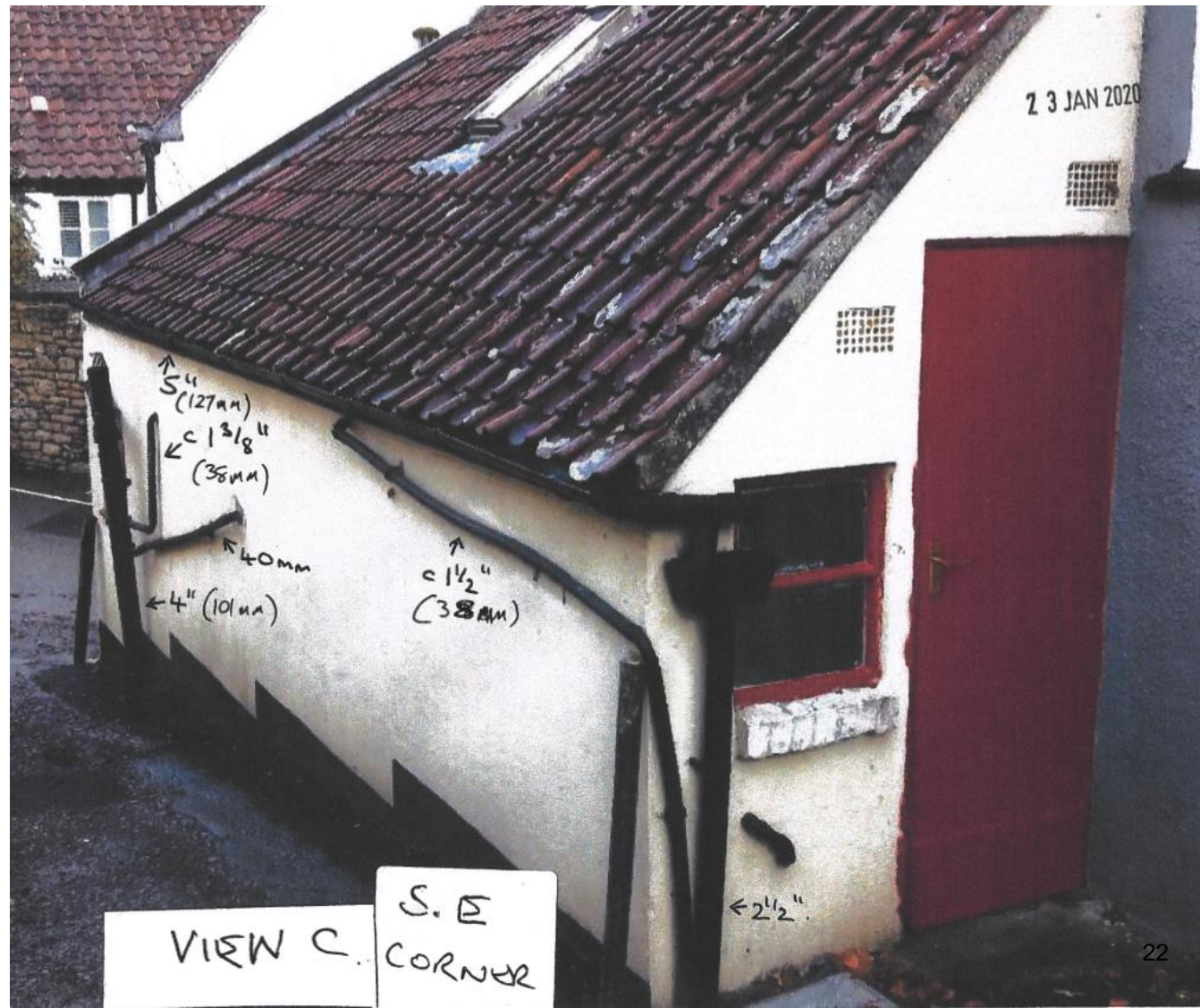
REET





March 2020 planning powerpoint



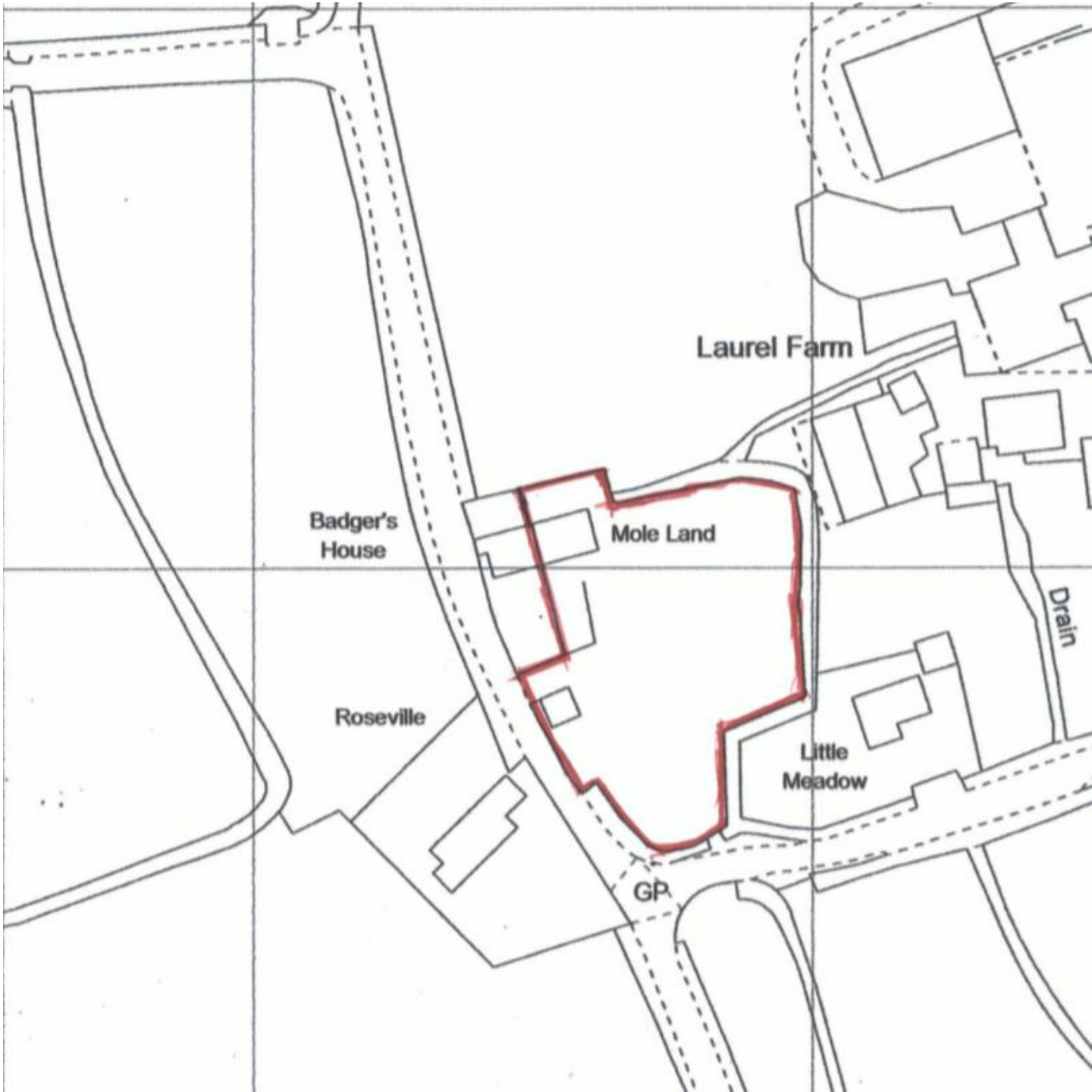


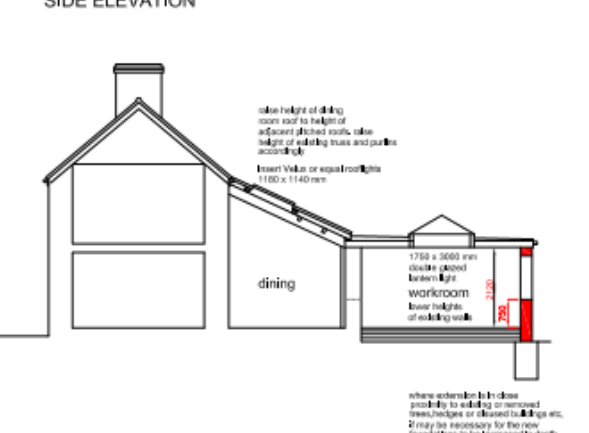
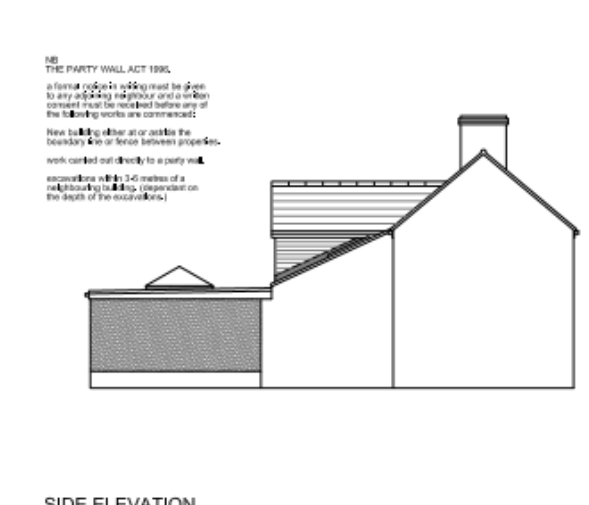
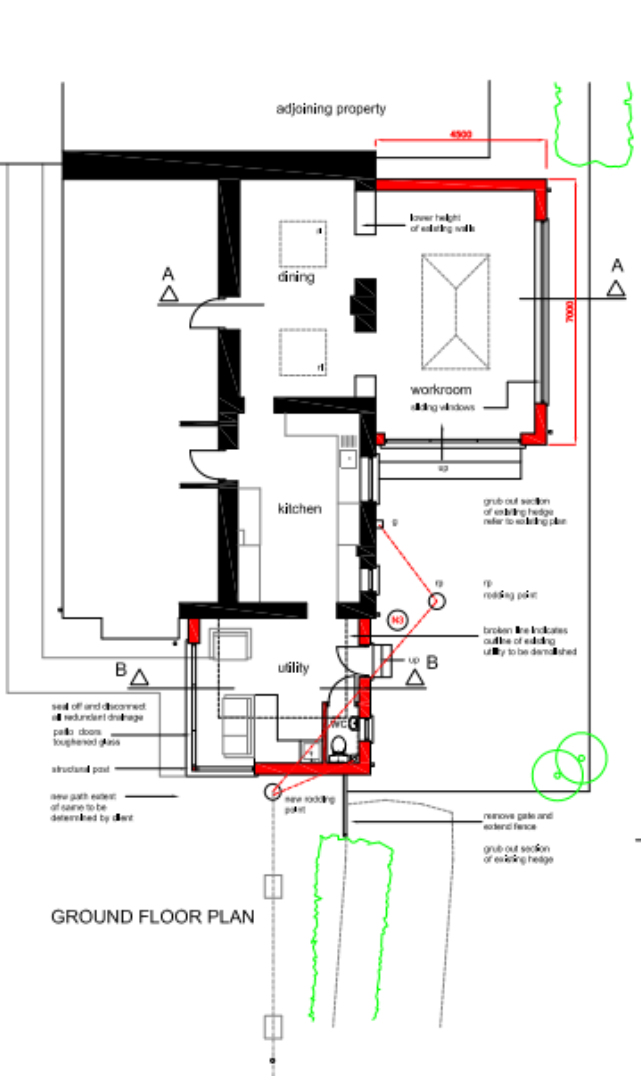
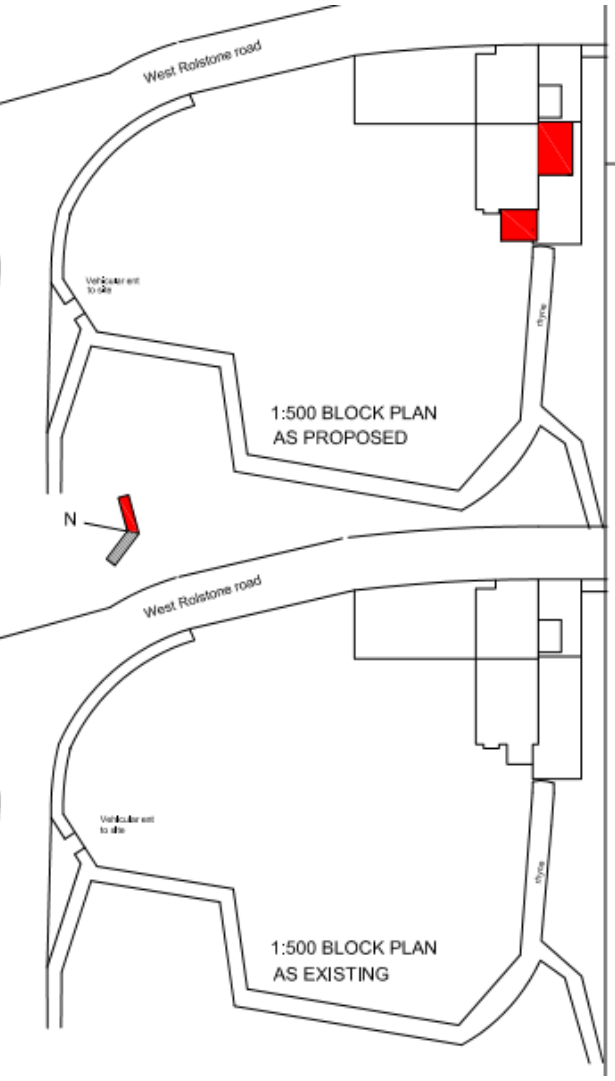
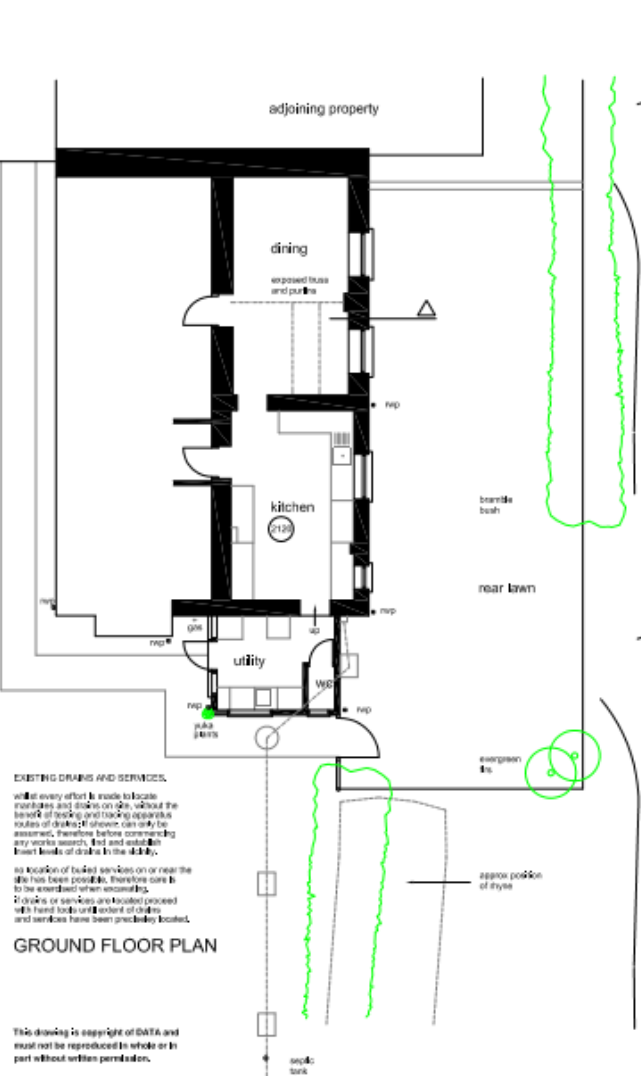
20/P/0344/NMA - Land South of Wolverhill Road Churchland Way Weston-super-Mare.

Mon material amendment to application 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 allow variation to time scale for the delivery of the River Banwell Strategic Flood Attenuation Scheme

**20/P/0384/FUH - Mole End West Rolstone Road
Hewish Weston-super-Mare BS24 6UQ.**

Demolition of outhouse, erection of single storey side and
rear extensions

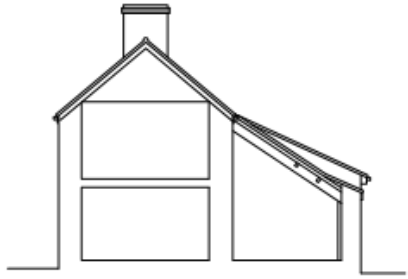




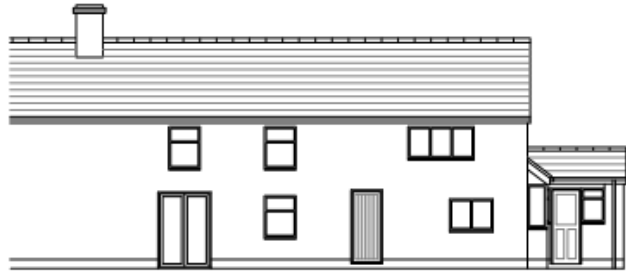
RE THE PARTY WALL ACT 1996
 a formal notice in writing must be given to any adjoining neighbour and written consent must be received before any of the following works are commenced:
 New building either at or within the boundary line or fence between properties.
 Work carried out directly to a party wall.
 Excavations within 3.0 metres of a neighbouring building. (dependent on the depth of the excavations.)

where extension is in close proximity to existing or removed trees/hedges or adjacent to buildings etc. it may be necessary for the new boundary lines to be increased in depth, or added precautions to be taken.

existing



SECTION A



FRONT ELEVATION

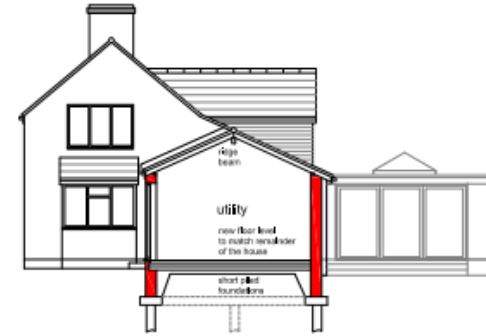


SIDE ELEVATION

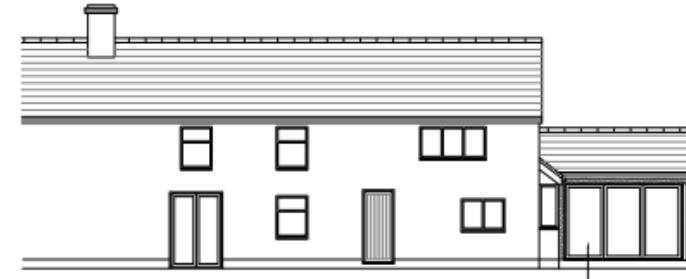


REAR ELEVATION

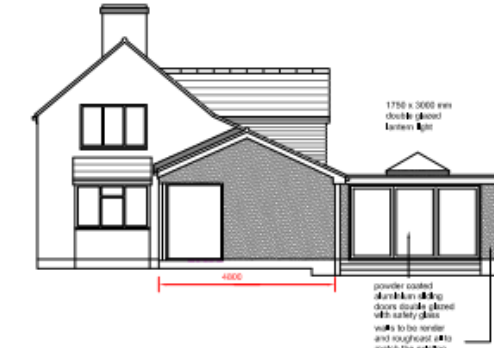
proposed



SECTION B-B



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

19/P/1608/FUL - Winthill House Winthill Banwell BS29 6NN. Conversion and extension of existing garage and storage loft to holiday let. **APPROVED**

19/P/2662/RM – Land of Churchland Way, Wolvershill 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). **APPROVED**

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. **APPROVED**

19/P/3074/CQA - Barn 2 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR. Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of new rooflights; new render and timber cladding; insertion of windows and doors and re-roofing of lean to. **REFUSED (not permitted development)**

19/P/3076/CQA - Barn 1 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR. Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of replacement of existing clay pantile roof with metal roof; new timber cladding and insertion of windows and doors. **REFUSED (not permitted development)**

19/P/3147/FUH - 28 Queens Road Banwell BS29 6BB. Part demolition of existing rear conservatory, construction of single-storey and two-storey extension on footprint of conservatory. **APPROVED**

19/P/3169/FUH - 34 High Street Banwell BS29 6AF. Single storey rear elevation extension. **APPROVED**

19/P/3172/PIP - Land To The South Of Western Trade Centre Knightcott Road Banwell. Permission in principle for residential development for a minimum of one dwelling and a maximum of nine dwellings. **WITHDRAWN**

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. **NO OBJECTION**

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). **REFUSED**

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 to allow amendments to internal arrangements and rear elevations of NB31 house types. **APPROVED**

20/P/0122/NMA - Parklands Phase 1 Land South Of Churchland Way Wolvershill Road Banwell. Non material amendment to application 17/P/5586/RM to change internal arrangements and rear elevations of NB31 house types. **APPROVED**