



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 6th APRIL 2020

PRESENT: Councillors Paul Blatchford (Chairman), Phil Baird, Paul Harding, Nick Manley & Dawn Parry

IN ATTENDANCE: Mrs Liz Shayler (Clerk) & Cllrs Maggie McCarthy & John Wormald

The Meeting was convened

19/20 To receive apologies for absence (agenda item 1)

No apologies were received

20/20 To receive declarations of interest (agenda item 2)

Cllr Parry declared an interest in 5(ii) as the property is adjacent to her. Cllr Blatchford declared an interest in 5(iii) as the property is on Church Street.

21/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2th March 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd March 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 the Chairman as a correct record.

22/20 To discuss and agree a response to North Somerset Councils (parts of footpaths AX3/1 and AX3/21, Lower Rhodyate Farm, The Rhodyate, Banwell) Public Path Diversion Order No. 3 2020 (agenda item 4).

Resolved – That the Parish Council feel that this is not an appropriate diversion for the following reasons;

- No justification to a change to this ancient route
- The route was felt to be longer and more complicated

The resolution was correctly proposed and seconded (unanimous).

23/20 To note and comment upon planning applications (agenda item 4)

(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 (all matters reserved for subsequent approval).

Resolved – To continue to object to this application as there still remains a concern that;

- There is a creation of an access onto High Street (which it is believed does not exist as currently there is no dropped kerb).
- It has an 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)

(ii) **20/P/0560/FUH - The Coach House, Cooks Lane, Banwell. BS29 6DS.**

Demolition of existing timber garden house. New timber framed home work unit within front garden.

Resolved – To not object to this application

The resolution was correctly proposed and seconded (unanimous)

Cllr Blatchford handed the meeting over to Cllr Manley

(iii) **20/P/0569/FUH - 30 Church Street, Banwell. BS29 6EA.**

Retrospective application for the erection of a first-floor rear dormer with replacement windows.

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

- There is not enough information provided regarding the substantial changes this property has already undergone to be able to properly assess the impact these changes will have / have had on the street scene in the Conservation Area
- Concern that it would encourage the use of plastic in the Conservation Area
- Concern for the privacy for those using the Cemetery due to the dormer window.

The resolution was correctly proposed and seconded (unanimous)

Cllr Blatchford returned to the meeting

(iv) **20/P/0649/LDP - 28 Riverside, Banwell. BS29 6EE**

Certificate of Lawful Development for the proposed siting of a caravan.

Resolved: It is clear from Google Earth that there was no evidence of the caravan in 2009 and no further evidence has been submitted. Given its location it was felt that this had been deliberately hidden and that it would be an inappropriate location for a residential property of any sort given, that there are already two residential properties on this piece of land and insufficient parking for those.

The resolution was correctly proposed and seconded (unanimous)

(v) **20/P/0671/FUH - 1 High Street, Banwell. BS29 6AA.**

Replacement windows to front and side elevation. (Retrospective).

Resolved – To object to this application as it does not respect the Conservation Area and therefore is out of out of keeping in the street scene

The resolution was correctly proposed and seconded (unanimous)

(vi) **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.

Resolved – To not support this application for the following reasons;

- On the flood plain
- Outside of settlement boundary
- Extremely small footprint for a residential property.

The resolution was correctly proposed and seconded (unanimous)

24/20 To note planning decisions – (agenda item 5)

- (i) **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. **WITHDRAWN**
- (ii) **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. **APPROVED**
- (iii) **20/P/0137/FUL - Eversleigh House East Street Banwell BS29 6BW.**
Change of use from garage/studio to residential annexe. **APPROVED**

25/20 Date of the next meeting (agenda item 6)

Planning Meeting 4th May 2020 7pm remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 20:00

.....Chairman

.....Date

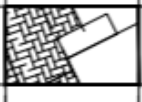

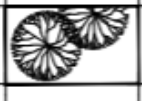



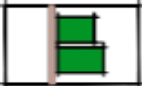
Planning Committee

May 4th 2020

20/P/0600/MMA – Western Trade Centre, Knightcott Rd, Banwell. BS29 6HT.

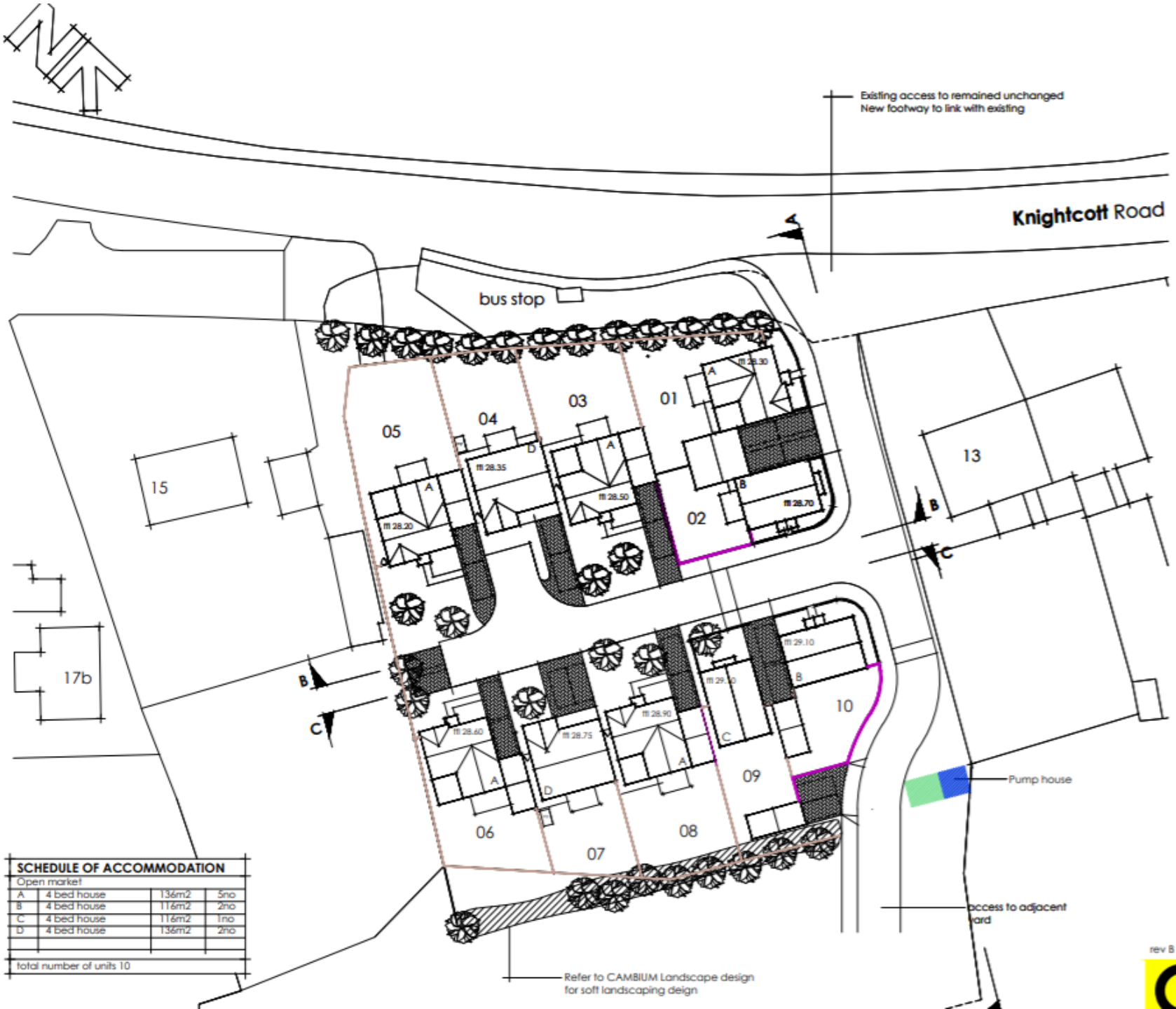
Minor material amendment to reserved matters application 19/P/0230/RM (submission of reserved matters of access, layout, scale, appearance and landscaping for erection of 10no. dwellings, following demolition of existing buildings on site pursuant to Outline Approval 15/P/0968/O (erection of 10no. dwellings, following demolition of existing buildings on site, with all matters reserved for subsequent approval)) to allow for relocation of the access road and position of the houses on plots 09 and 10 and changes to house types B and C on plots 2, 9 and 10.

Materials key

-  Main site road to be tarmac
-  SUD's permeable paving
-  path and patios 450mm buff slot
-  Proposed new tree planting
-  1.8m boundary wall
-  1.8m close boarded fence
-  900mm railing
-  Refuse and recycling for dwelling stored in rear garden



PLOT 4 & 7
Timber cycle store in rear garden

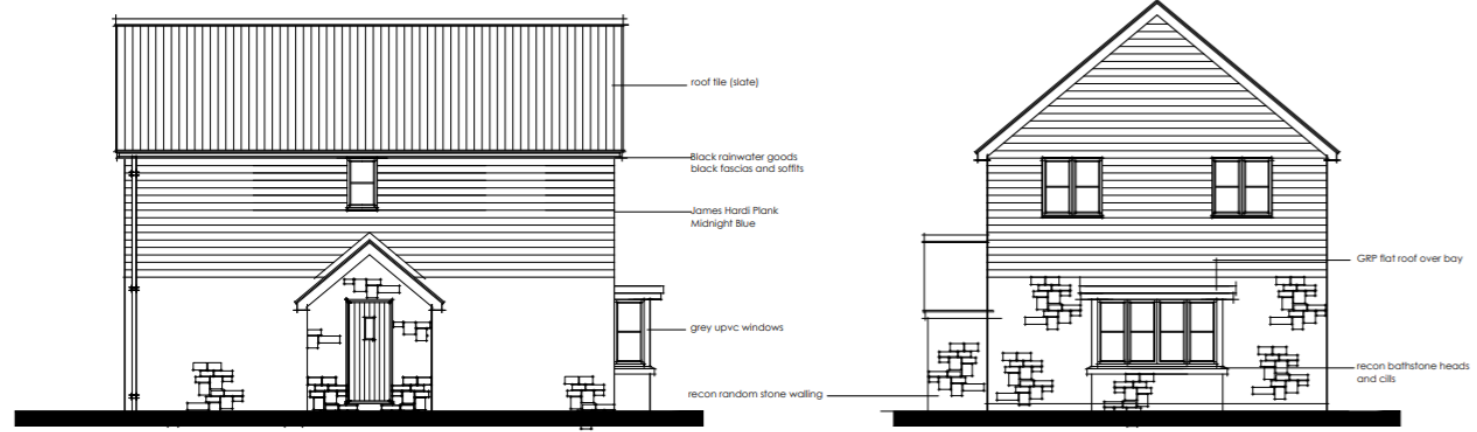


SCHEDULE OF ACCOMMODATION			
Open market			
A	4 bed house	136m ²	3no
B	4 bed house	116m ²	2no
C	4 bed house	116m ²	1no
D	4 bed house	136m ²	2no
total number of units 10			

rev B March 20 Plots 9 and 10 amended

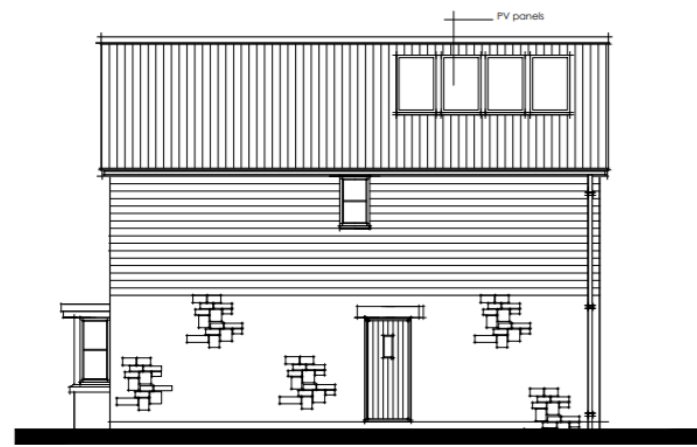


Plot 2



Front Elevation

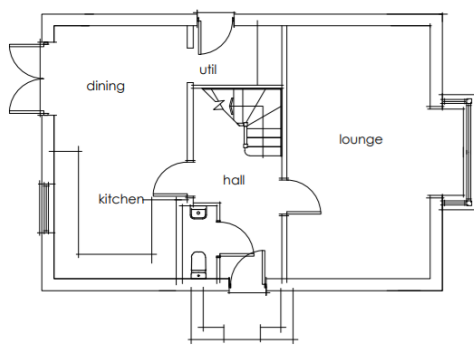
Side Elevation



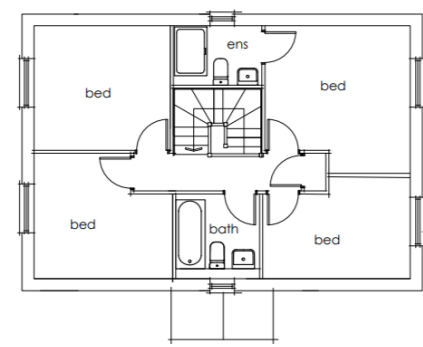
Rear Elevation



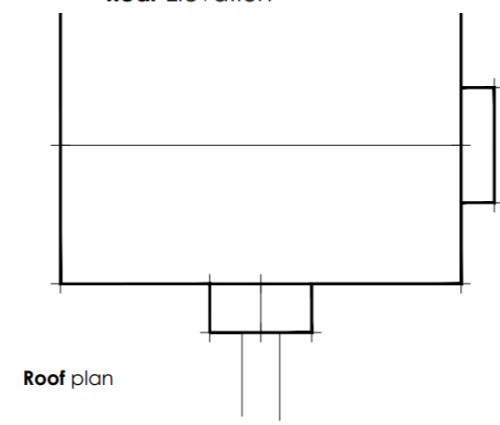
Side Elevation Side Elevation



ground floor plan

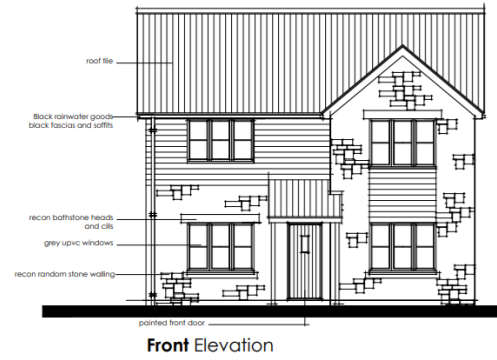


first floor plan

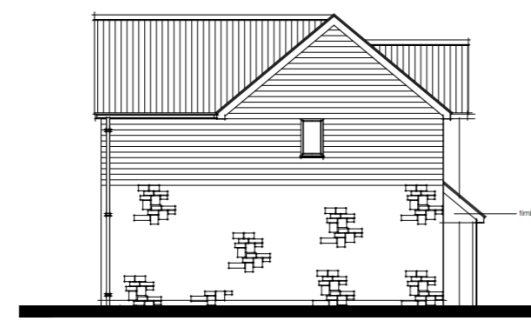


Roof plan

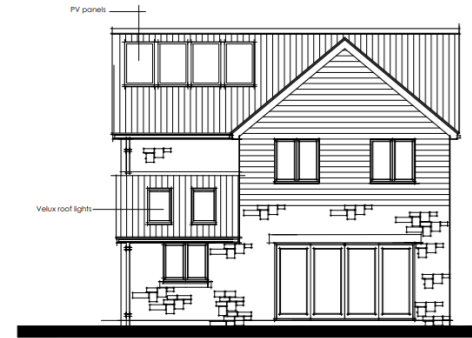
Plot 6 & 8



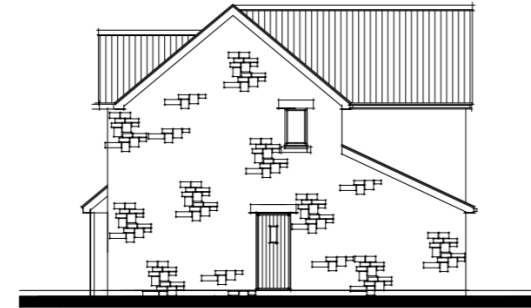
Front Elevation



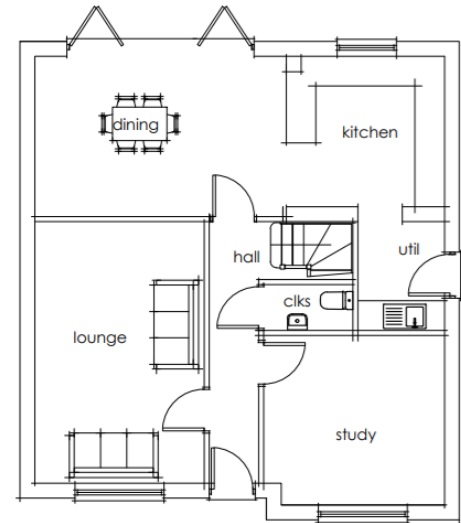
Side Elevation



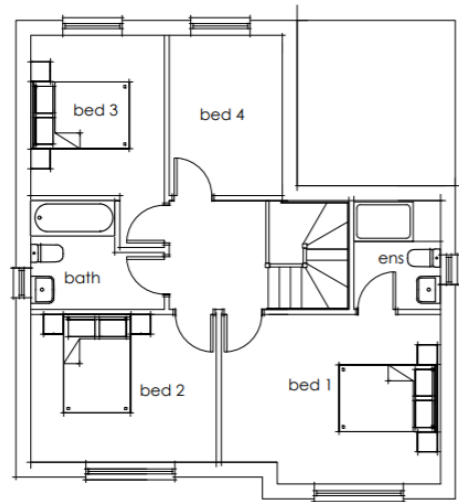
Rear Elevation



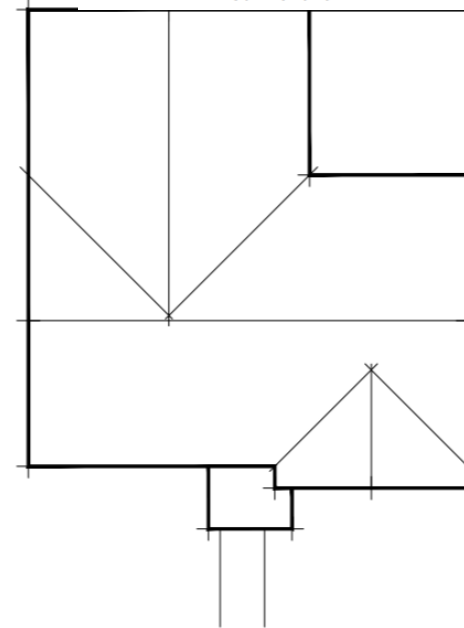
Side Elevation



ground floor plan

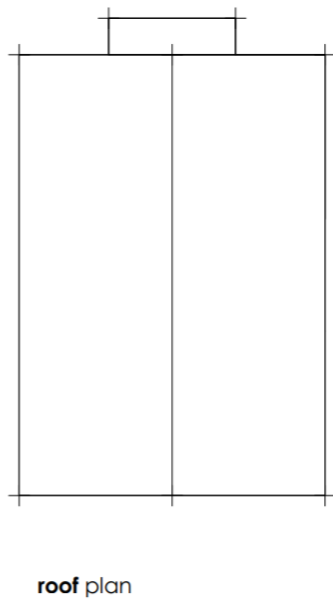
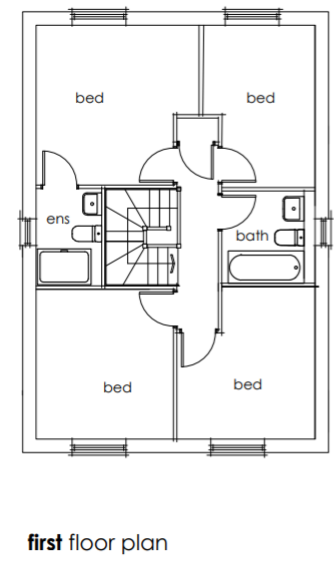
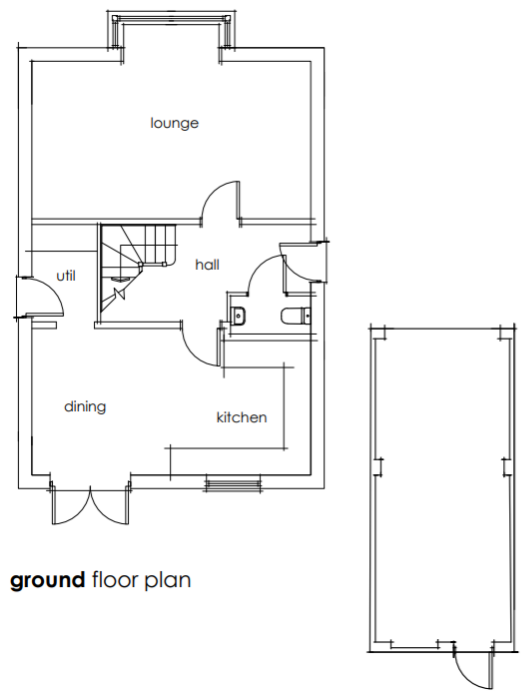
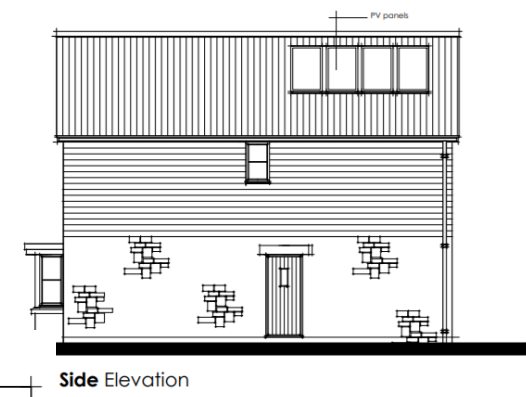
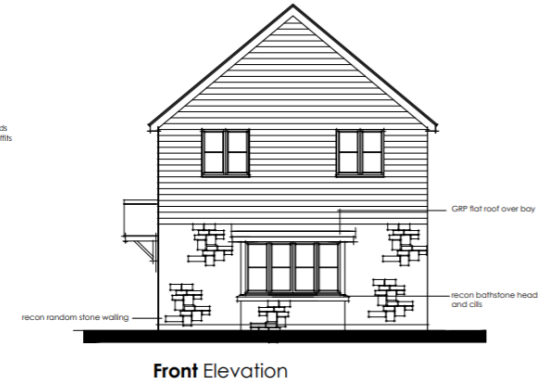
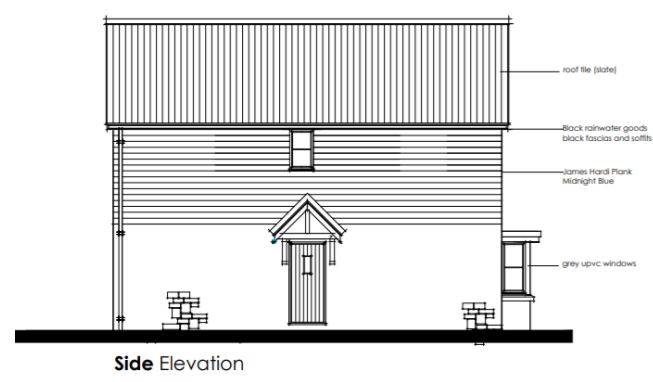


first floor plan



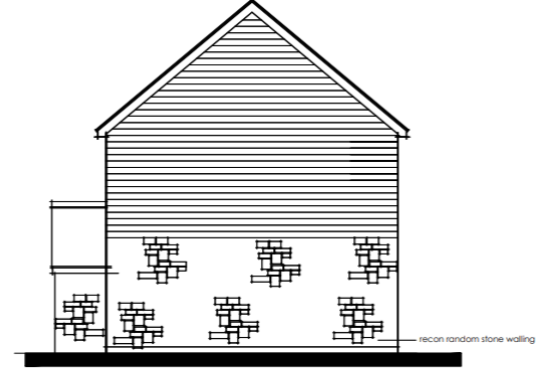
Roof plan

Plot 9

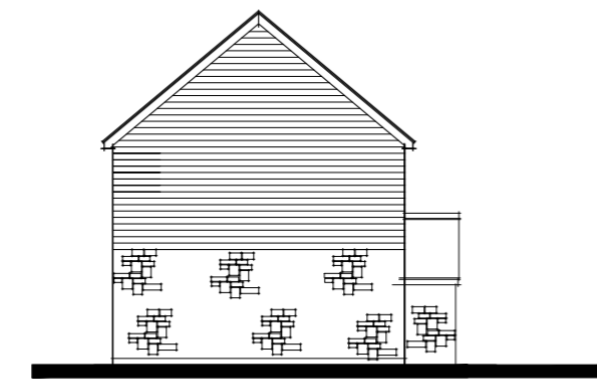
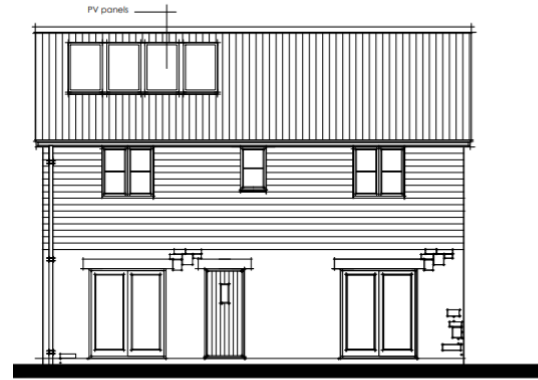




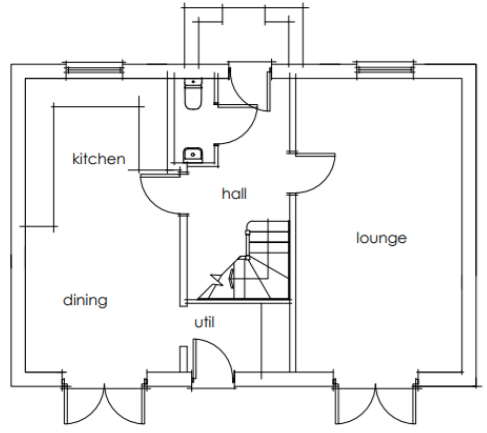
Front Elevation



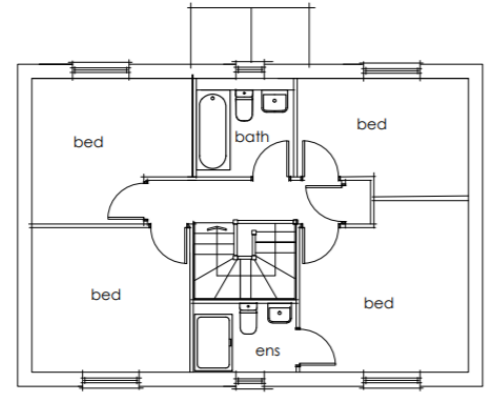
Side Elevation



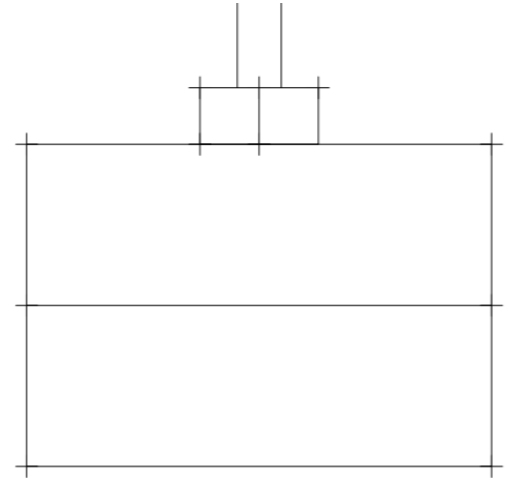
Side Elevation Side Elevation



ground floor plan

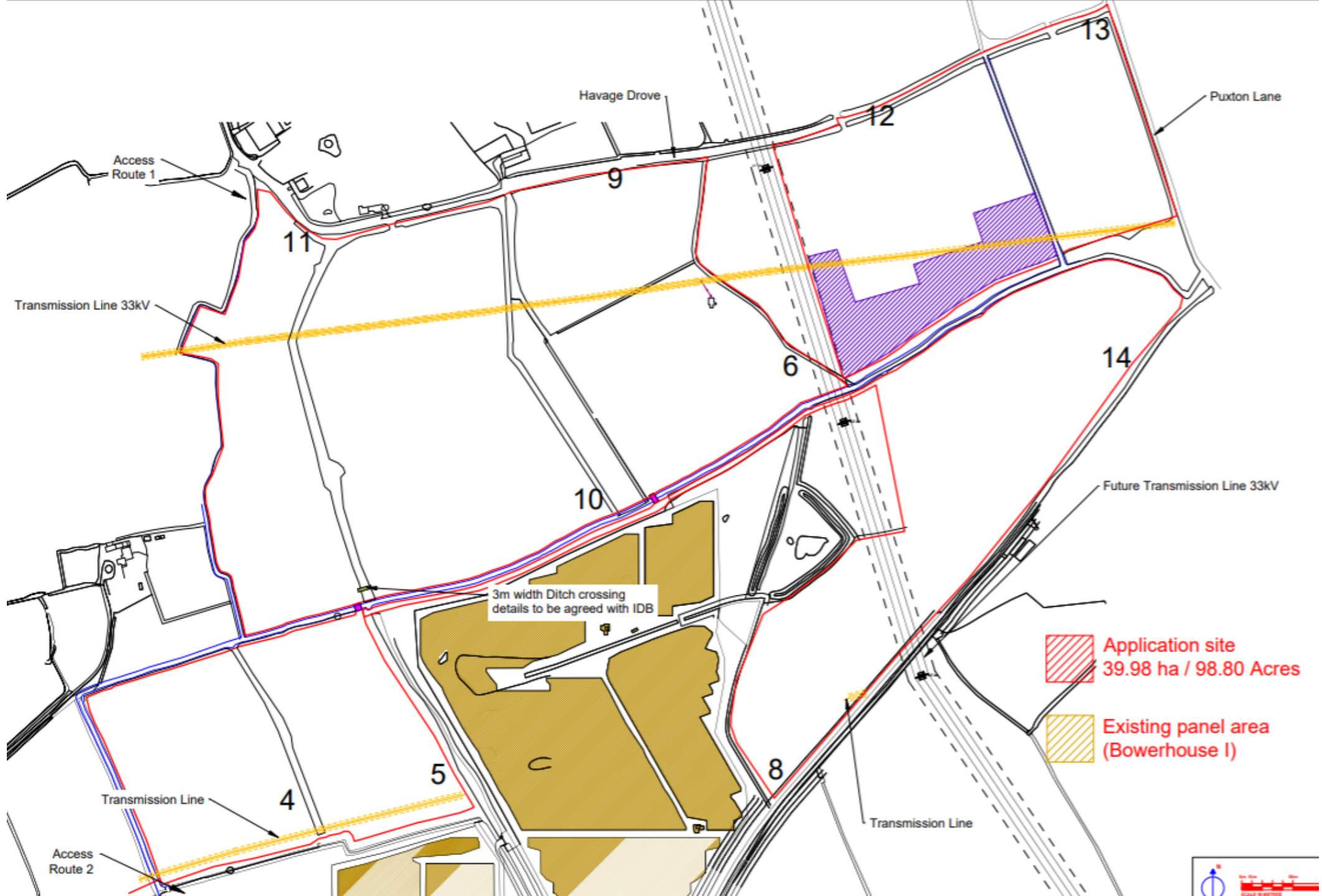


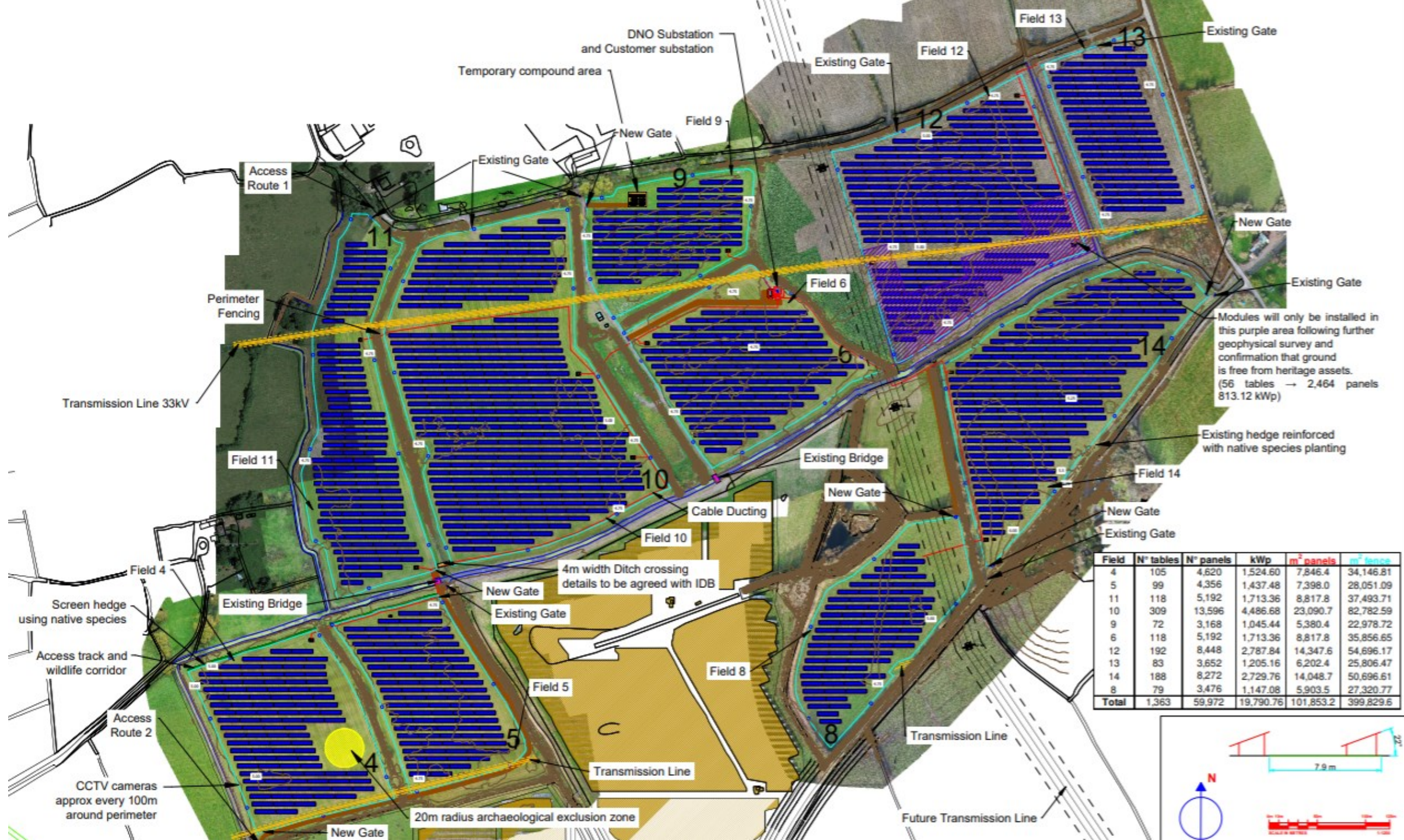
first floor plan



20/P/0620/FUL – Bowerhouse Land, Havage Drove
off Box Bush Lane, Rolstone, Banwell. BS24 6UA.

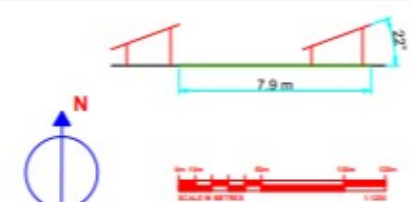
Installation of ground mounted photovoltaic units and associated
works to extend the existing solar farm.

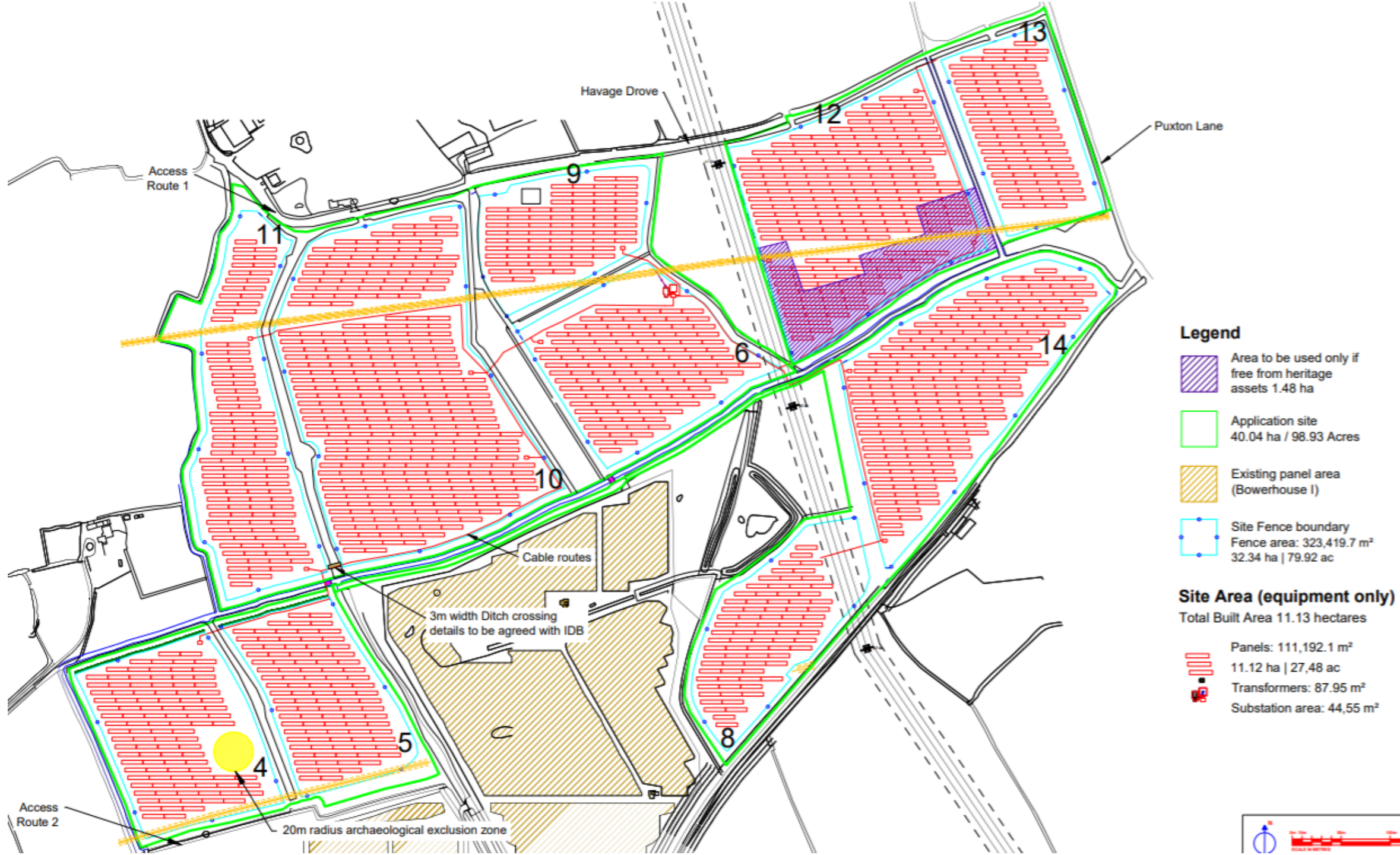


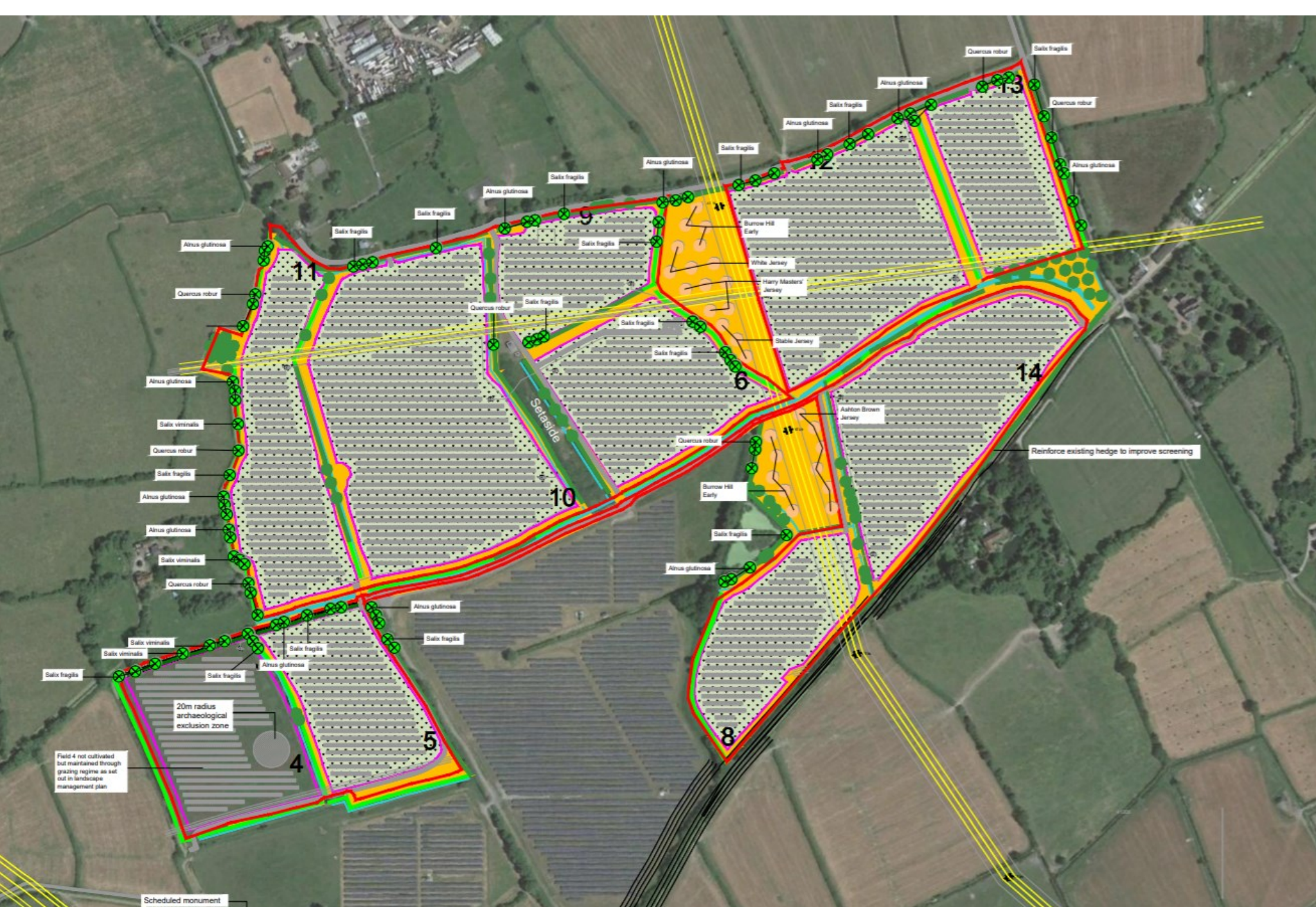


Modules will only be installed in this purple area following further geophysical survey and confirmation that ground is free from heritage assets. (56 tables → 2,464 panels 813.12 kWp)

Field	N° tables	N° panels	kWp	m ² panels	m ² lease
4	105	4,620	1,524.60	7,846.4	34,146.81
5	99	4,356	1,437.48	7,398.0	28,051.09
11	118	5,192	1,713.36	8,817.8	37,493.71
10	309	13,596	4,486.68	23,090.7	82,782.59
9	72	3,168	1,045.44	5,380.4	22,978.72
6	118	5,192	1,713.36	8,817.8	35,856.65
12	192	8,448	2,787.84	14,347.6	54,696.17
13	83	3,652	1,205.16	6,202.4	25,806.47
14	188	8,272	2,729.76	14,048.7	50,696.61
8	79	3,476	1,147.08	5,903.5	27,320.77
Total	1,363	59,972	19,790.76	101,853.2	399,829.6







- Key**
- Application boundary
 - Existing trees
 - ▬ Existing hedge: to be reinforced where necessary with native hedge planting
 - ⊗ Native tree planting
 - ▬ Native hedge planting
 - ▬▬▬ Screen hedge: native hedge planting to be maintained at a height of 3m
 - Orchard tree planting with local varieties
 - Areas under panels sown with Emorsgate EG26 Standard Old Fashioned Grazing Mixture or similar and approved and managed through grazing regime as set out in accompanying management plan
 - Ryhme margins sown with Emorsgate EMB Meadow Mixture for Wetlands or similar and approved and managed as wildflower meadow through cutting regime as set out in accompanying management plan
 - Security fence
 - Overhead power line
 - Ryhme
 - Access track

Native tree planting

Species	Quantity	Planting Date	Notes
Salix fragilis	100	2024	Native tree planting
Alnus glutinosa	50	2024	Native tree planting
Quercus robur	20	2024	Native tree planting
Salix viminalis	10	2024	Native tree planting

Orchard tree planting

Species	Quantity	Planting Date	Notes
Apple	50	2024	Orchard tree planting
Pear	20	2024	Orchard tree planting
Plum	10	2024	Orchard tree planting
Cherry	5	2024	Orchard tree planting

Native hedge planting (includes staggered rows at 2 plants per linear meter)

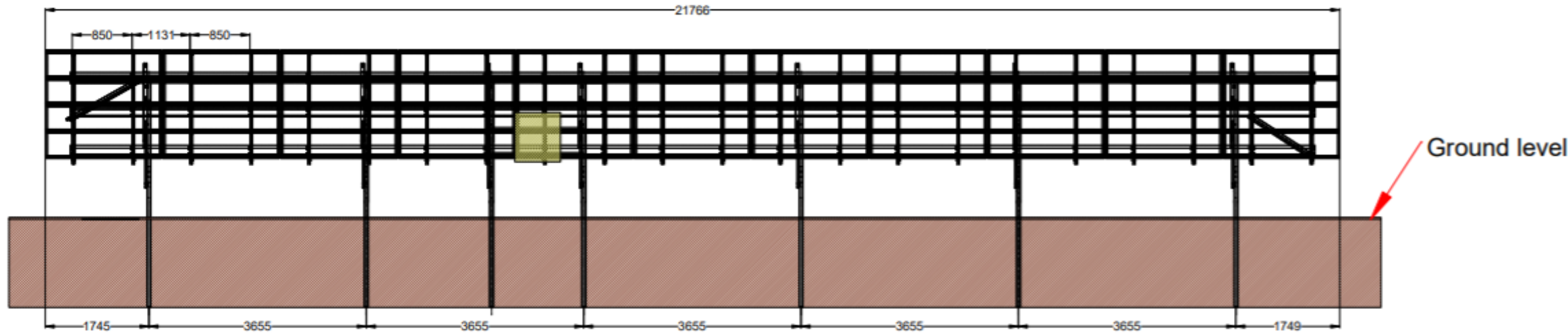
Species	Quantity	Planting Date	Notes
Salix viminalis	1000	2024	Native hedge planting
Salix fragilis	500	2024	Native hedge planting
Alnus glutinosa	200	2024	Native hedge planting
Quercus robur	100	2024	Native hedge planting
Salix caprea	50	2024	Native hedge planting

Field 4 not cultivated but maintained through grazing regime as set out in landscape management plan

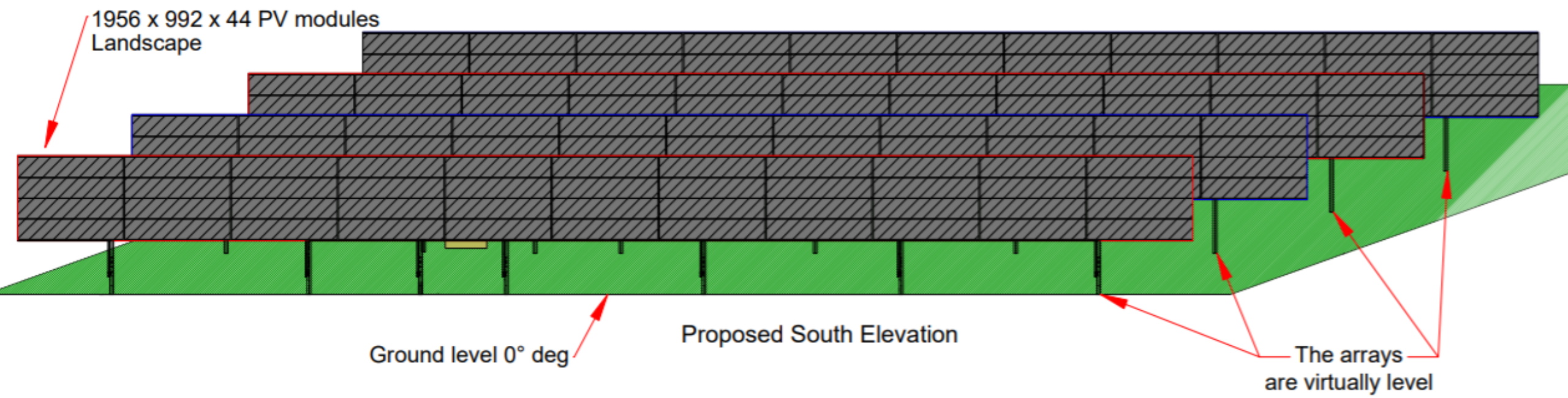
20m radius archaeological exclusion zone

Reinforce existing hedge to improve screening

Scheduled monument

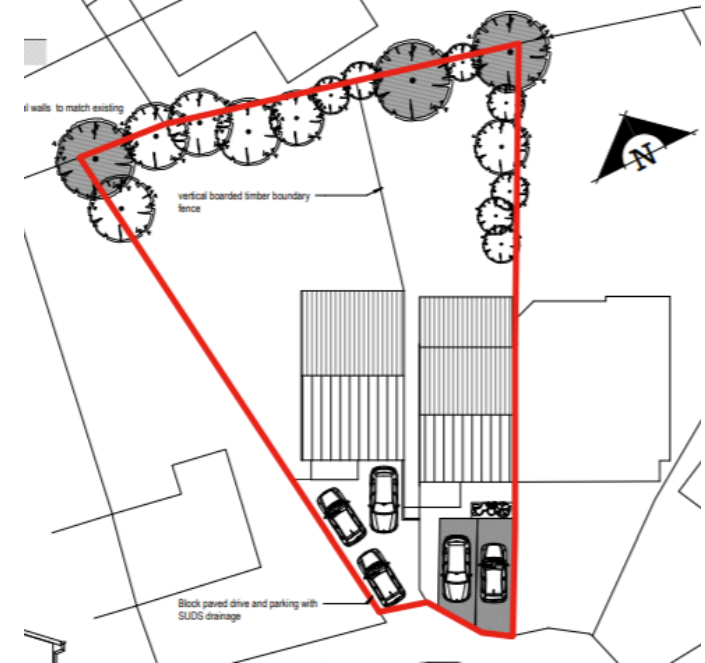
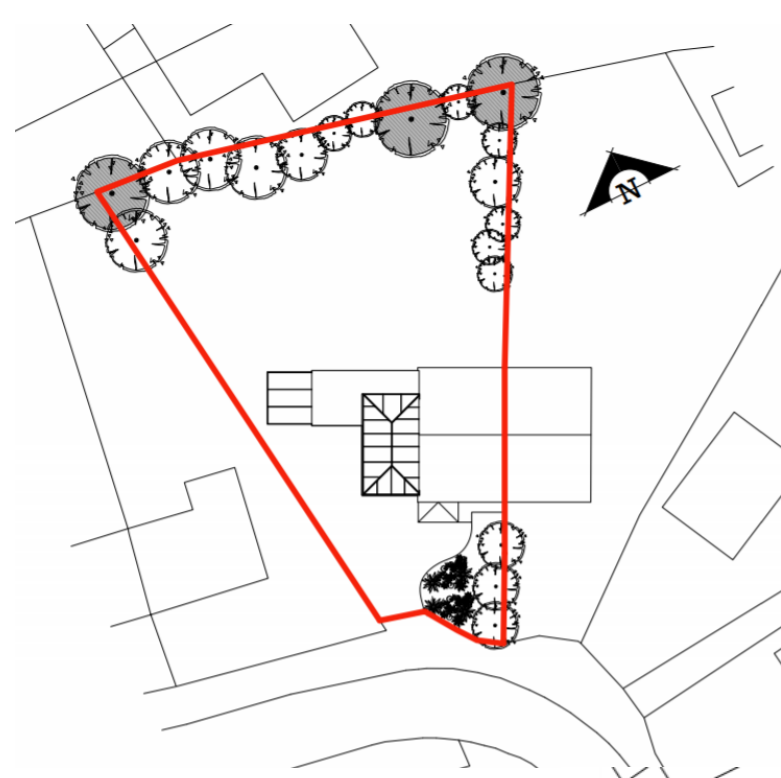
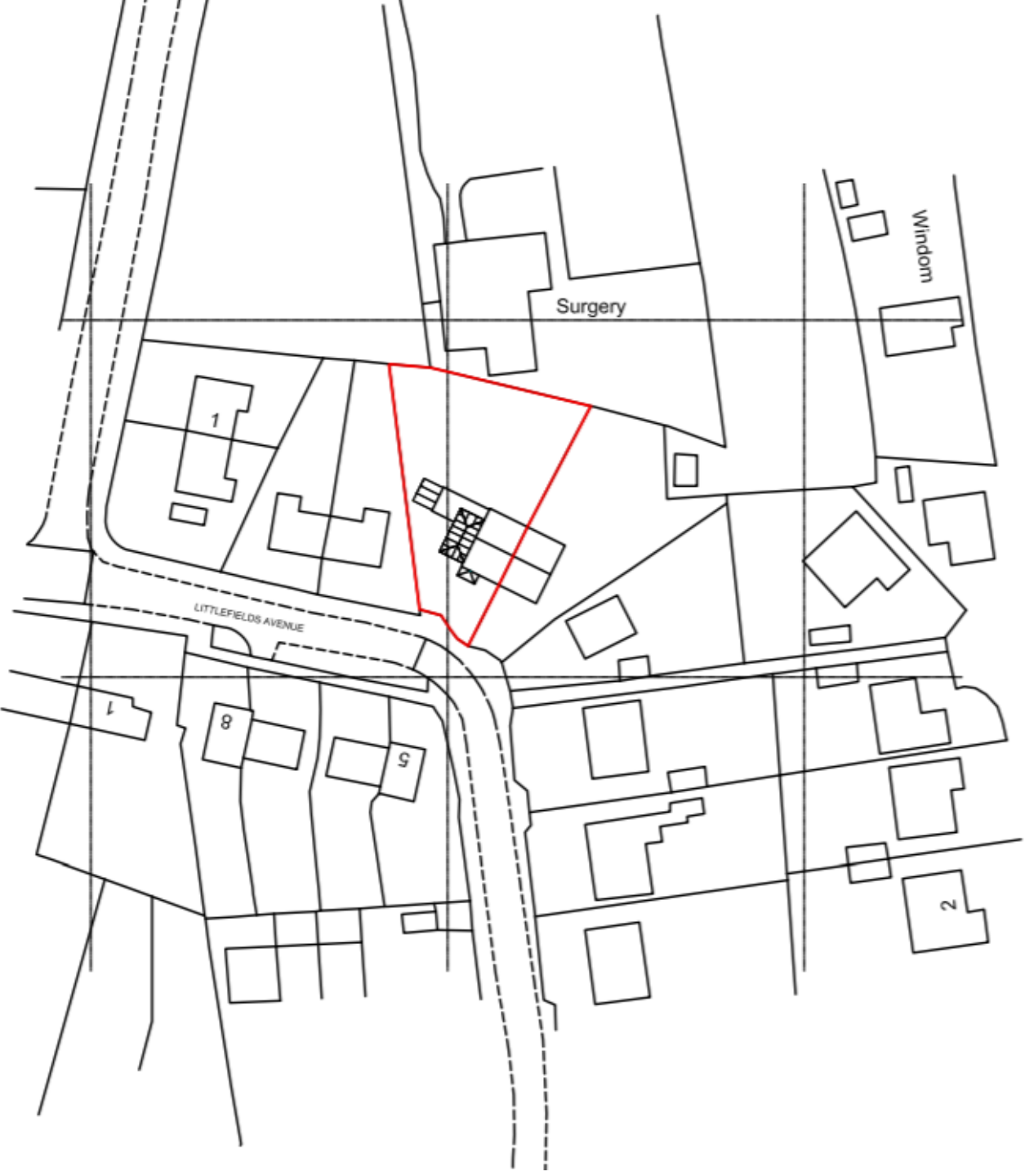


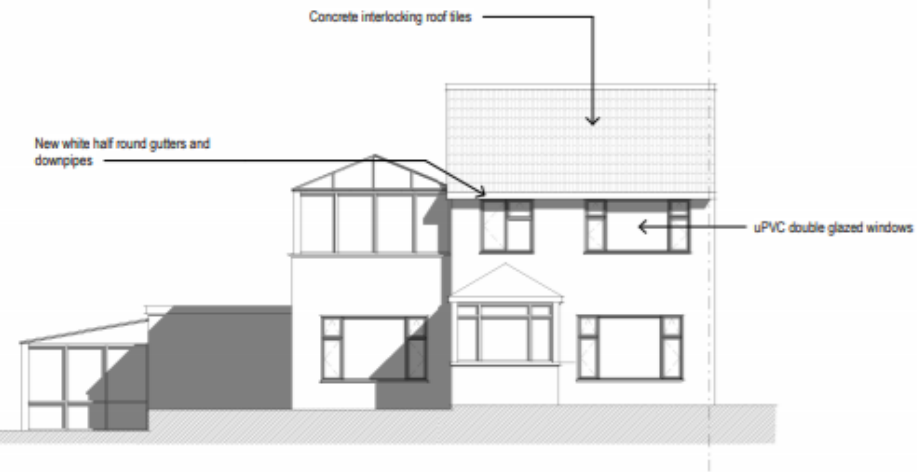
6 x 2 + 1 upright configuration shown



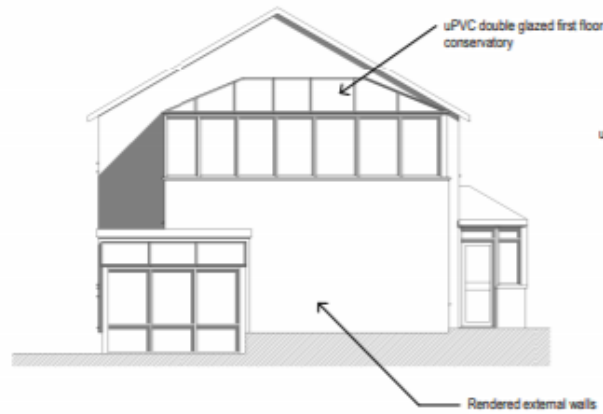
**20/P/0767/FUL – 1, Littlefields Avenue, Banwell.
BS29 6BE.**

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 (amendment to previously approved planning application 19/P/0158/FUL - new dwelling set slightly further forward).

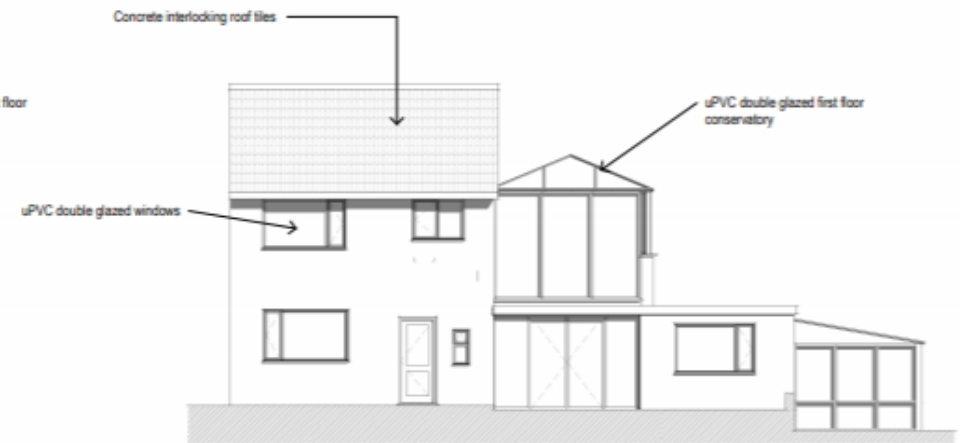




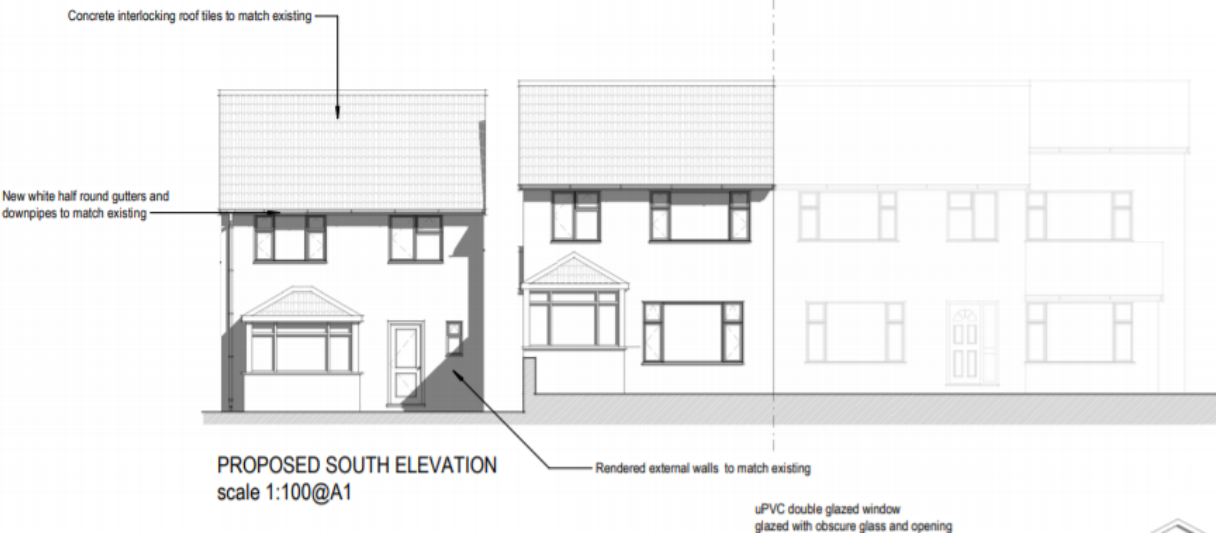
EXISTING SOUTH ELEVATION
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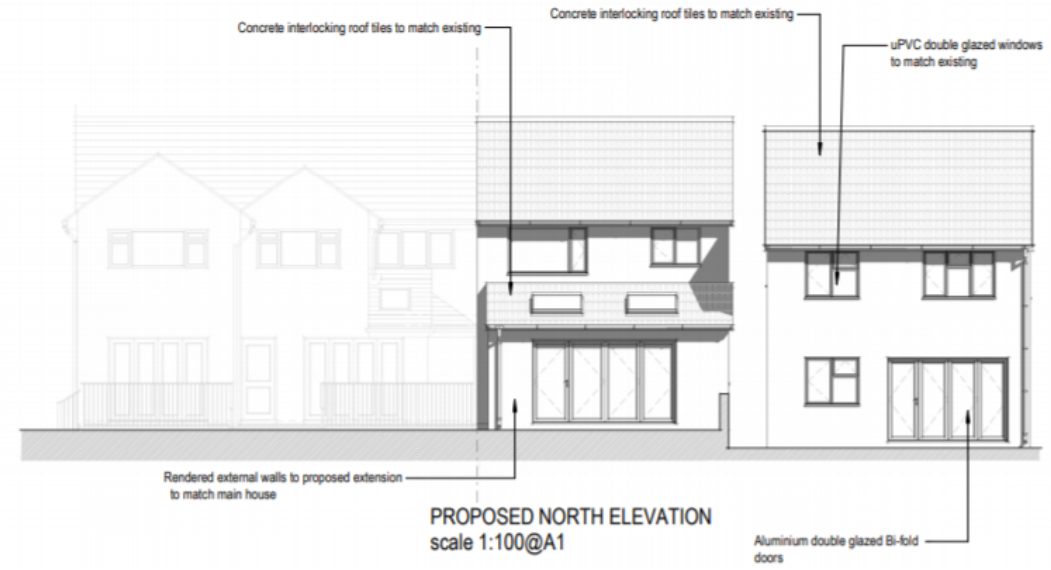
EXISTING WEST ELEVATION
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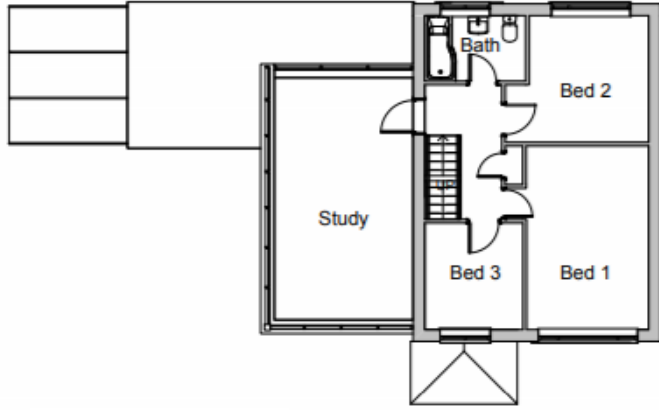
EXISTING NORTH ELEVATION
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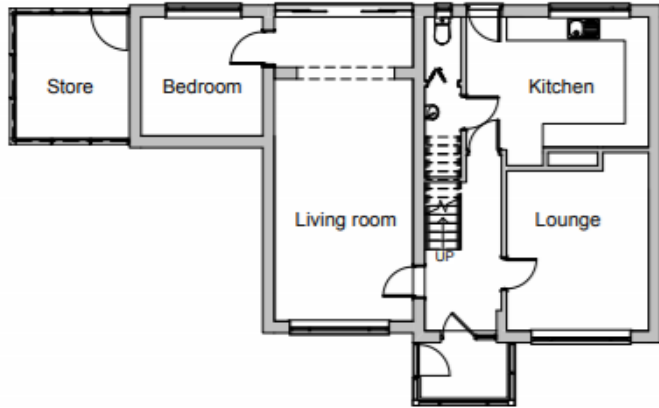
PROPOSED SOUTH ELEVATION
scale 1:100@A1



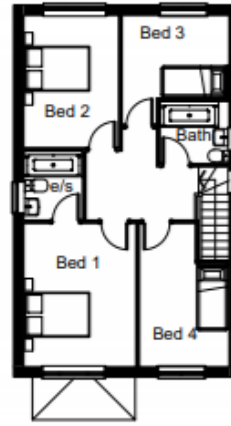
PROPOSED NORTH ELEVATION
scale 1:100@A1



EXISTING FIRST FLOOR PLAN
scale 1:100@A1



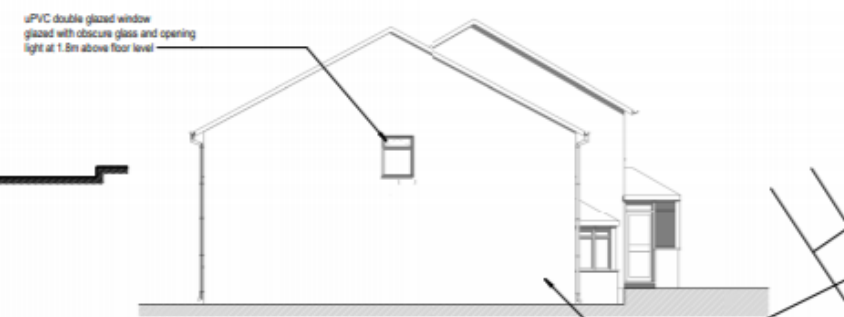
EXISTING GROUND FLOOR PLAN
scale 1:100@A1



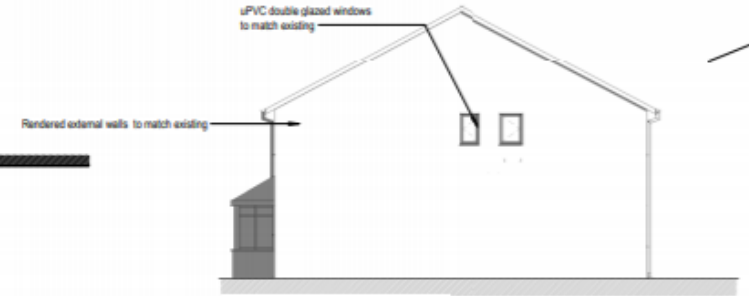
PROPOSED FIRST FLOOR PLAN
scale 1:100@A1



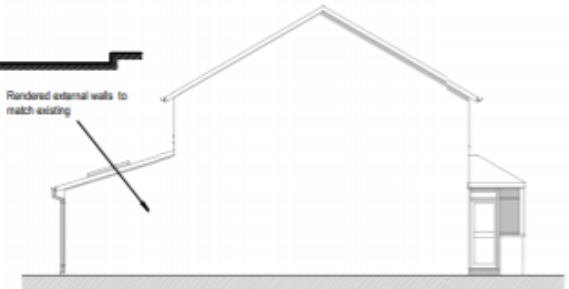
PROPOSED GROUND FLOOR PLAN
scale 1:100@A1



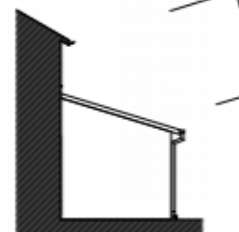
PROPOSED WEST ELEVATION
scale 1:100@A1



PROPOSED EAST ELEVATION
scale 1:100@A1



PROPOSED SIDE ELEVATION (1 Littlefields Ave)
scale 1:100@A1

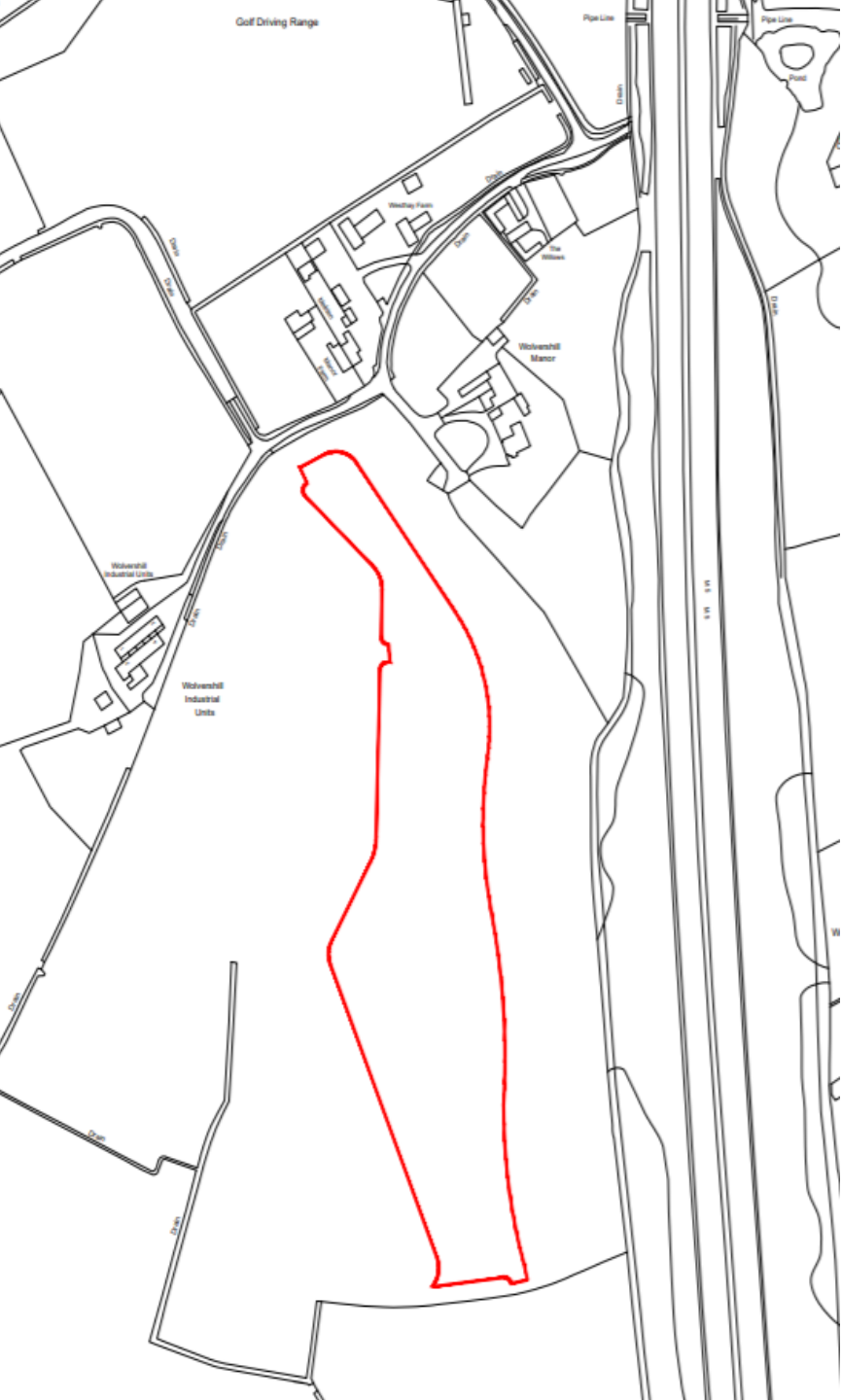


PROPOSED SIDE ELEVATION (1 Littlefields Ave)
scale 1:100@A1



**20/P/0776/NMA – Mead Fields, Parklands Phase 3B,
Land South of Churchland Way, Wolvershill Rd.**

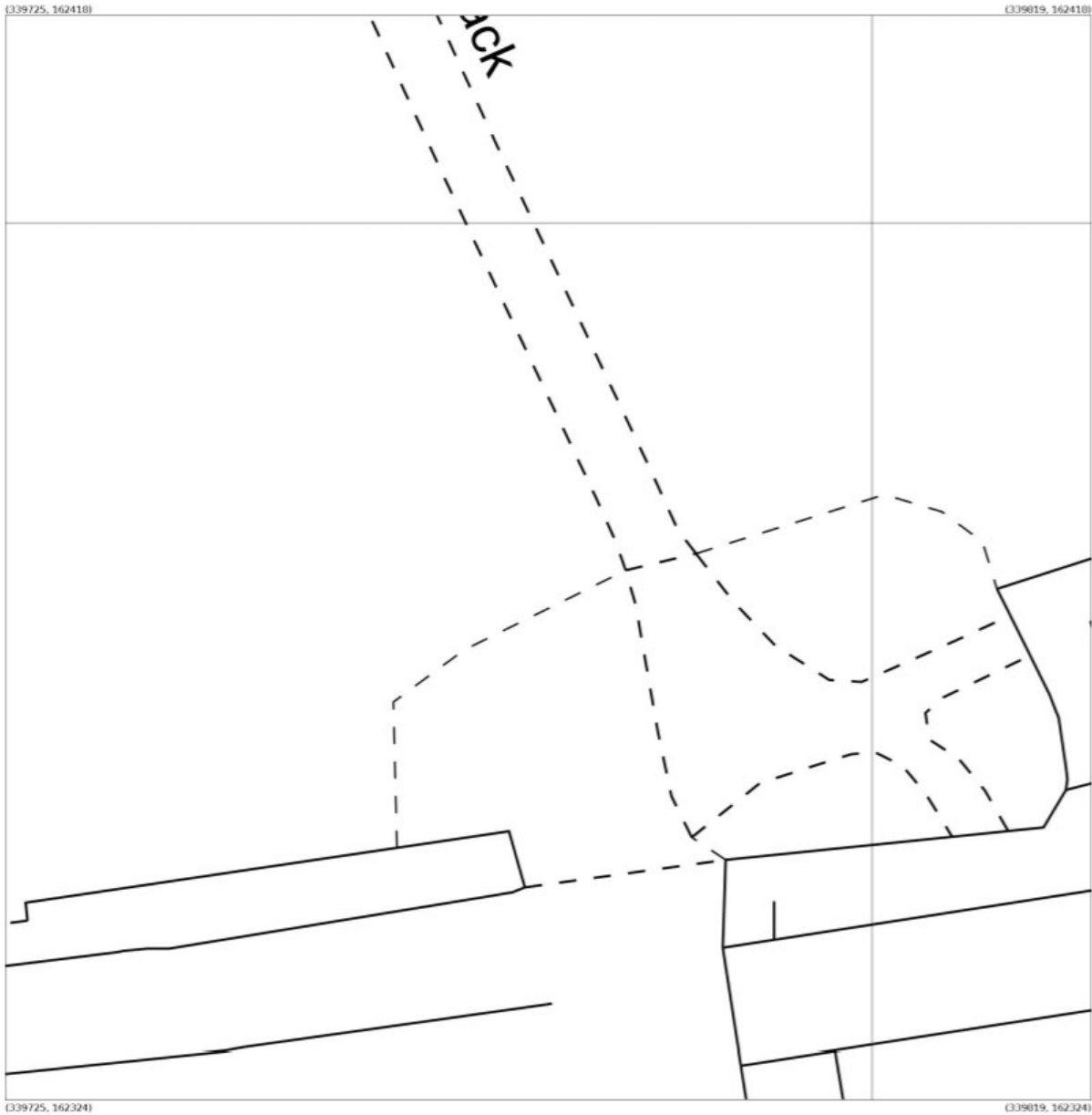
Non material amendment to permission 19/P/2662/RM (Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 88no. dwellings with associated works pursuant to outline planning permission 16/P/2744/OT2 to allow changes to red line and extent of road adoption, to include section of estate road.



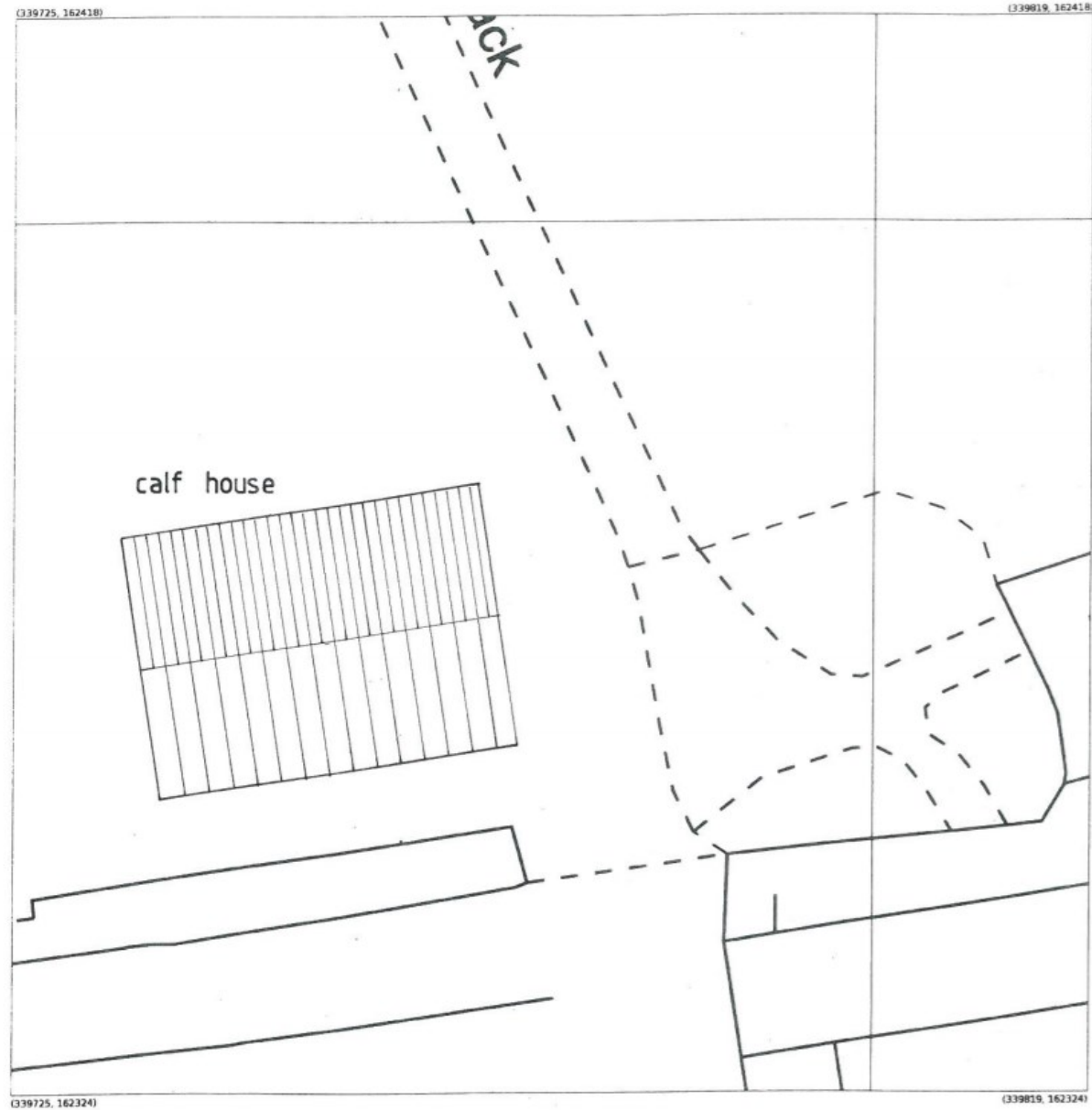
20/P/0823/FUL – Land Court Farm, Puxton Road,
Hewish, Weston-super-Mare. BS24 6UE.

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

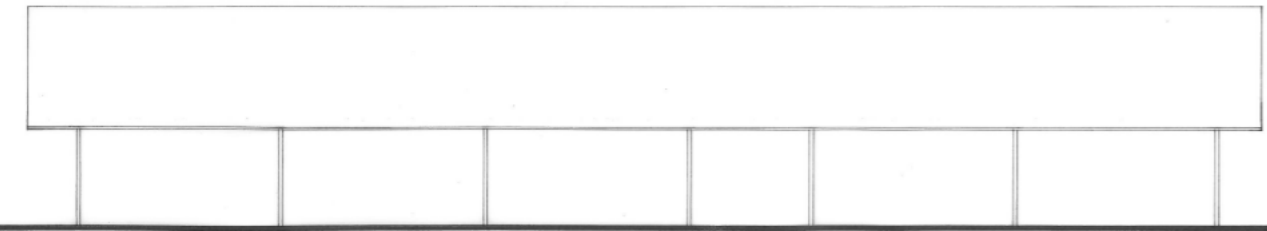




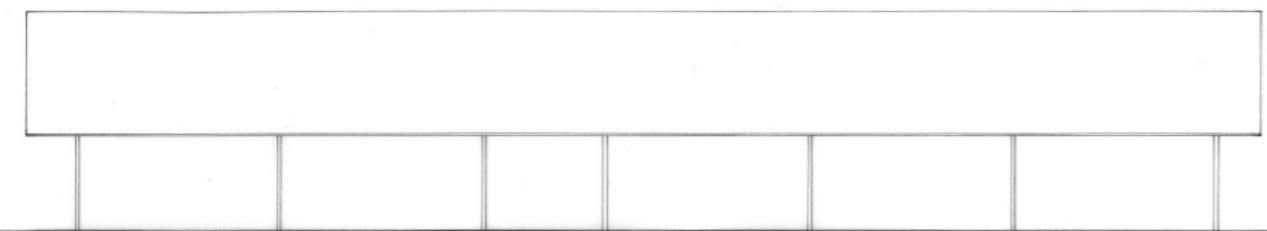
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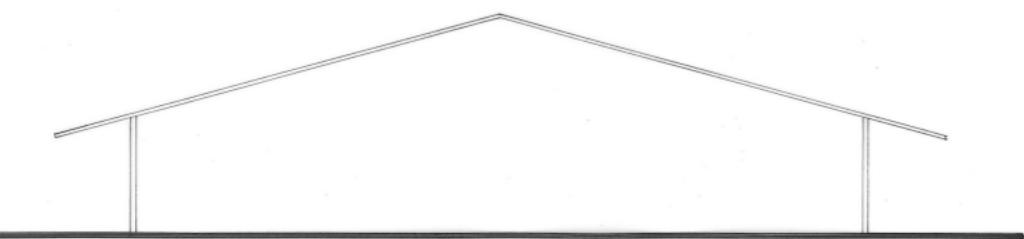
(339725, 162324) (339819, 162324)



NORTH



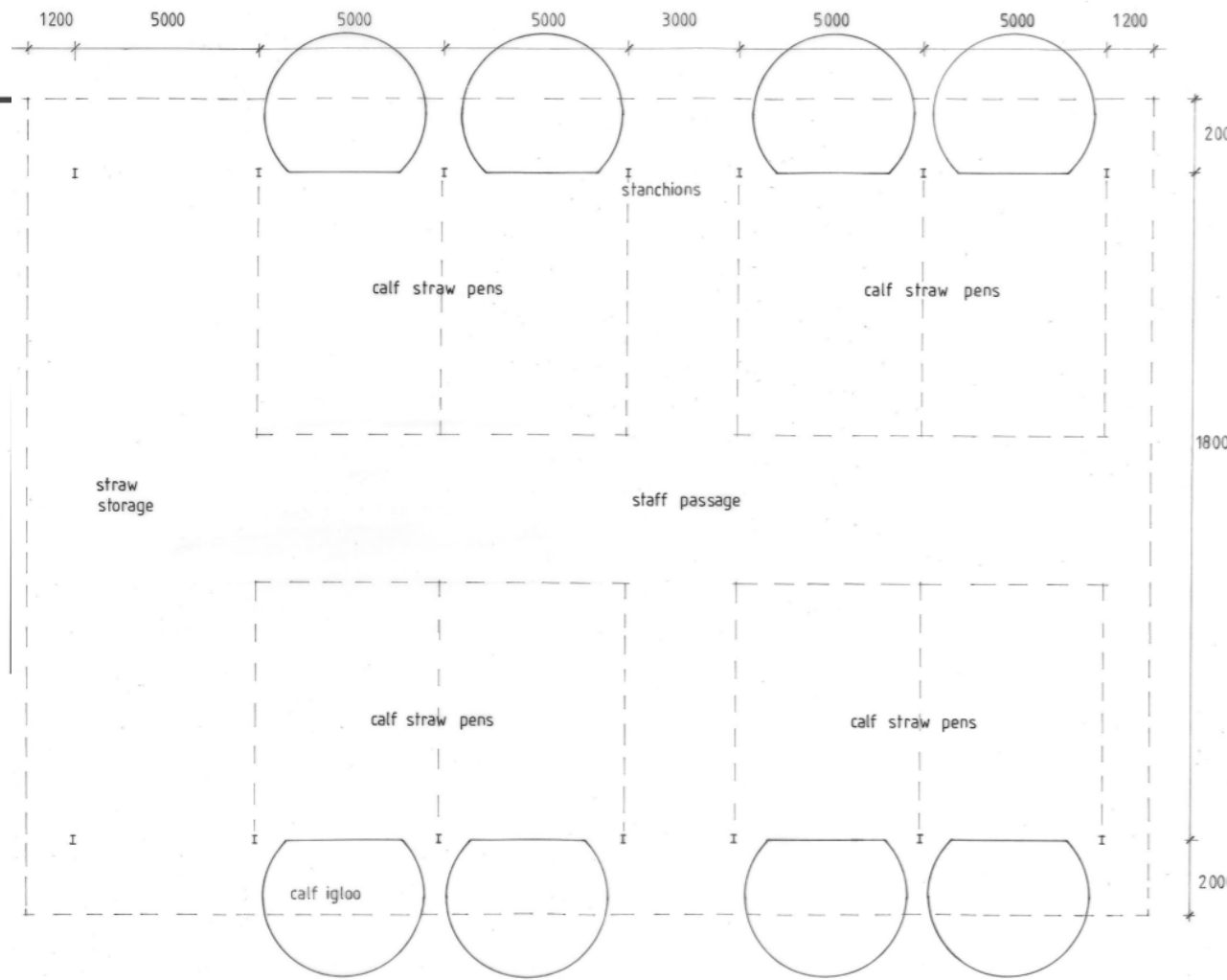
SOUTH



EAST



WEST



20/P/0030/FUL - Land Court Farm Puxton Rd Hewish Weston-super-Mare BS24 6UE. Demolition of existing agricultural buildings & erection of a replacement agricultural building. **APPROVED**

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. **APPROVED**

20/P/0776/NMA - Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road, Banwell. Non-material amendment to permission 19/P/2662/RM to allow changes to red line and extent of road adoption, to include section of estate road. **APPROVED**

19/P/3056/ADV - Land at The Junction Of A371 And Well Lane Banwell. Advertising consent for a proposal to place one hoarding sign on land adjacent to the junction of the A371 and Well Lane in Banwell, North Somerset. **REFUSED**