



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 5<sup>th</sup> OCTOBER 2020

**PRESENT:** Councillors Phil Baird, Paul Blatchford, Paul Harding, Nick Manley (Chairman), Dawn Parry (Vice Chairman) & John Wormald.  
**IN ATTENDANCE:** Mrs Liz Shayler (Clerk)

**Cllr Manley convened the meeting by welcoming everyone.**

**63/20 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Philcox

**64/20 To receive declarations of interest (agenda Item 2)**

No Committee Member declared an interest

**65/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> September 2020 (agenda item 3).**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> September 2020 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with abstention due to absence).**

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

**66/20 To note and comment upon planning applications (agenda item 6)**

- (i) **20/P/1717/FUL Banwell Youth and Community Centre West Street Banwell. BS29 6DB**  
Demolition Culverting of the ditch adjacent to the 1st Banwell Scout building. Creation of additional space to the left of the building for an environmental area and additional car parking space for the Scout Hut Minibus and for visitors. Siting of a metal storage container. Replacement of 2no. doors to building.

Given this application has been submitted by the Parish Council it was noted.

**67/20 To discuss and agree a way forward in relation to the Government Consultations on 'Planning for the Future' (agenda item 7)**

**Resolved:** Cllr Manley to submit the tabled response to the 'Planning for the Future' Consultation, with an amendment to question 21 (reflecting and retaining the rural nature of the existing community) to the National Association of Local Councils (NALC) and the Government.

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

**68/20 To note planning decisions – (agenda item 8)**

- (i) **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. **SPLIT DECISION**
- (ii) **20/P/1523/FUL The Longhouse 25 East Street Banwell BS29 6BW**  
Proposed subdivision of existing dwelling to form two 2-bedroom dwellings. **APPROVED**
- (iii) **20/P/1538/TPO Cedar Lodge Wolvershill Road Banwell BS29 6DJ**  
T1 - Monterey Cypress - Crown lift to 2.5m, no cuts larger than 40mm. **APPROVED**

- (iv) **20/P/1670/FUH Brick House Farm Waywick Lane Banwell BS24 6UZ**  
Erection of a two storey and single storey front extension, annexe and cart store. **APPROVED**
- (v) **20/P/1755/FUH Pennyard House, East Street, Banwell. BS29 6BW**  
Demolition of front conservatory and replace with a new porch; replacement of existing sliding aluminium framed windows with 'Heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse. **APPROVED**
- (vi) **20/P/1911/TRCA Oak Lodge, West Street, Banwell. BS29 6DB**  
T1 - Eucalyptus – Fell **NO OBJECTION**

**69/20 Date of the next meeting (agenda item 9)**

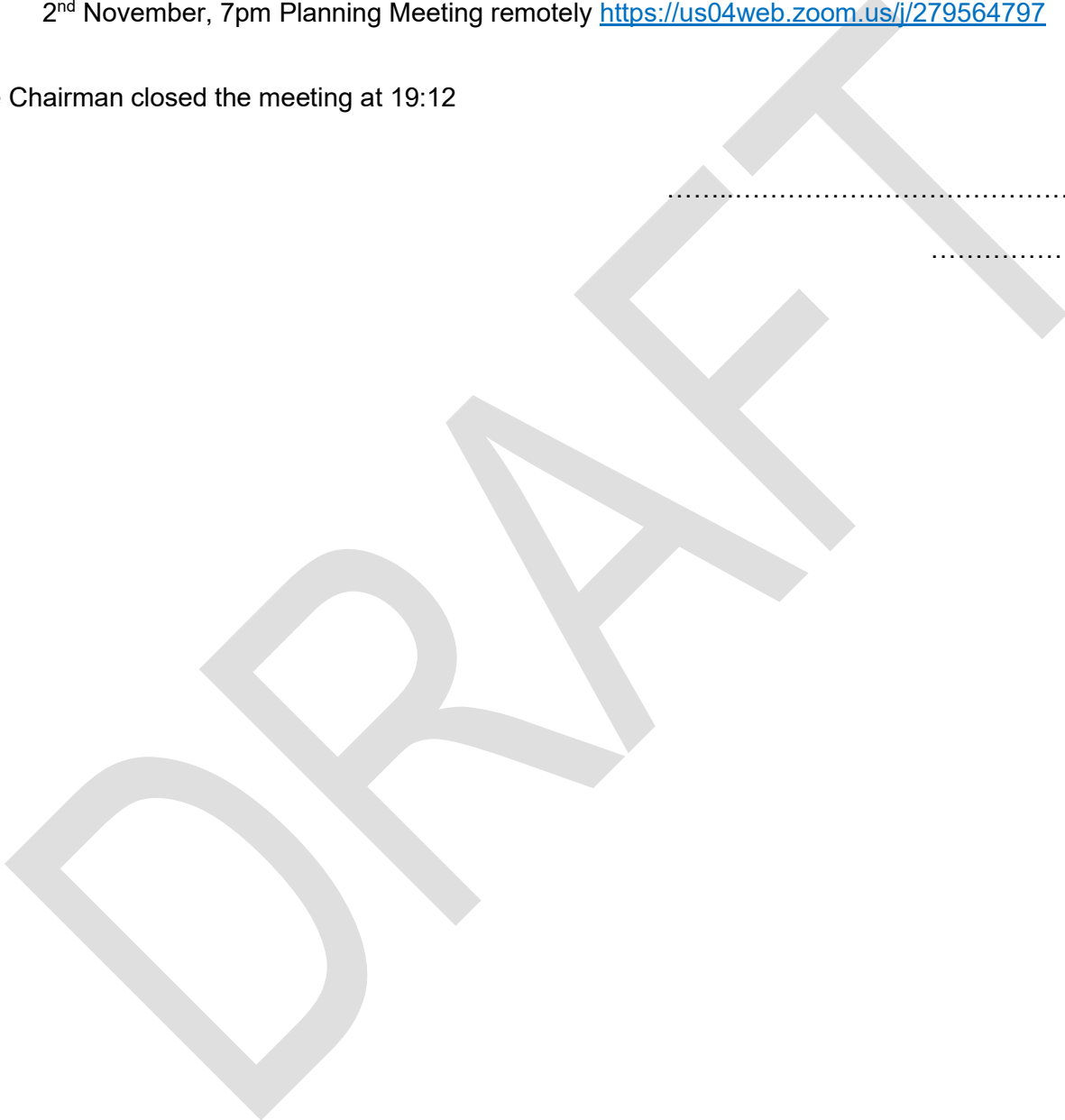
19<sup>th</sup> October, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

2<sup>nd</sup> November, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:12

.....Chairman

.....Date

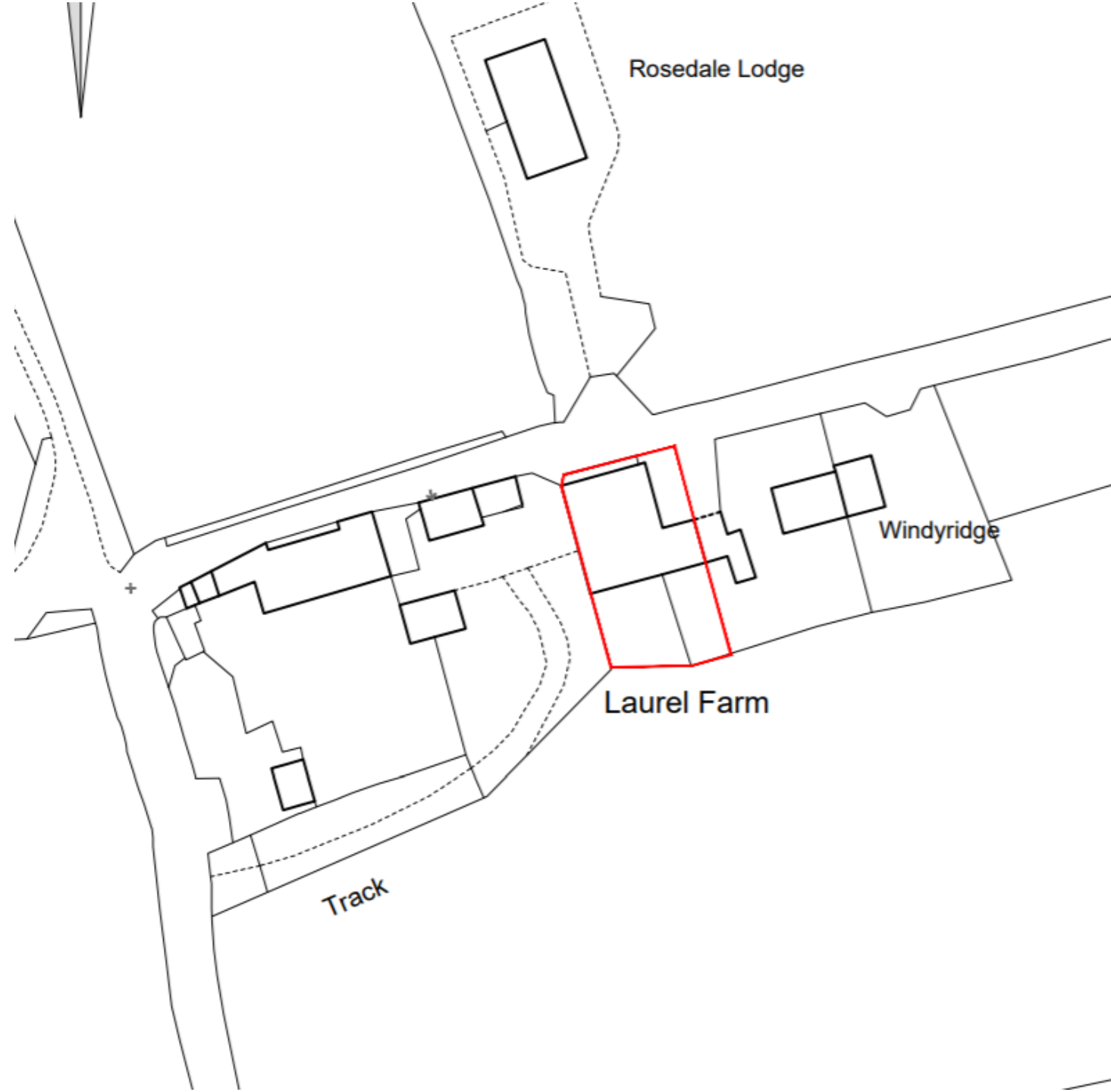


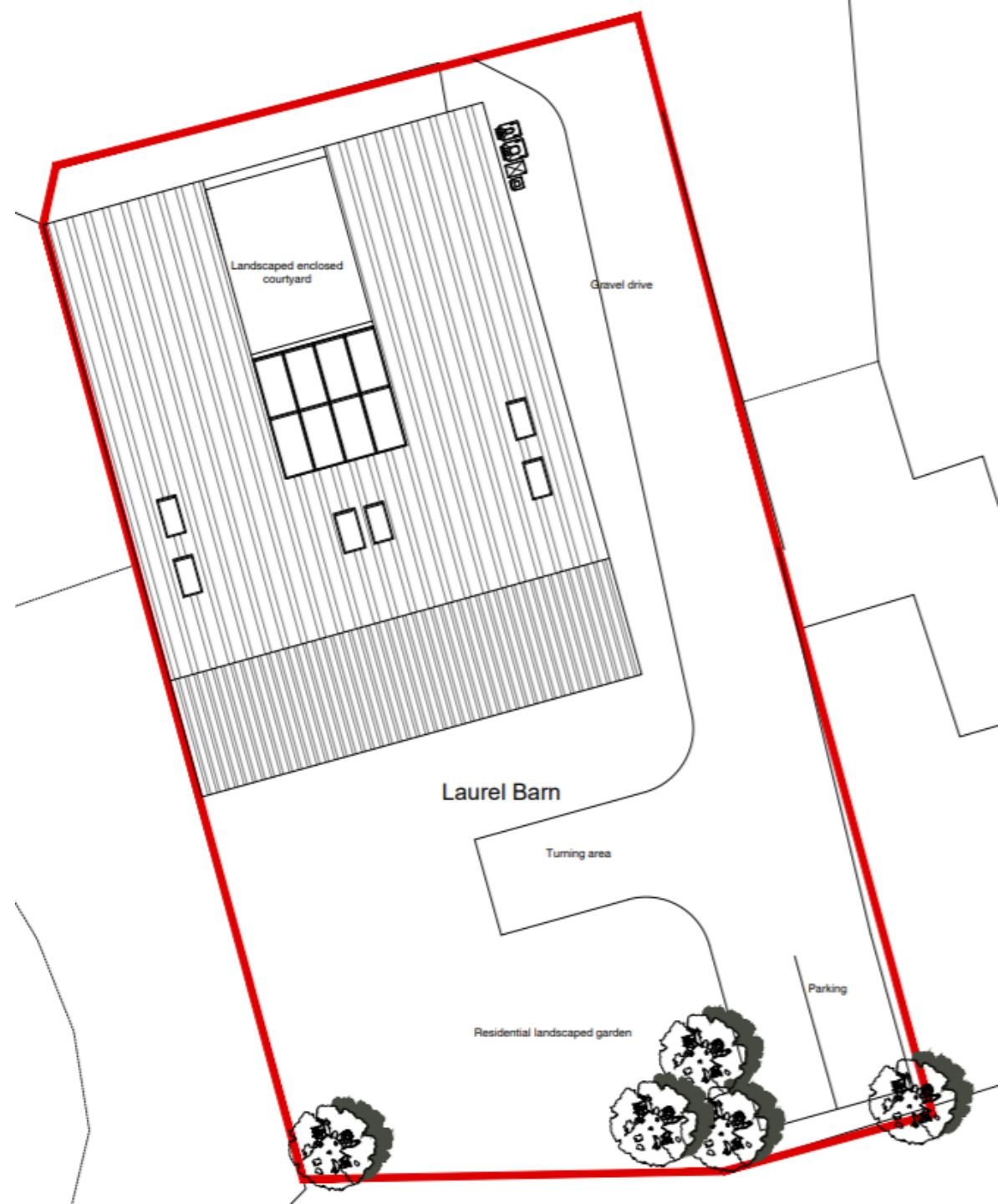
# Planning Committee

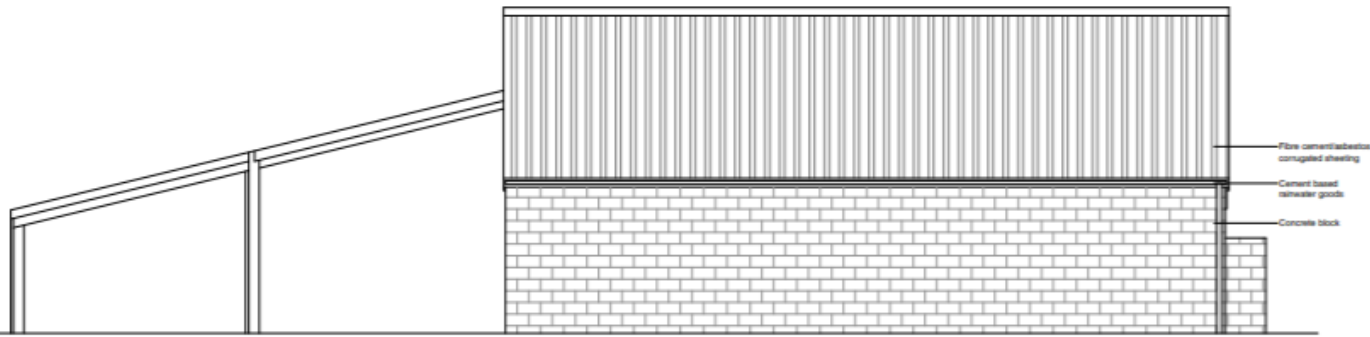
November 2<sup>nd</sup> 2020

# **20/P/2298/FUL Laurel Farm, Summer Lane, Banwell. BS29 6LP**

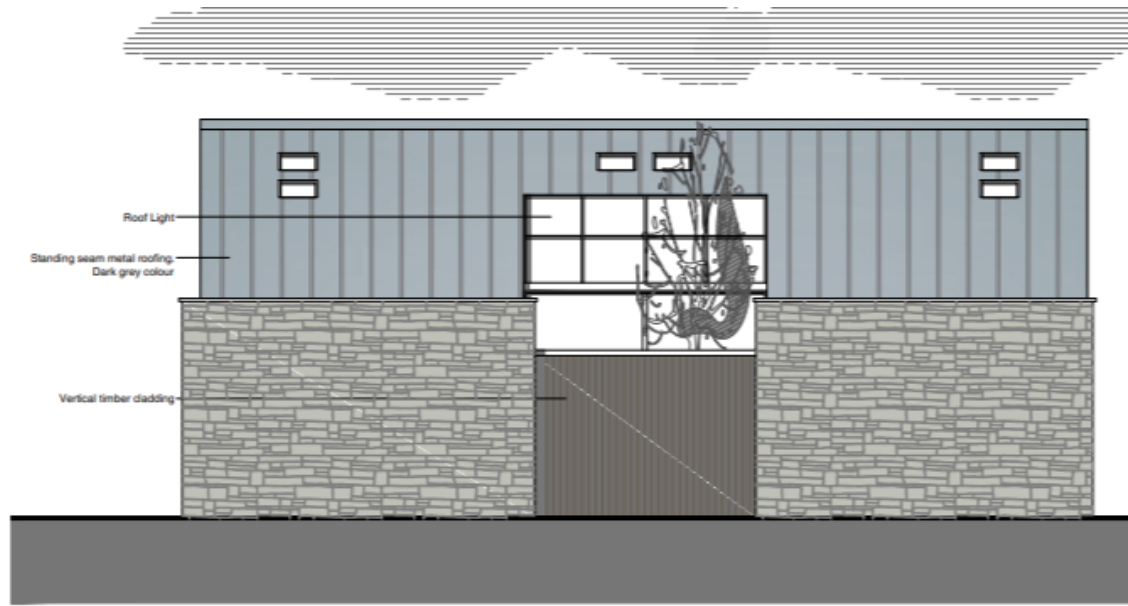
Conversion of agricultural barn to dwelling including external alterations, access and parking.



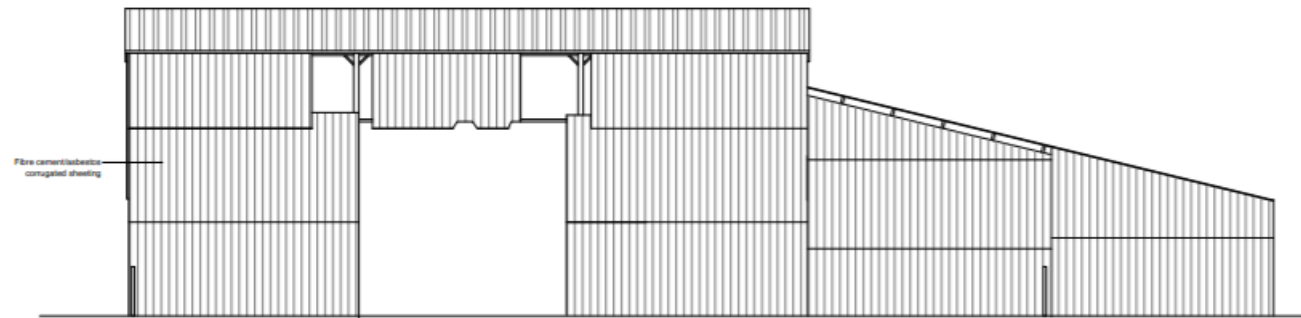




Front Elevation  
North Facing



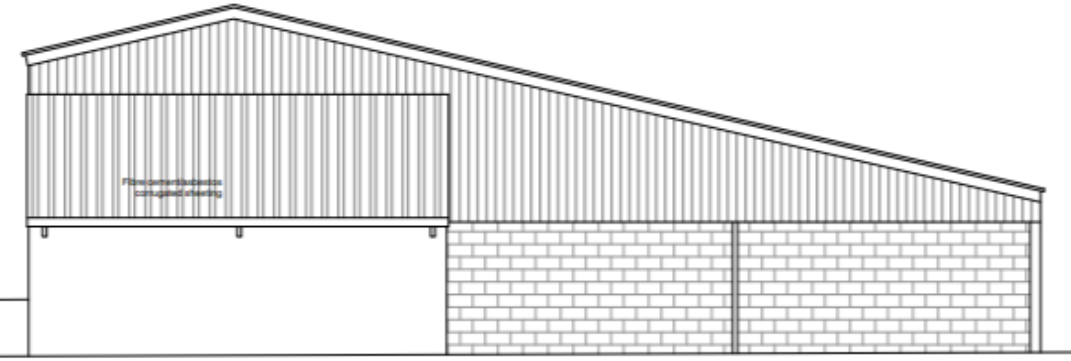
Front Elevation  
North Facing



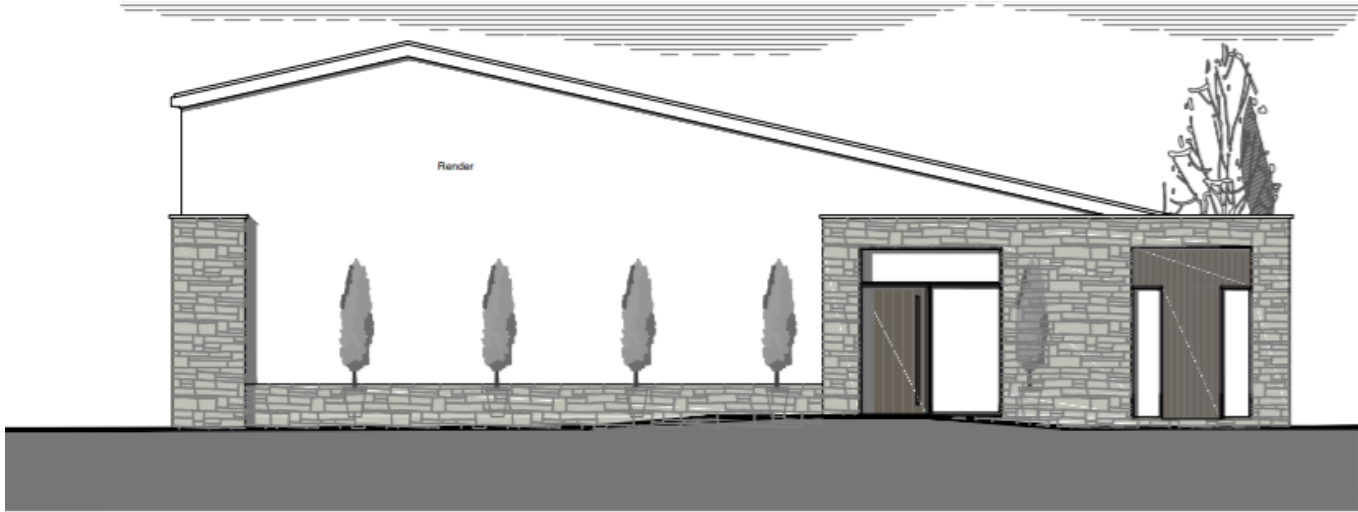
Rear Elevation  
South Facing



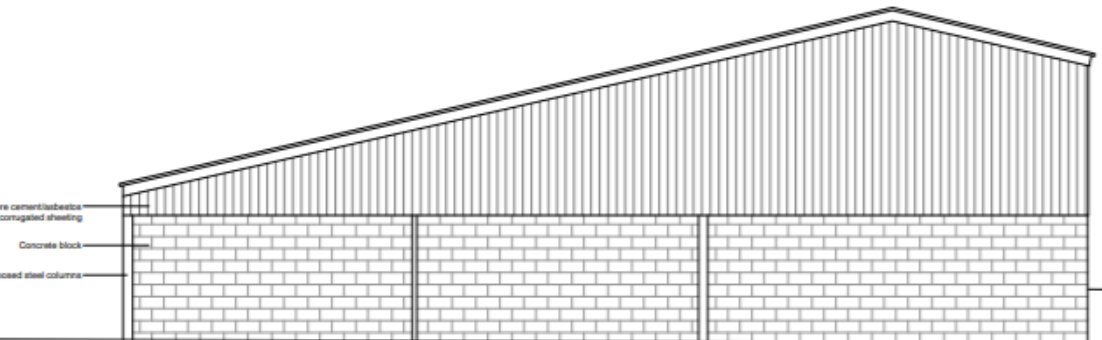
Rear Elevation  
South Facing



Side Elevation  
East Facing

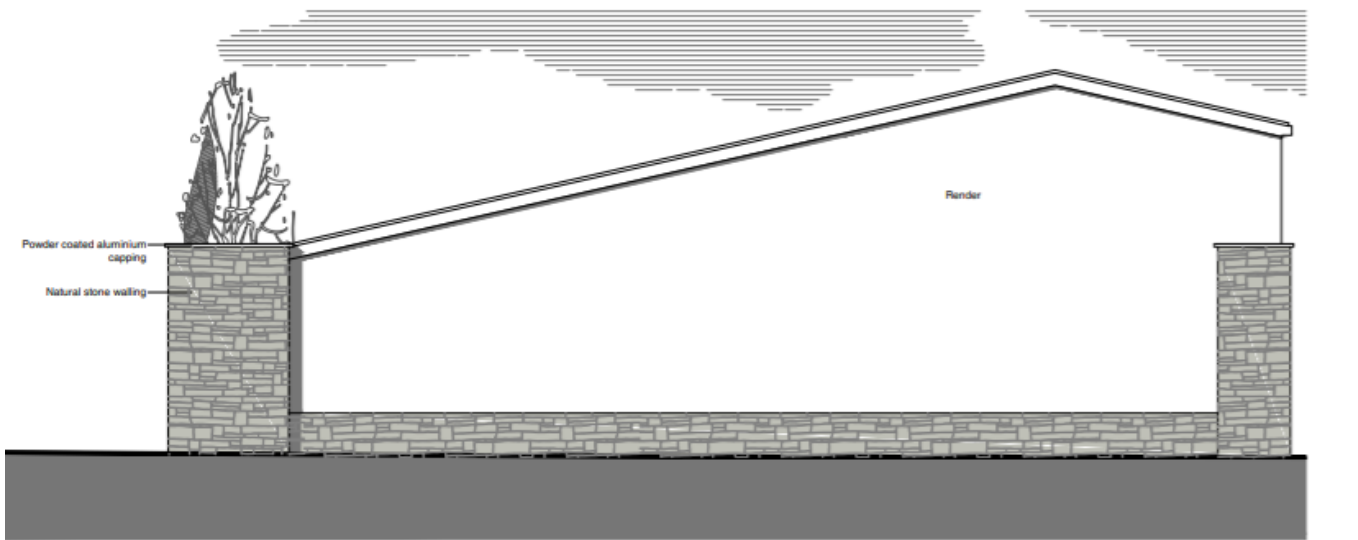


Side Elevation  
East Facing



- Fibre cement/asbestos corrugated sheeting
- Concrete block
- Exposed steel columns

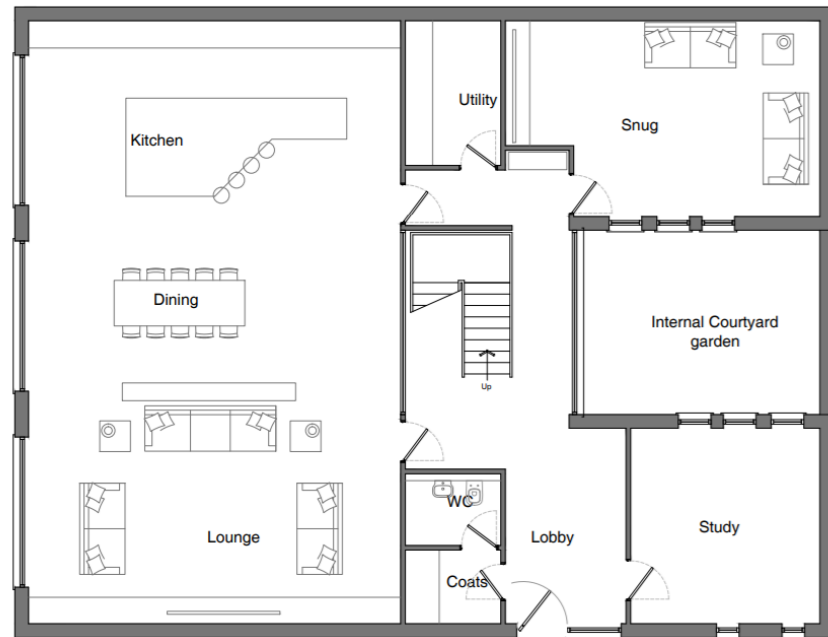
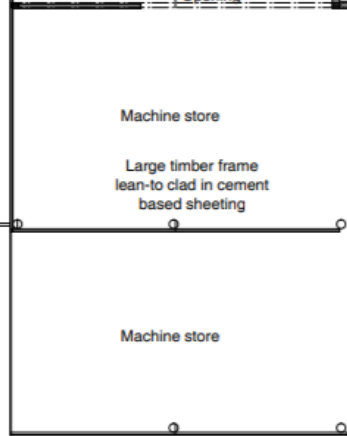
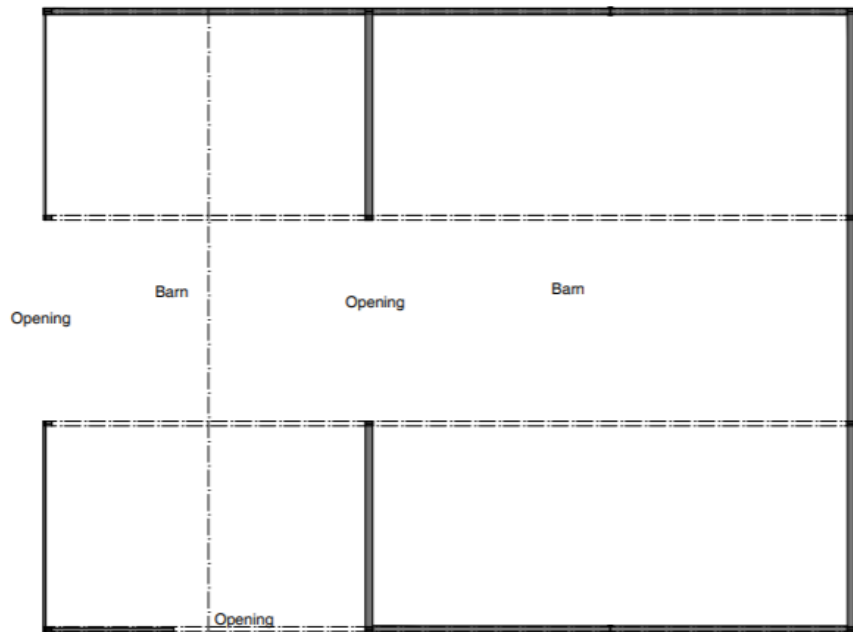
Side Elevation  
West Facing



- Powder coated aluminium capping
- Natural stone walling

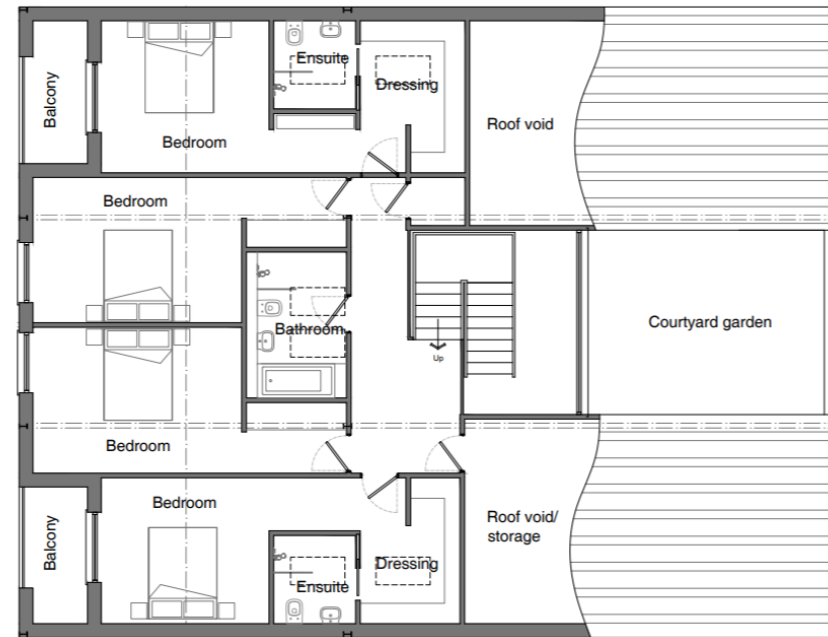
Side Elevation

# Existing



Ground Floor Plan

# Proposed

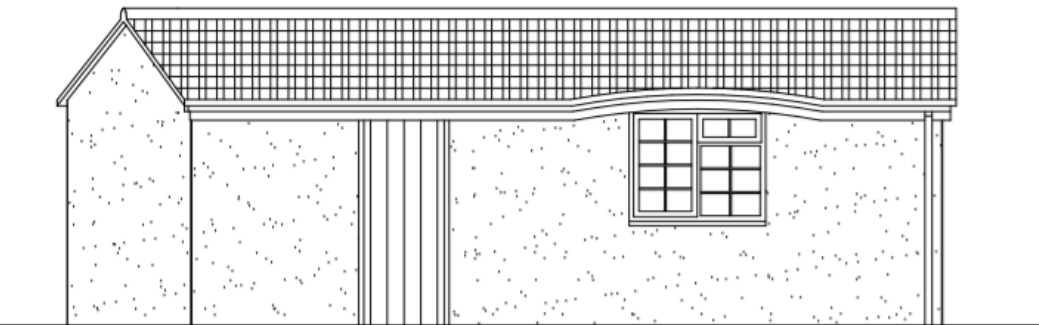


First Floor Plan

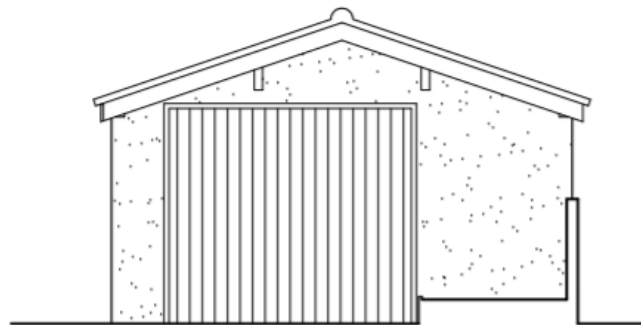
# **20/P/2336/LDP Halcyon Cooks Lane Banwell BS29 6DS**

Certificate of lawful development for the conversion of part of existing detached garage and store to a Garden Office with En Suite shower room.

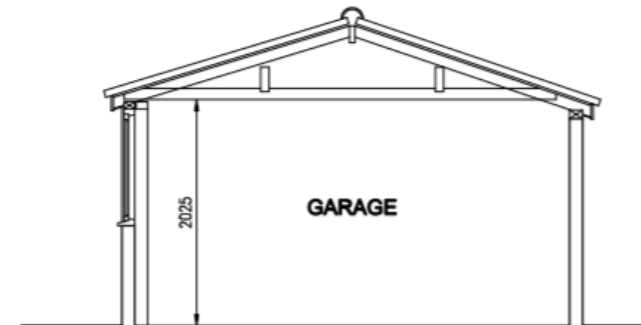




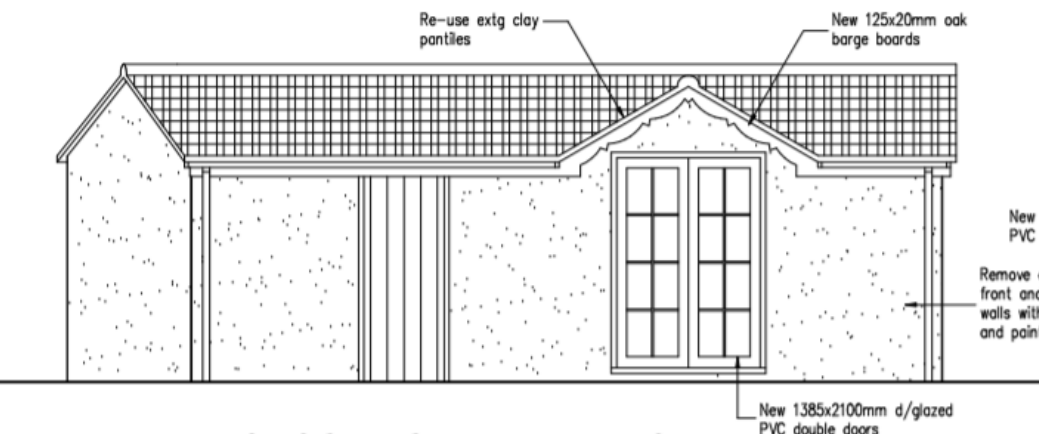
**EXISTING SIDE ELEVATION**



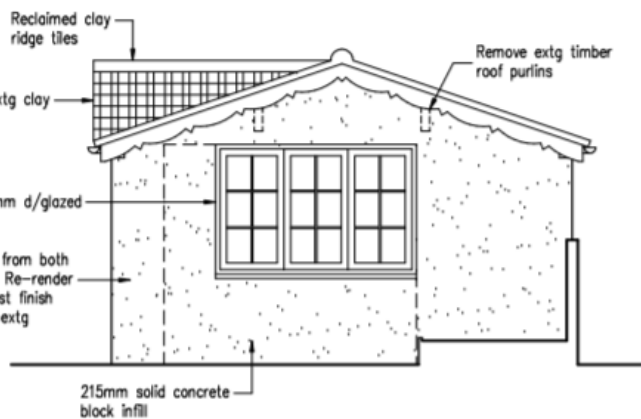
**EXISTING FRONT ELEVATION**



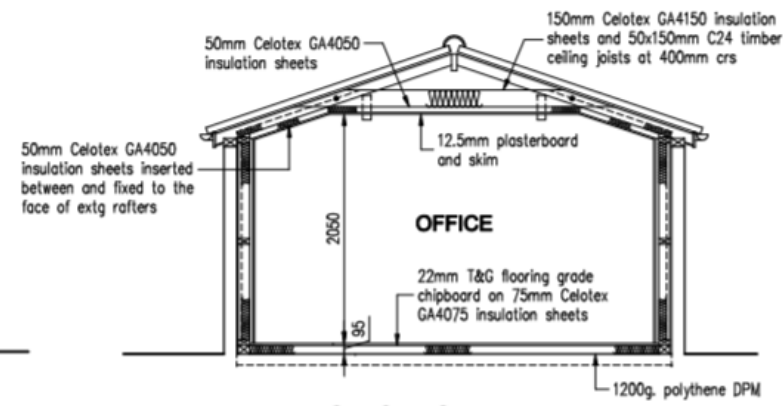
**SECTION A - A**



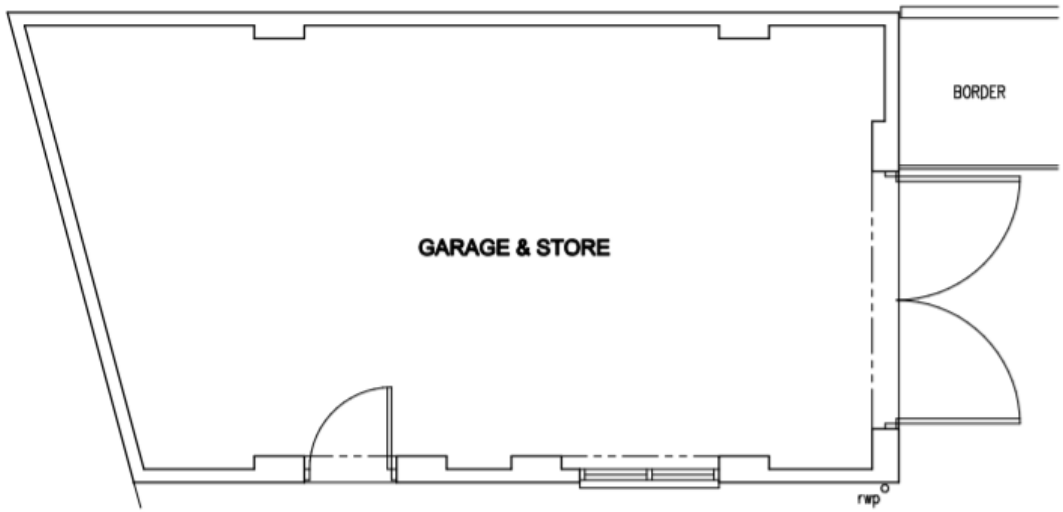
**PROPOSED SIDE ELEVATION**



**PROPOSED FRONT ELEVATION**



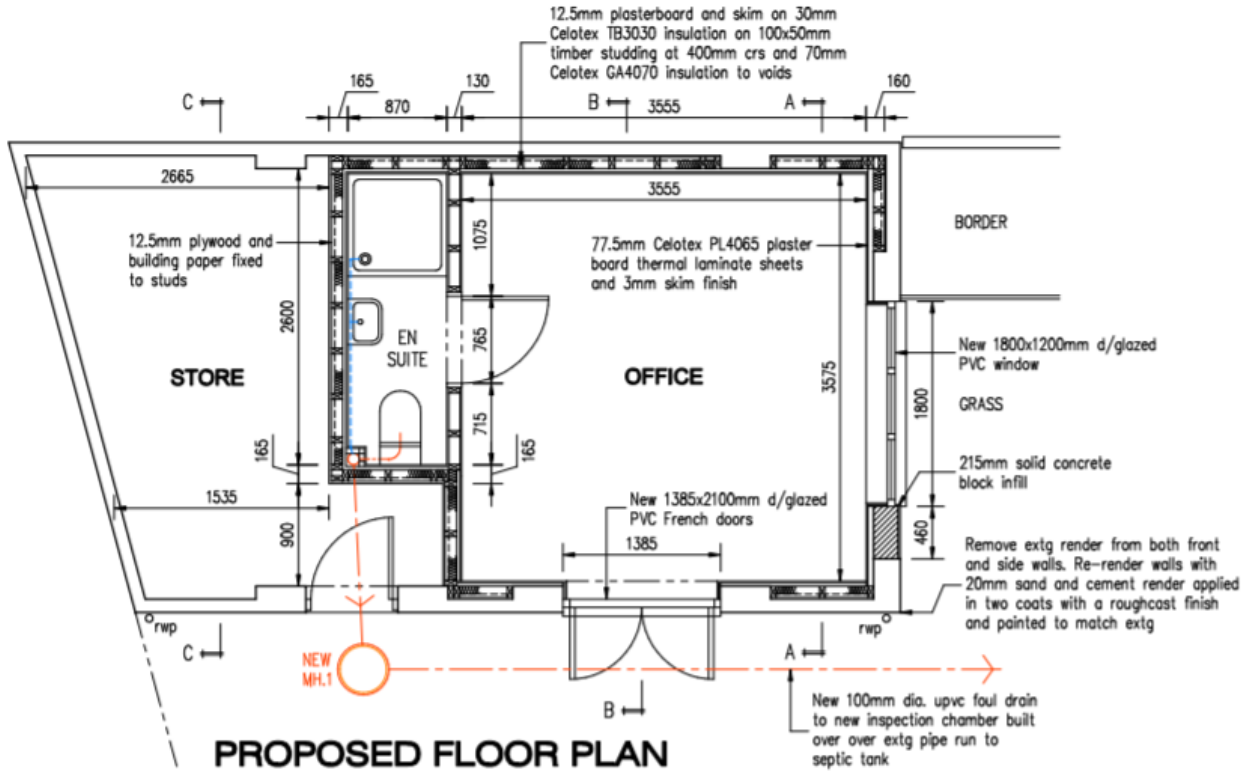
**SECTION A - A**



**EXISTING FLOOR PLAN**



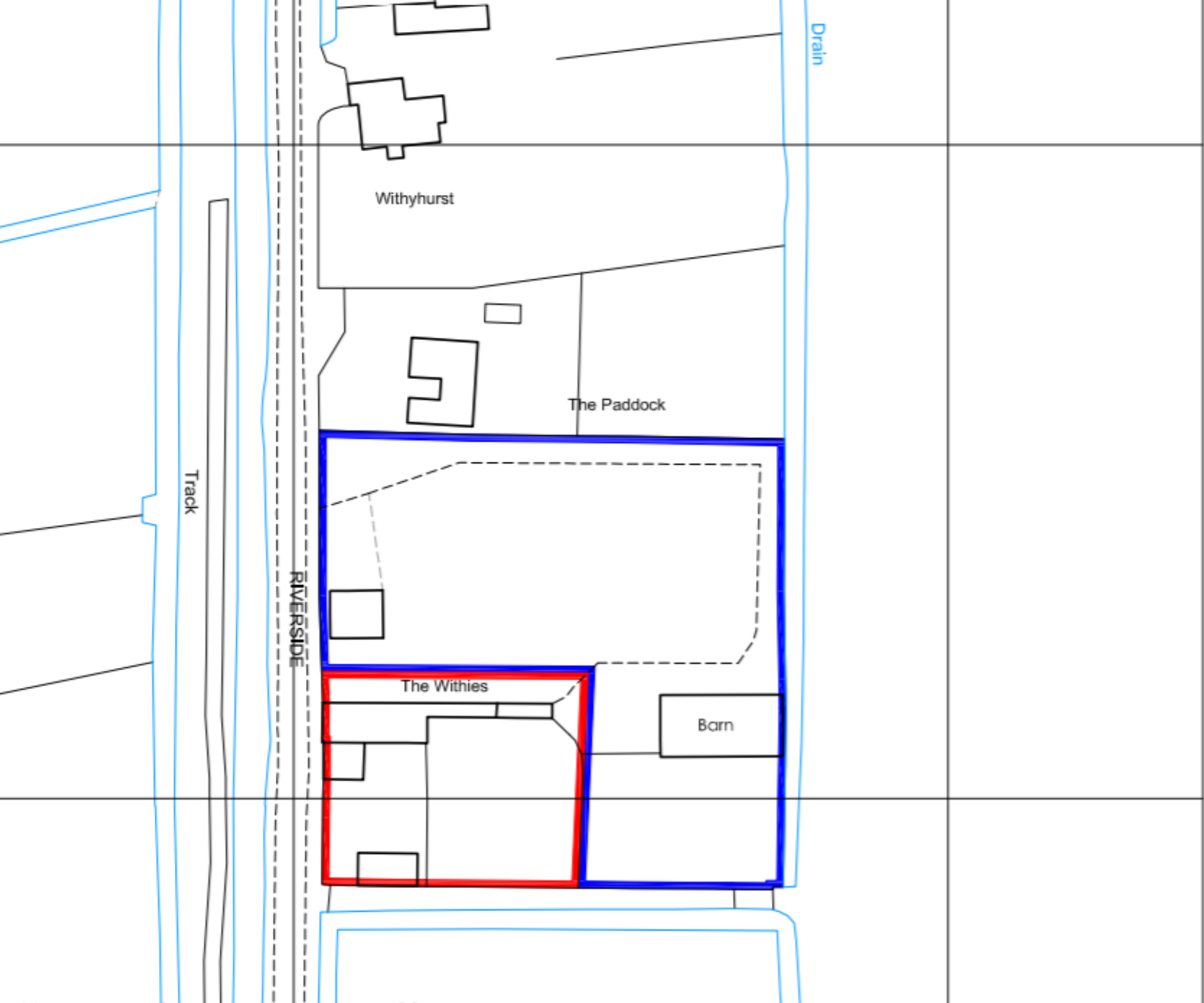
SCALE 1:50



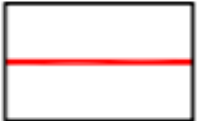
**PROPOSED FLOOR PLAN**

# **20/P/2485/FUH The Withies Riverside Banwell BS29 6EH**

Proposed demolition of the single storey Eastern wing of the existing dwellinghouse;  
proposed erection of a single storey side and two storey extension.



**KEY**



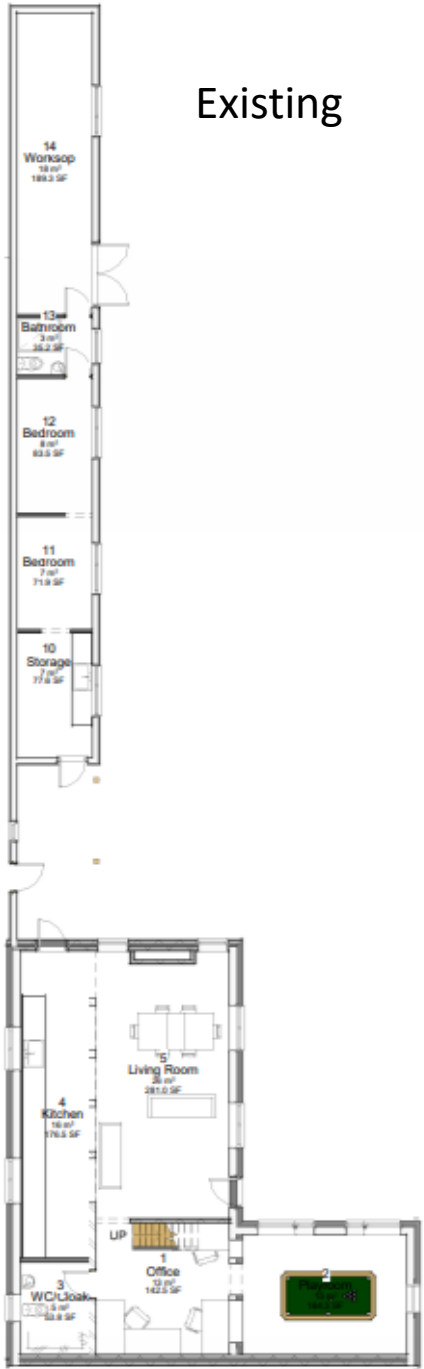
Application Site Boundary



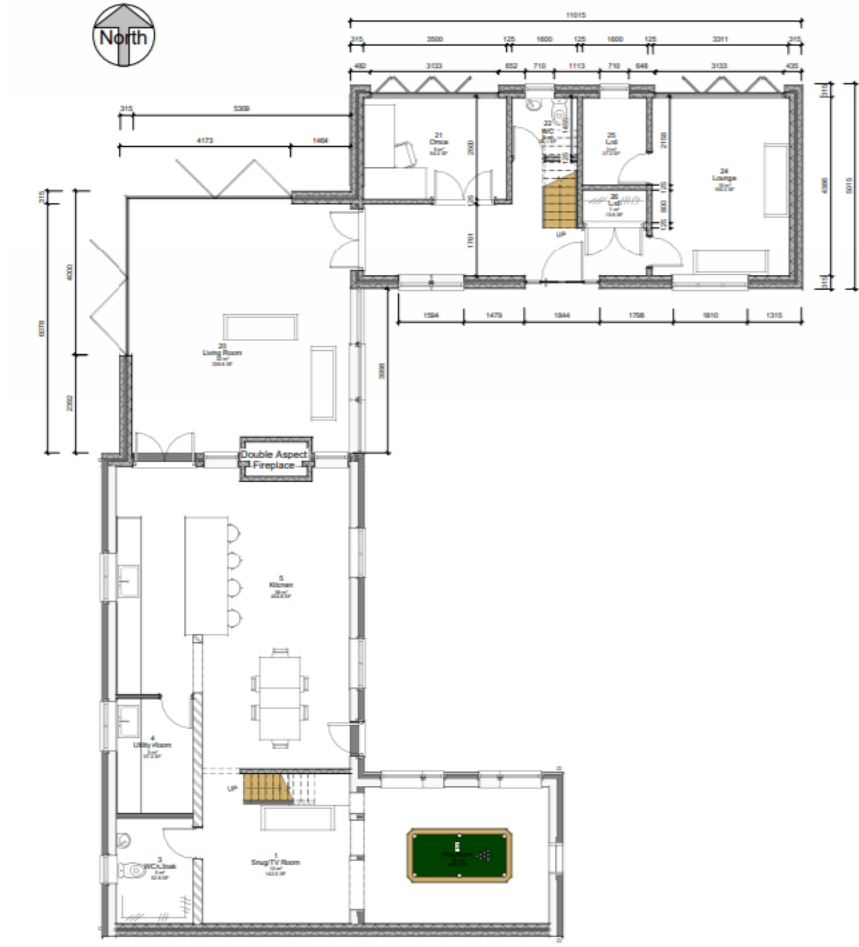
Other land in ownership of applicant



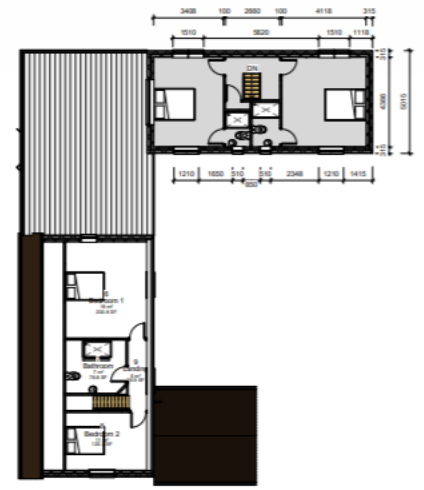
Existing



Proposed

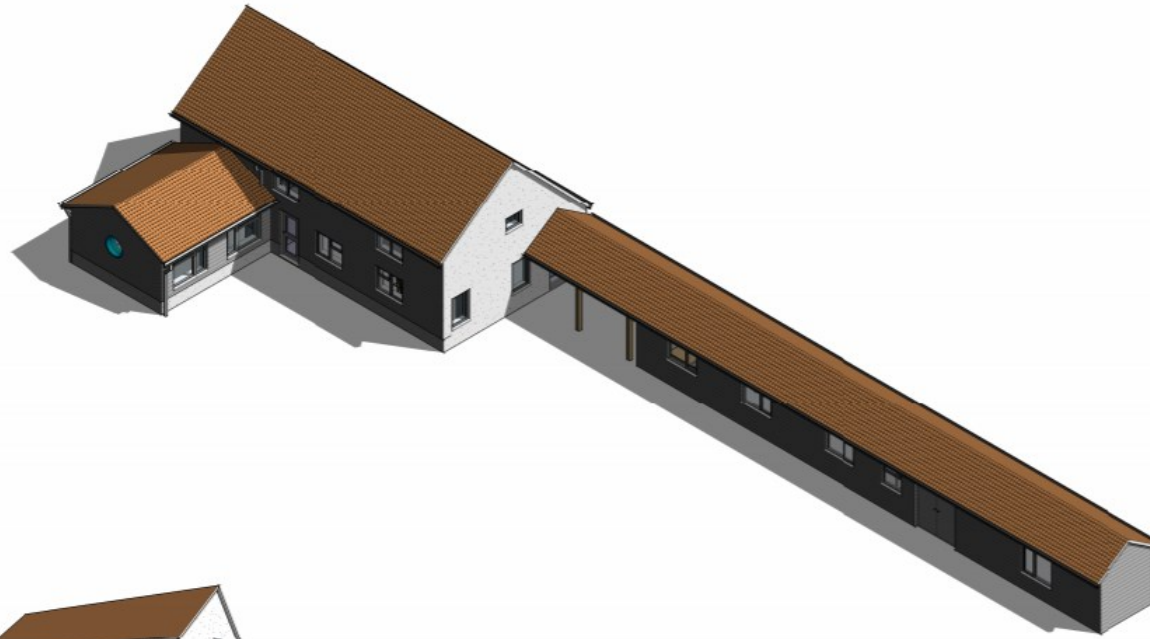


Ground Floor Plan



2 First Floor Plan  
1:100

Existing



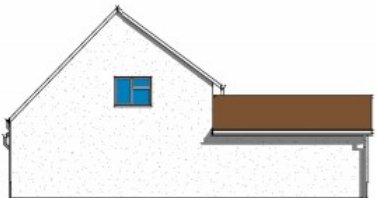
Please note:  
 All drawings are for the purposes of planning only.  
 Not for construction works.  
 Report all discrepancies to the person named below, do not proceed without instruction.  
 BRO take no responsibility should any drawing's unless specified are used for building purposes.



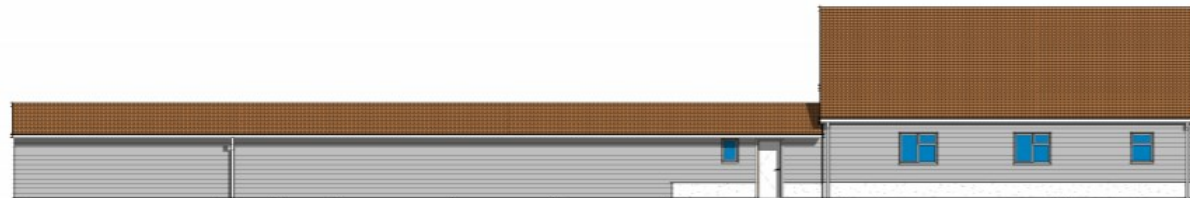
| CODE | SUITABILITY DESCRIPTION |
|------|-------------------------|
|      | PURPOSE OF ISSUE        |



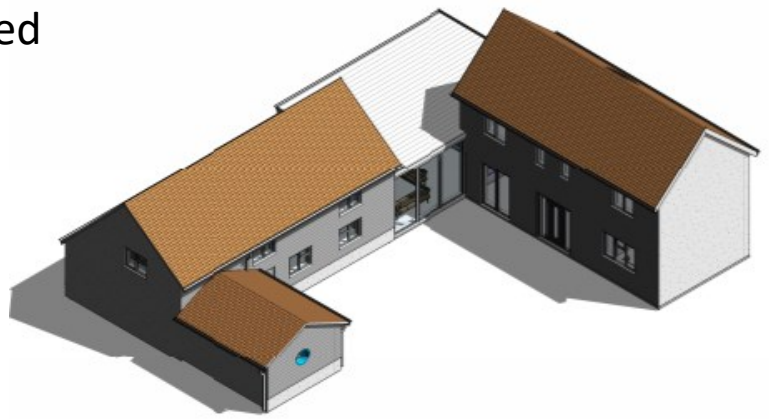
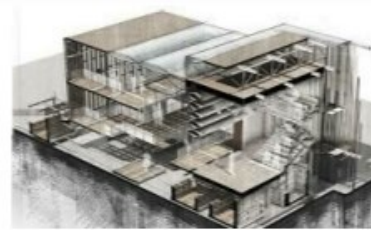
**3 Right Side Elevation**  
 1 : 100



Proposed



Proposed



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CODE SUITABILITY DESCRIPTION  
 STATUS PURPOSE OF ISSUE

PROJECT  
**Proposed Extension**

TITLE  
**The Withies  
 BS29 6EH**

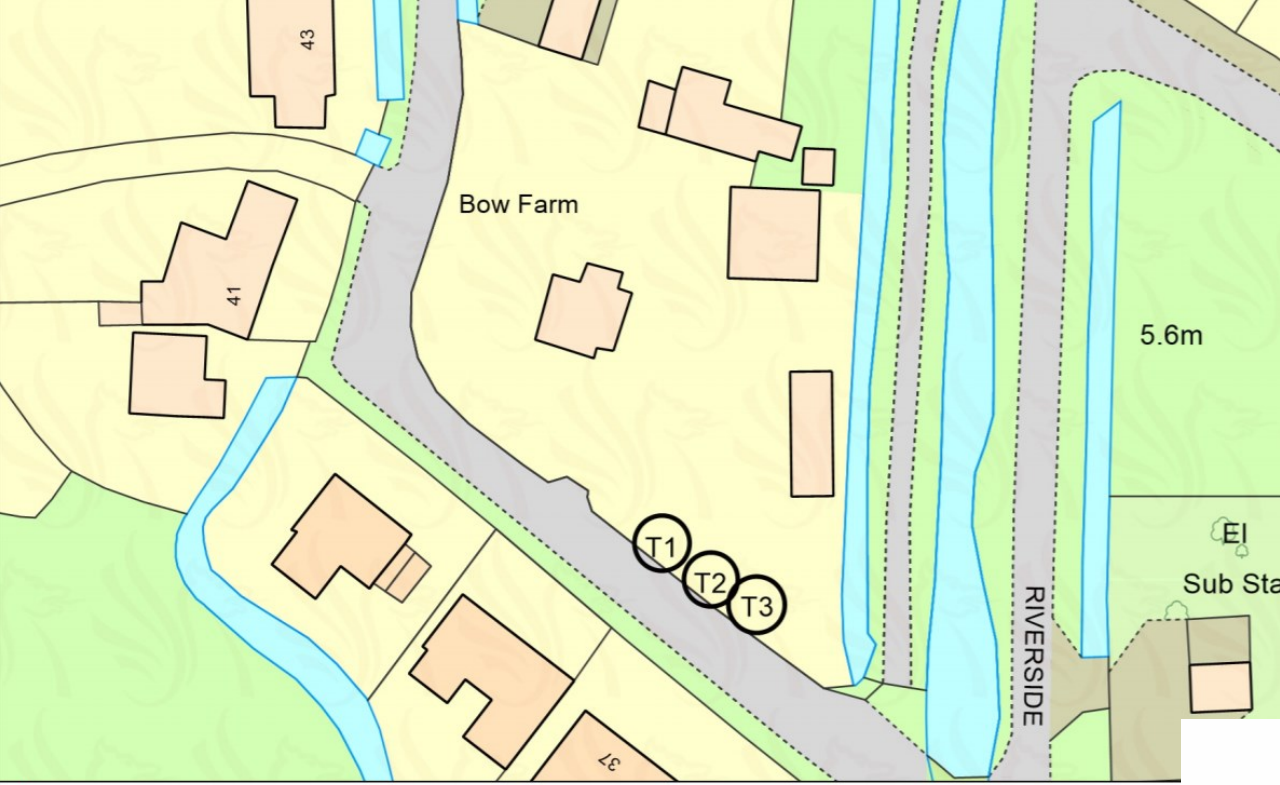
CLIENT  
**Mr J Last**

DRAWN BY SH CHECKED BY Client DATE 23rd Sept 20  
 SCALE (B A1) PROJECT NUMBER SHBRO080920-JL  
 DRAWING NUMBER REV  
**Proposed Additional Views**



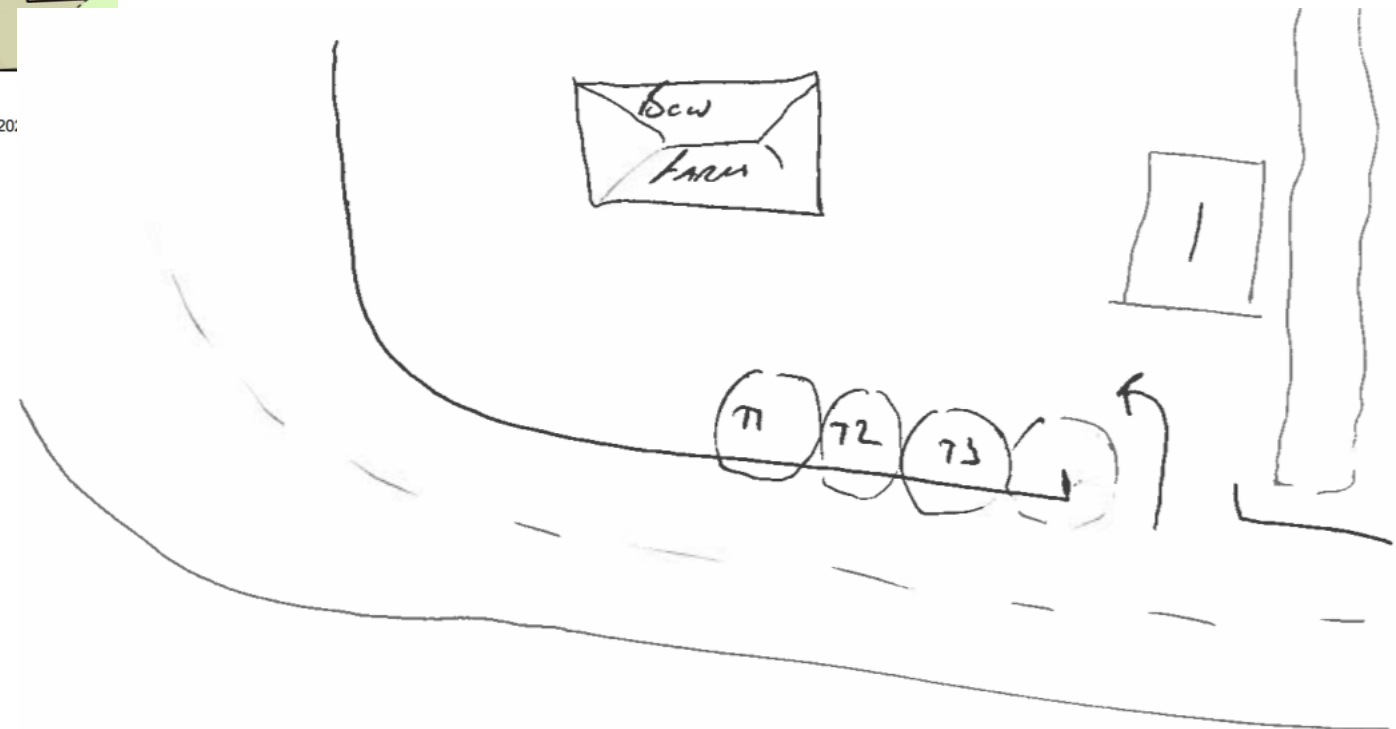
# **20/P/2441/TPO Bow Farm Moor Road Banwell BS29 6EF**

T1-T3 - Beech - Reduce by 1m.



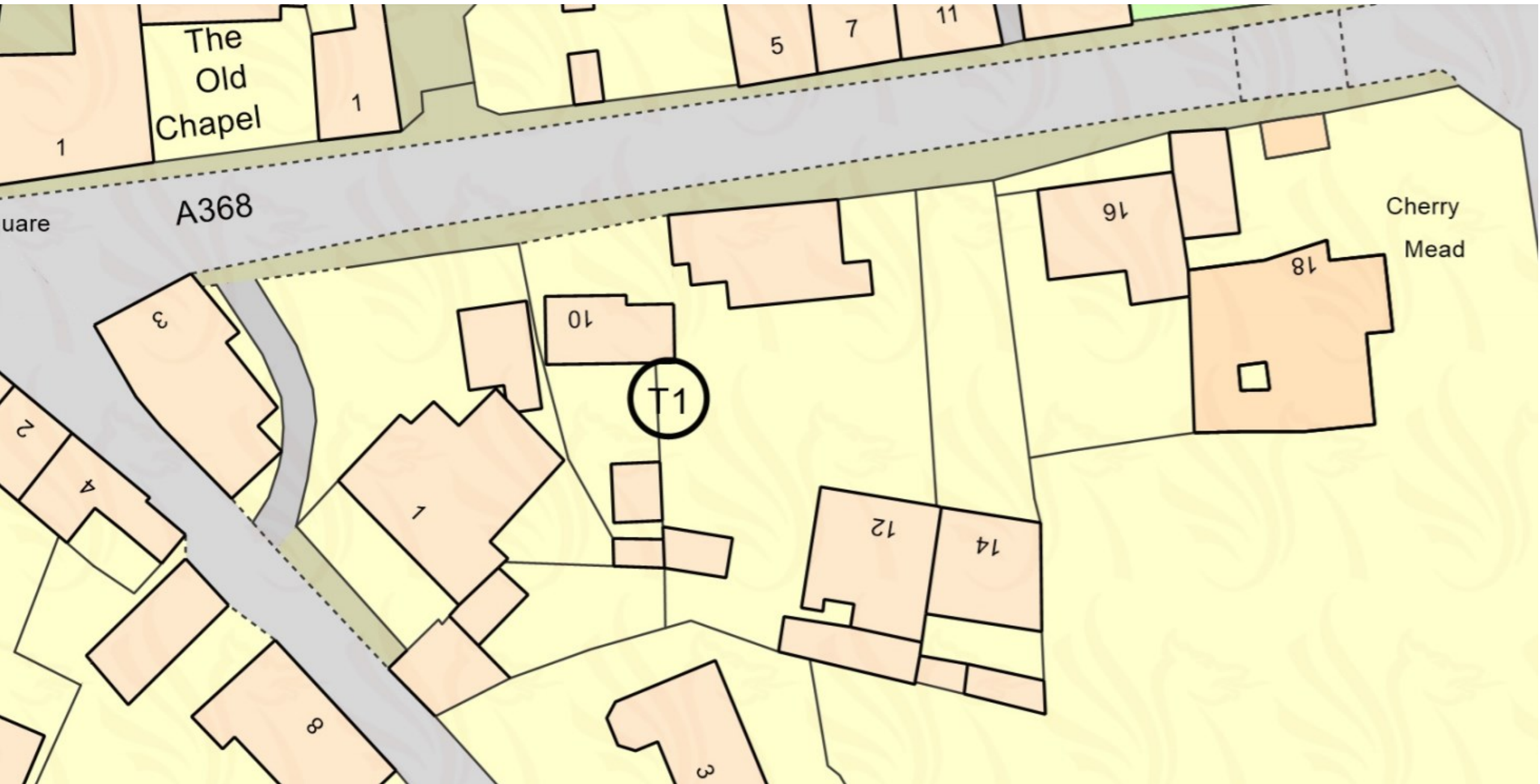
TPO 1038 - Bow Farm, Moor Road, Banwell

Scale: 1:500  
Date: 08 October 20:



**20/P/2599/TRCA Church House 12 East Street  
Banwell BS29 6BN**

T1 - Chestnut - Pollard to previous points (3m)



The  
Old  
Chapel

A368

Cherry  
Mead

T1

1

1

5

7

11

16

18

3

10

7

12

14

2

4

8

3

quare

**20/P/0344/NMA Land South of Wolvershill Road Churchland Way Weston-super-Mare.** Non 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. **APPROVED**

**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. **APPROVED**

**20/P/1638/FUH 5 Towerhead Road Banwell BS29 6PQ** Proposed single storey rear extension. **APPROVED**

**20/P/1846/CQA Cedar Haven Haybow Hewish Weston-super-Mare BS24 6RB** Prior Approval for the conversion of a redundant milking parlour to 1no. dwelling with operational development comprising re-roofing of building; insertion of windows, doors and re-rendering of building. **REFUSED**

**20/P/1954/CQA Barn at Silvermoor Lane** Prior Approval for the conversion of an existing agricultural building (Sui Generis Use) to 1no. dwelling (Use Class C3) with operational development consisting of recladding of building with timber boarding; insertion of front wall and insertion of new windows and doors. **REQUIRED & GRANTED**

**20/P/2186/TRCA 12 High Street, Banwell. BS29 6AE** T1 - Birch - Crown reduce by 2.5m. **NO OBJECTION**