



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT 7pm ON MONDAY 2nd 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 4th November 2019 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 4th 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)

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

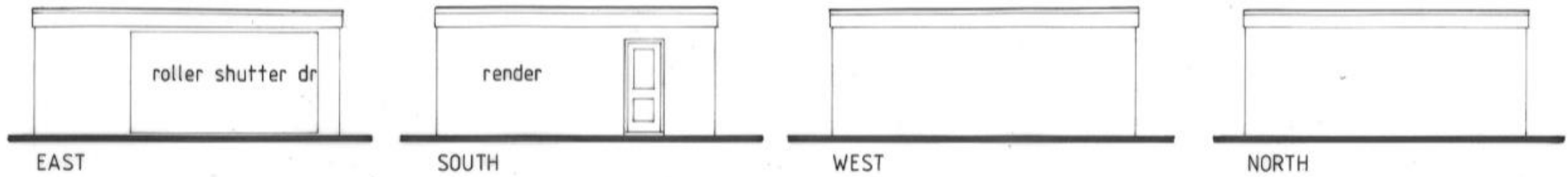
The Chairman closed the meeting at 19:25

.....Chairman

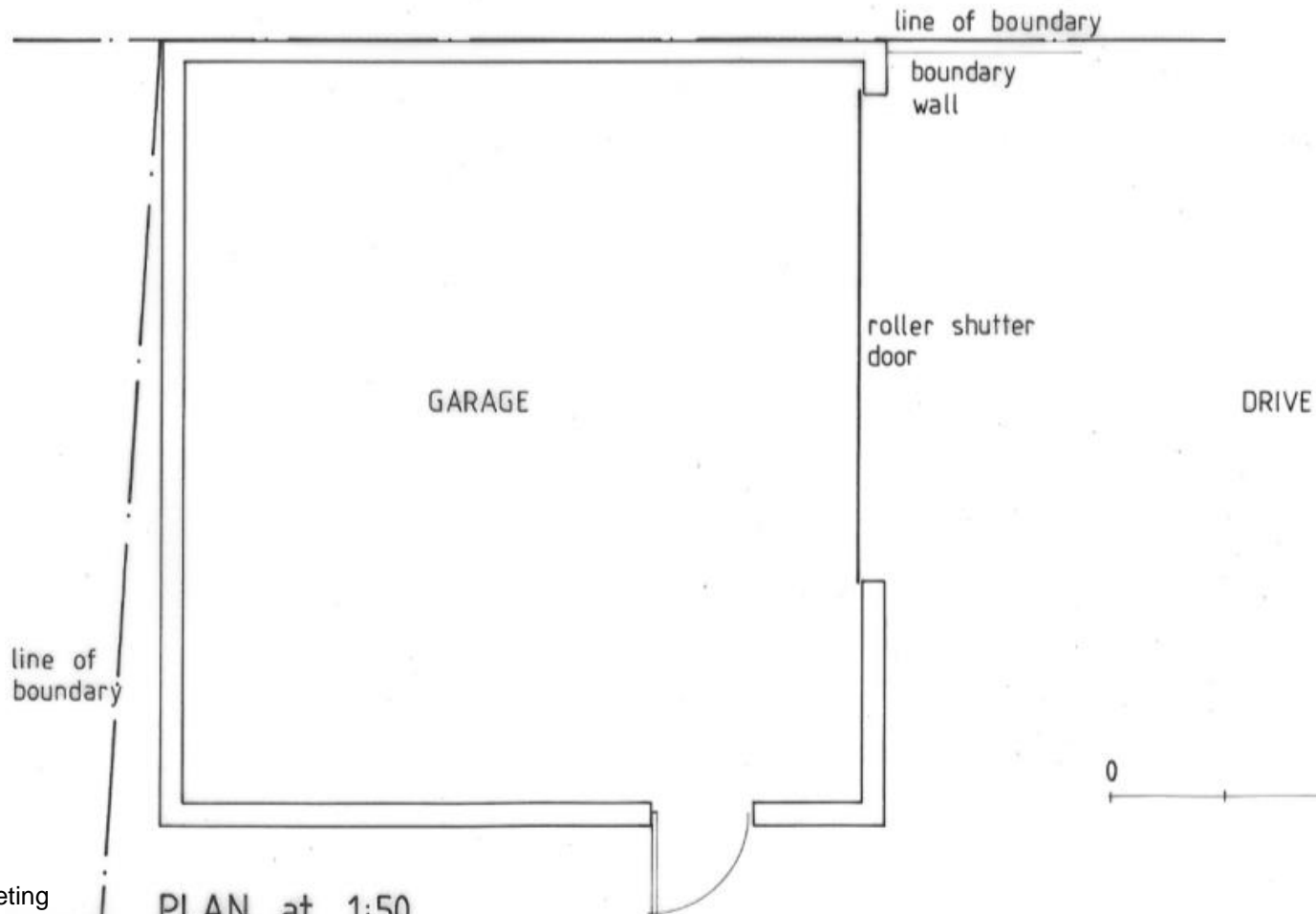
.....Date

19/P/2862/FUH – 2, Westfield Road, Banwell. BS29 6BA.

Erection of a detached garage (Retrospective)



ELEVATIONS at 1:100



PLAN at 1:50

Jan meeting

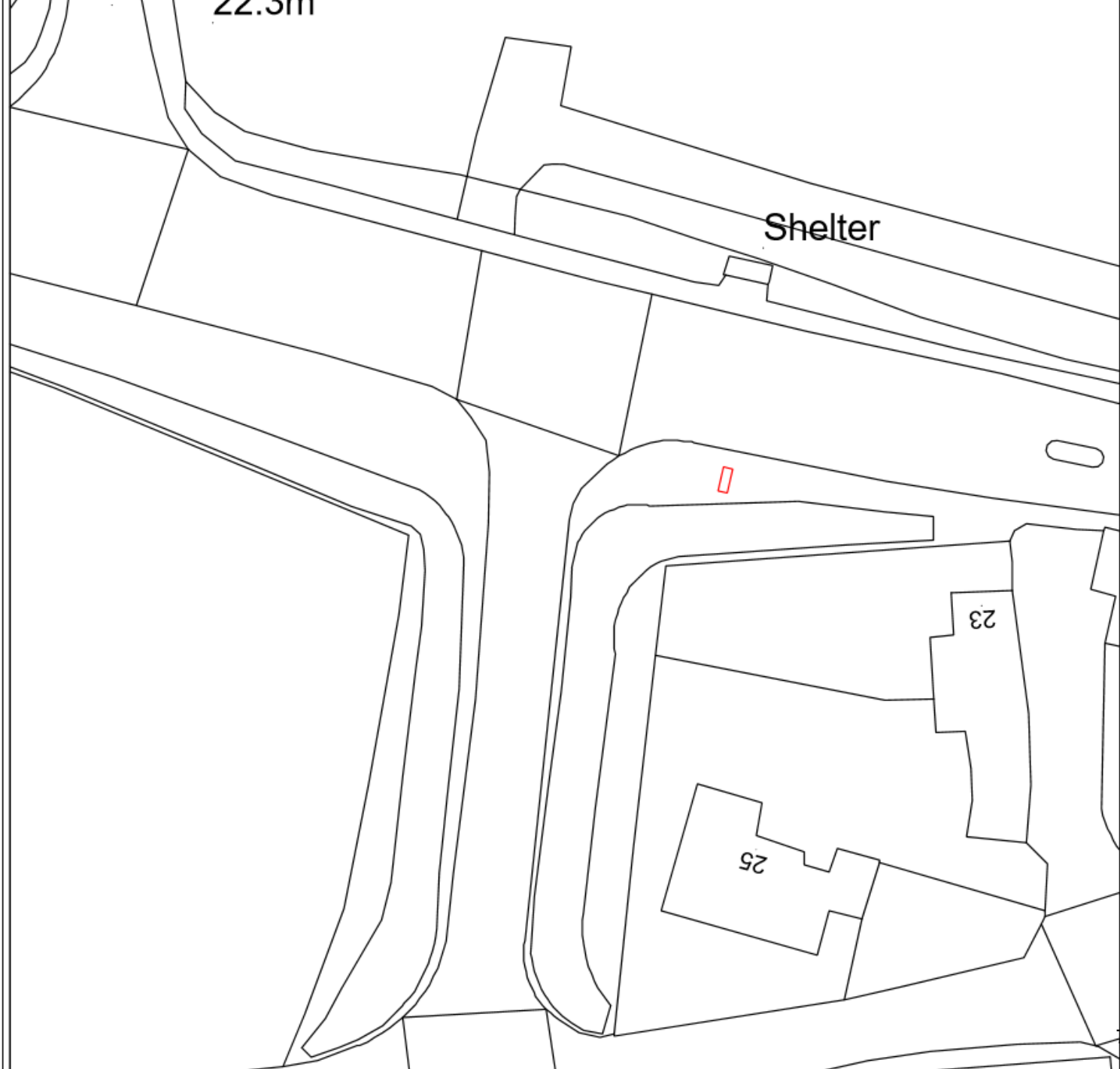
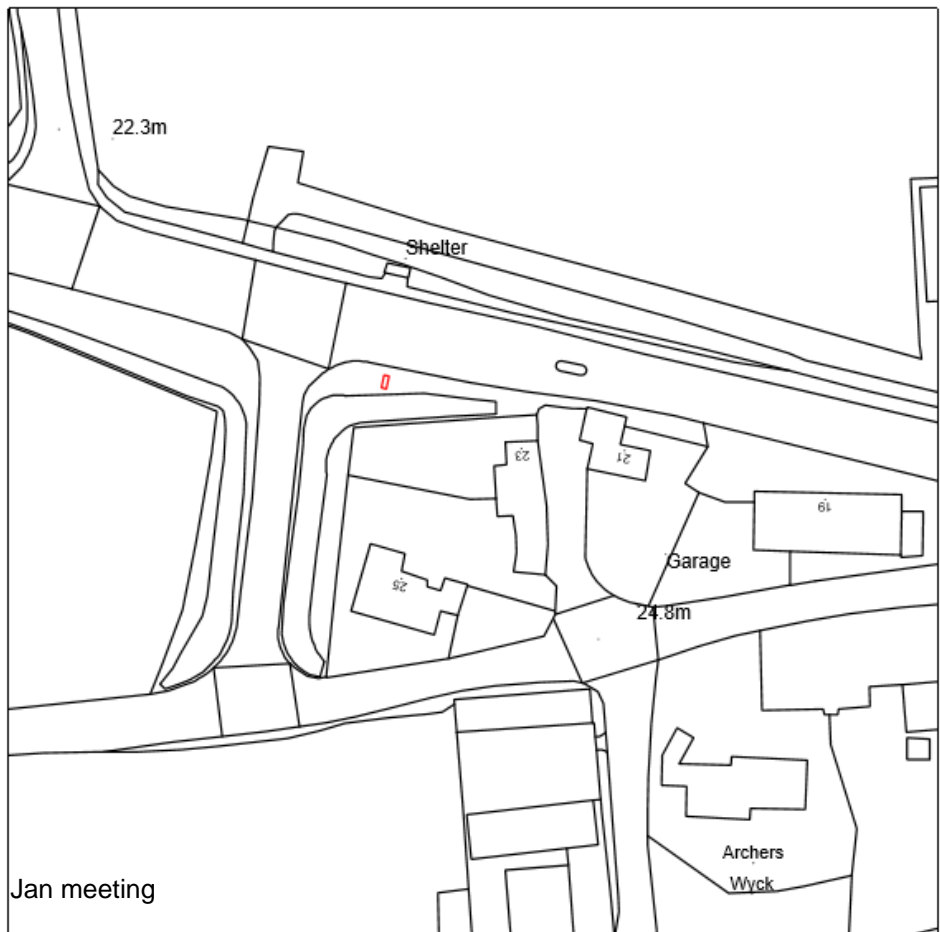
Title: Existing Garage 2, Westfield Road, Banwe	
Client: Mr L Green	
Revisions:	
Dwg No: 1909 - 01	Scale: 1:1
Drawn by:	
John Hardy M	
Chartered Building S	
Offices in : Bristol - Plymc	
Tel: 0800 810 1040 - www.Joh	
Copyright of : John Hardy - Do not sca	
This drawing is to be read in conjunction with t	

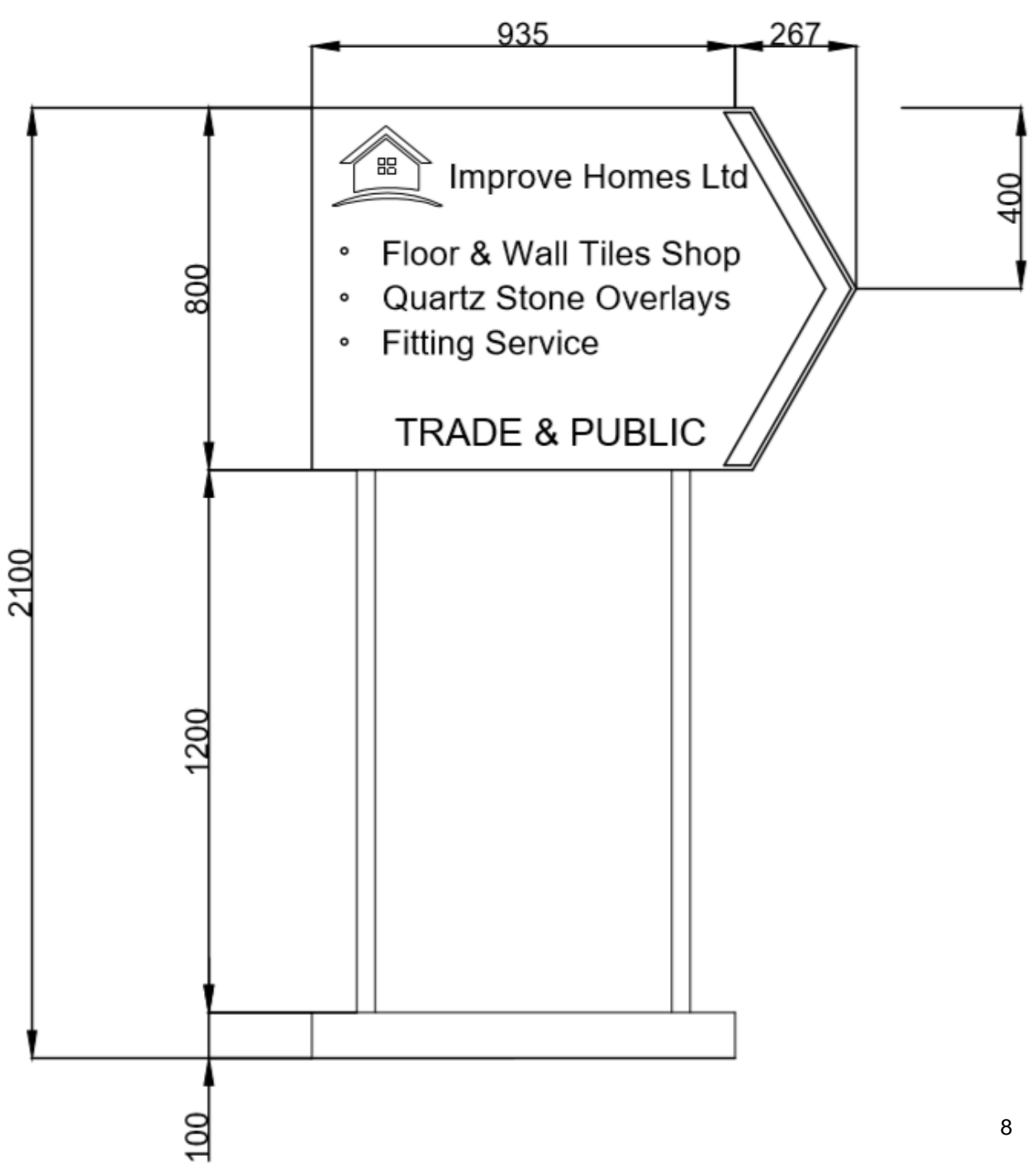
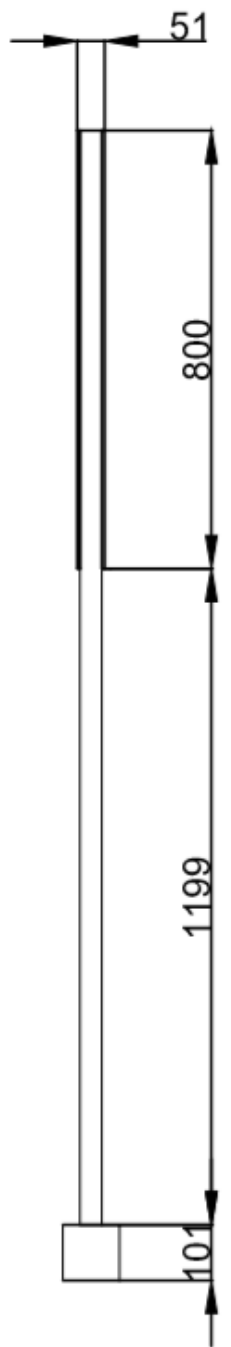
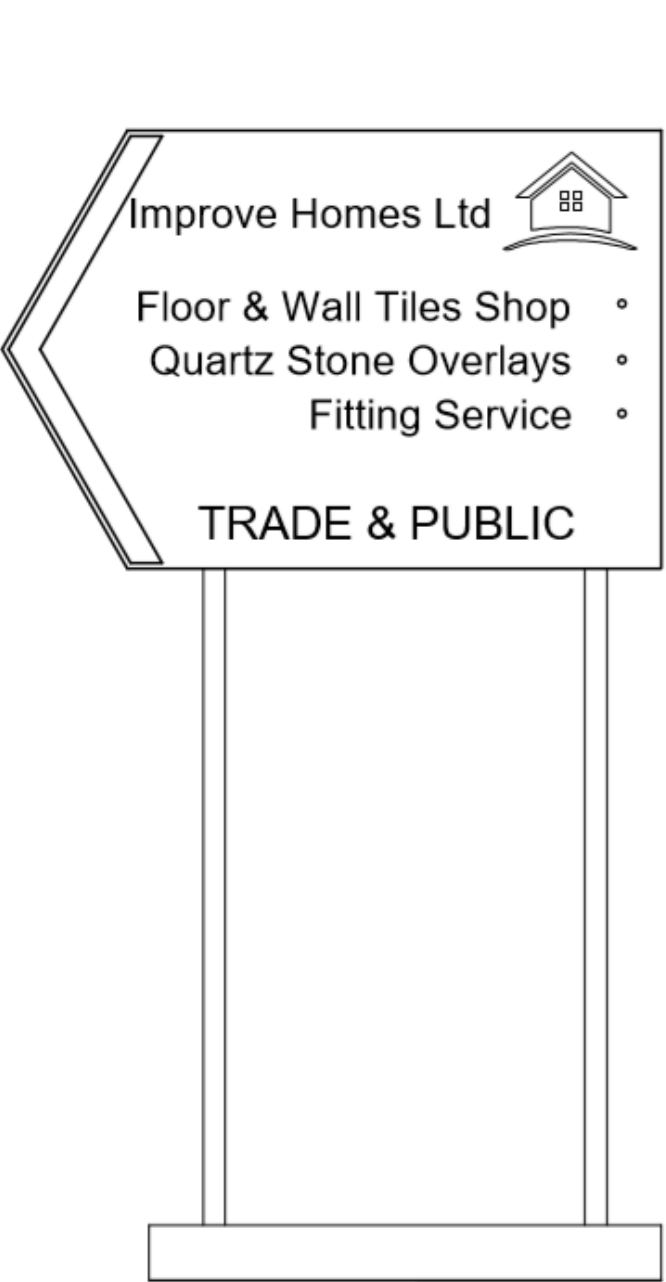
19/P/3056/ADV - Land At The Junction Of A371 And Well Lane Banwell.

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.



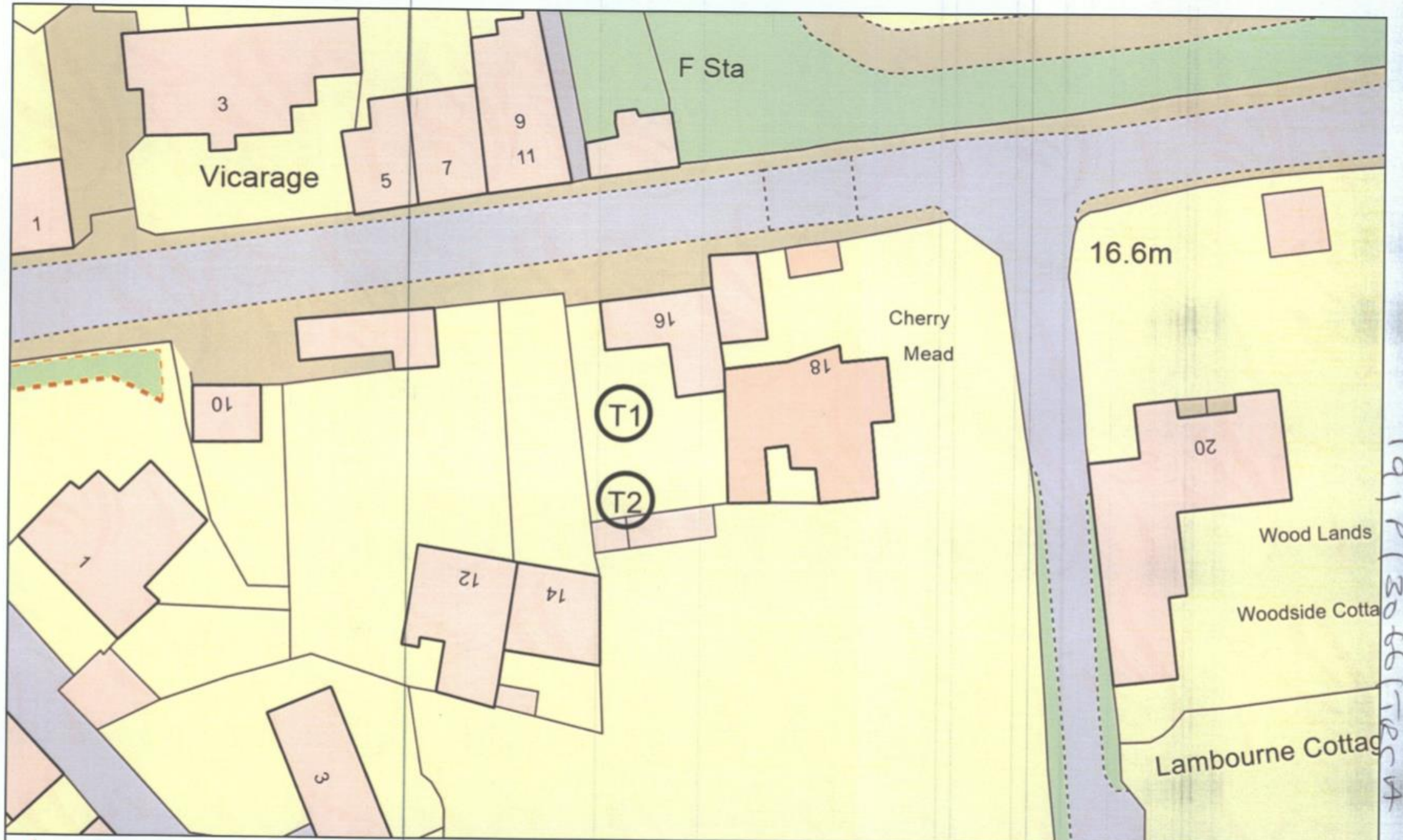
SITE AREA: 1m2





19/P/3066/TRCA - 16 East Street Banwell BS29 6BN.

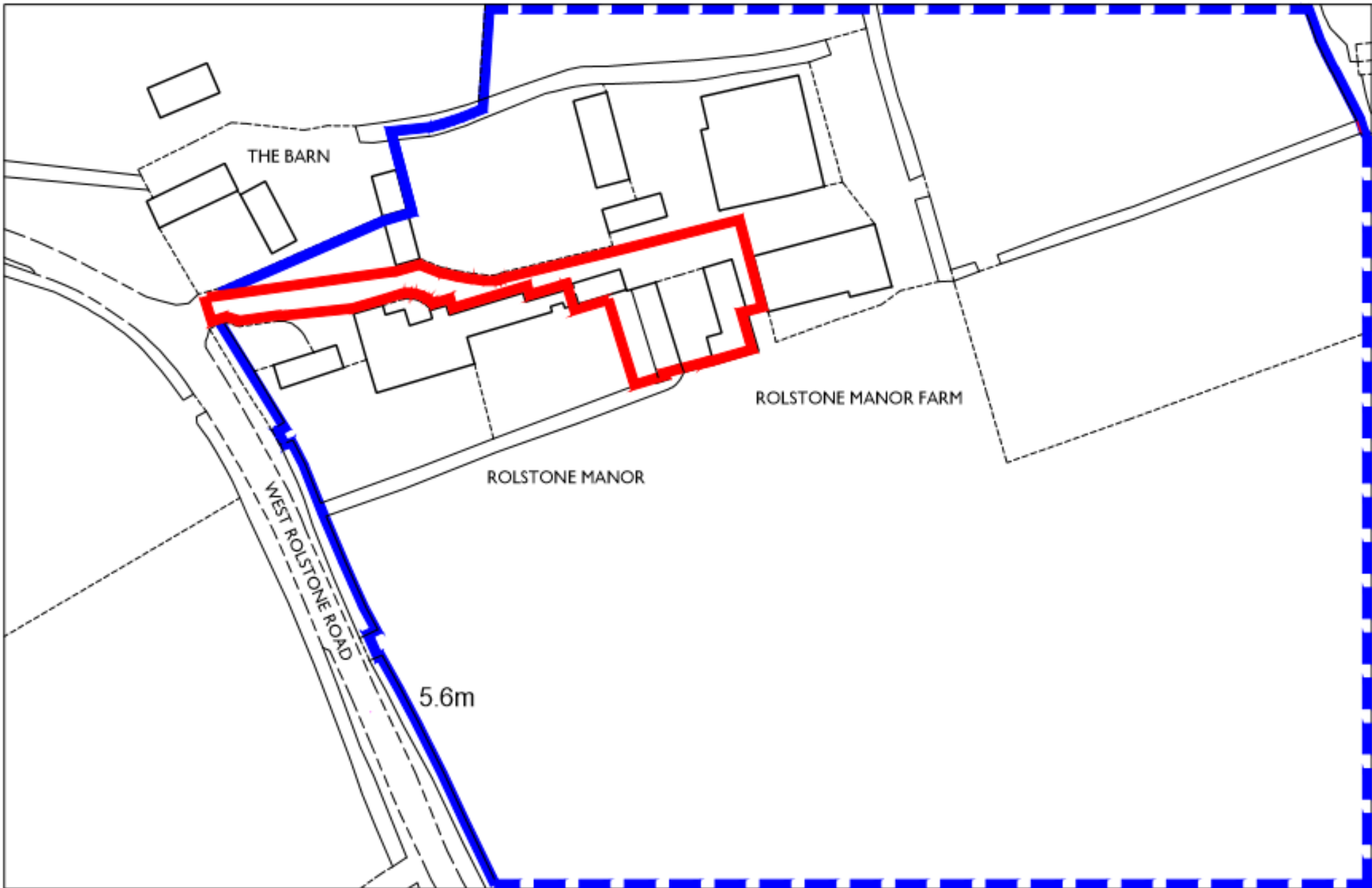
T1 & T2 - Magnolia - Reduce by up to 1m

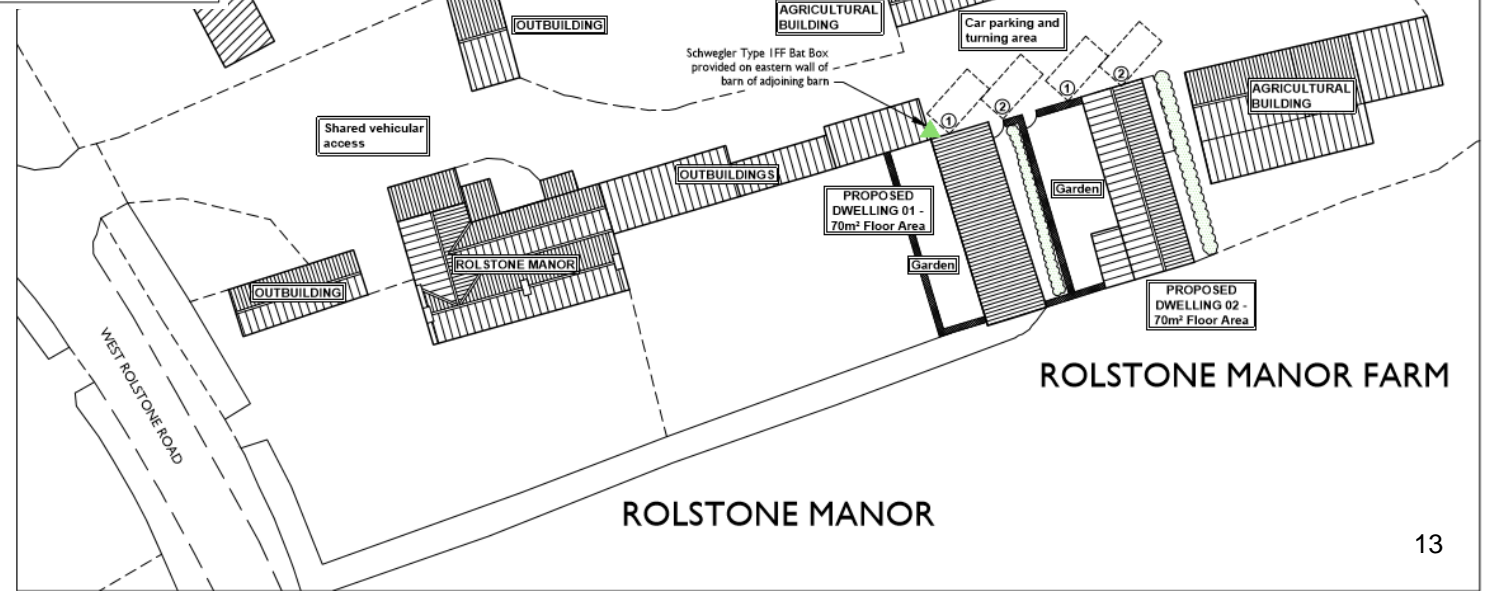
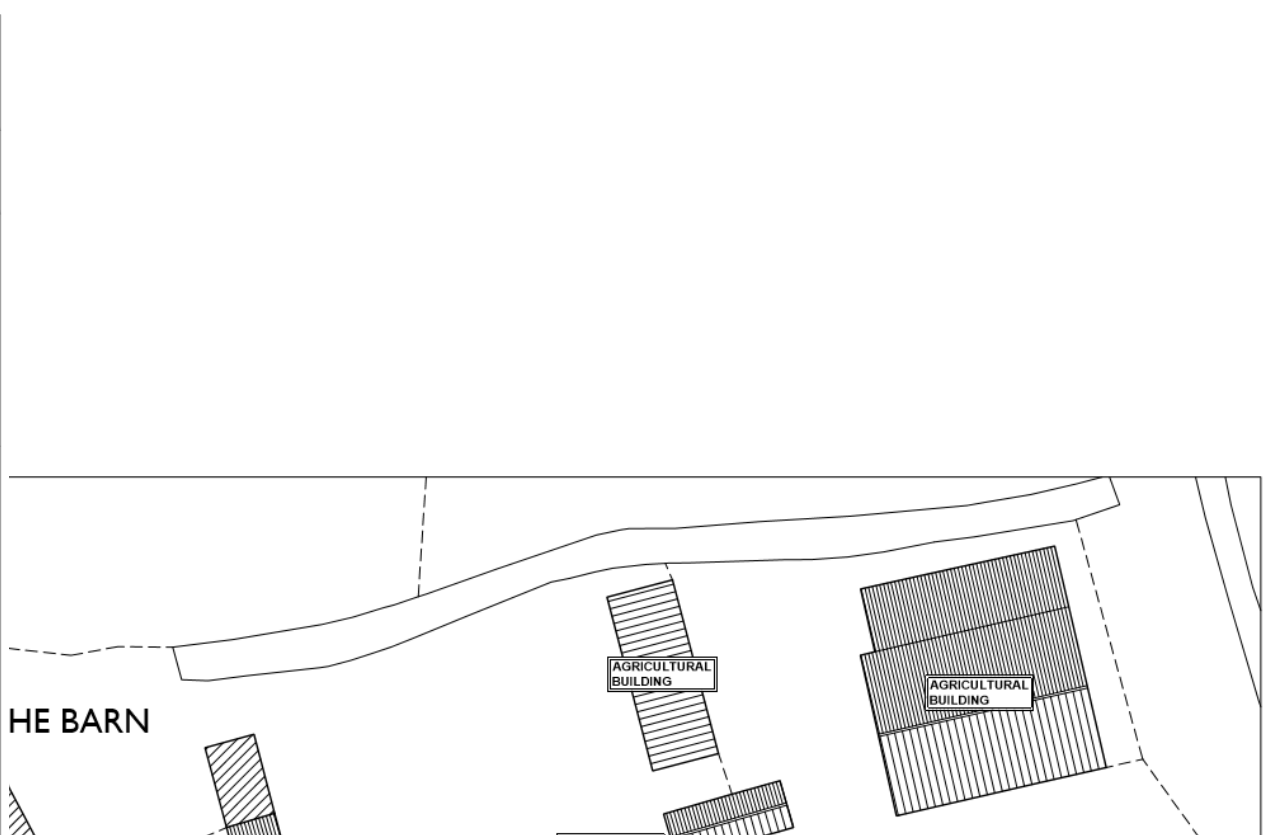
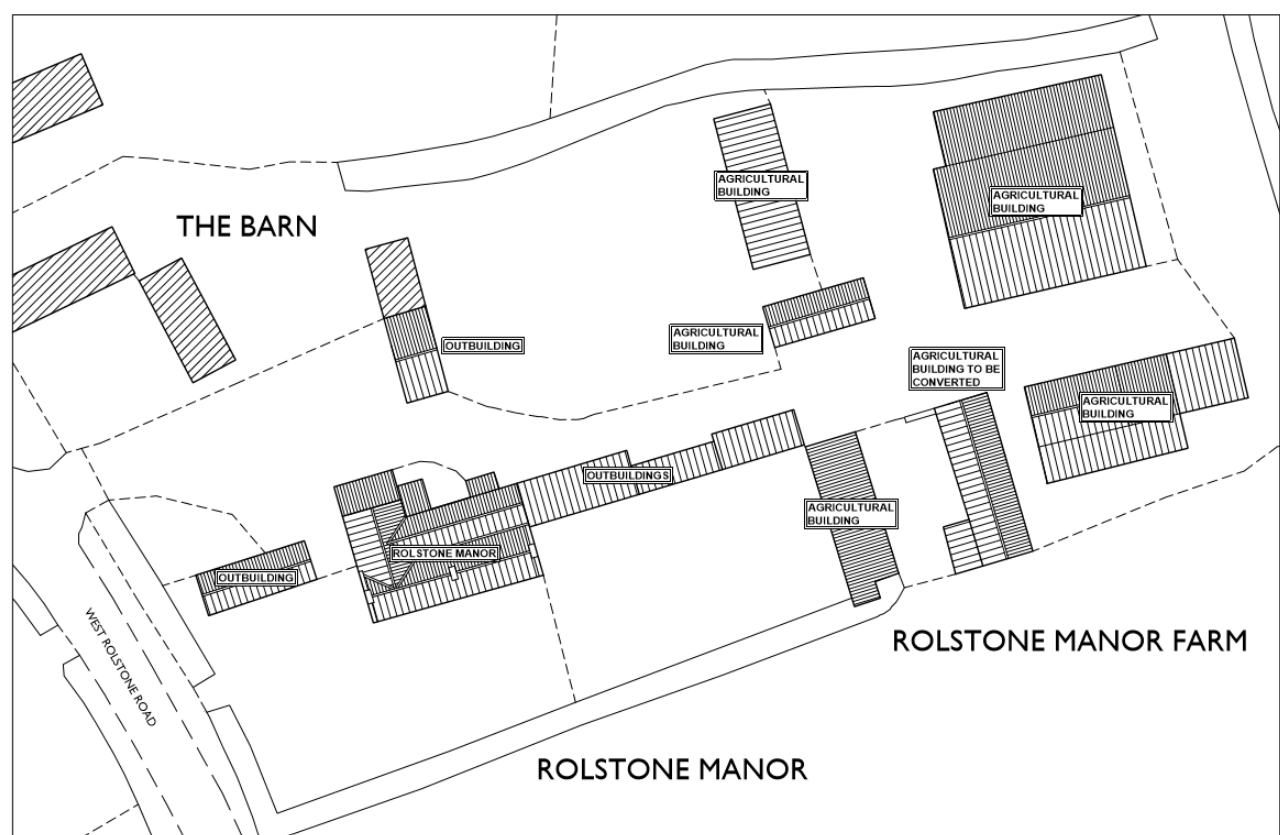


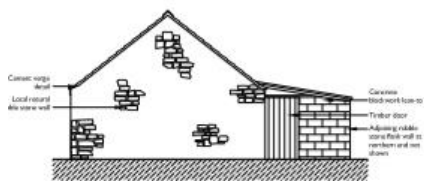
191P130661RCA

19/P/3074/CQA - Barn 2 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR.

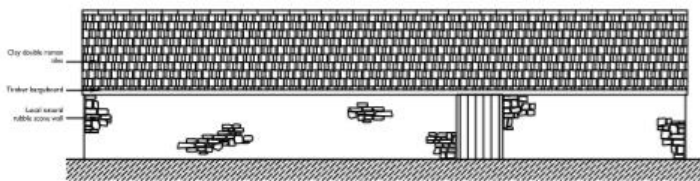
Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of new rooflights; new render and timber cladding; insertion of windows and doors and re-roofing of lean to.



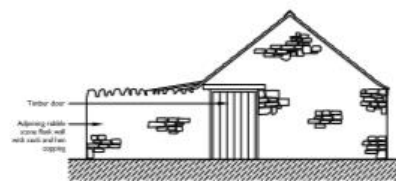




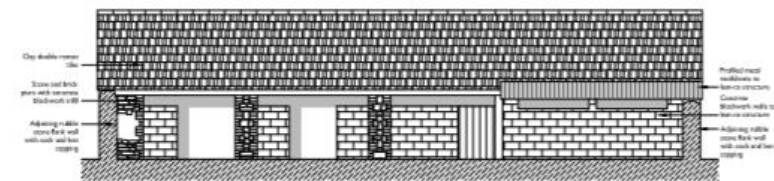
Existing north elevation
SCALE 1:100



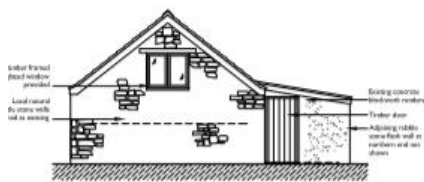
Existing east elevation
SCALE 1:100



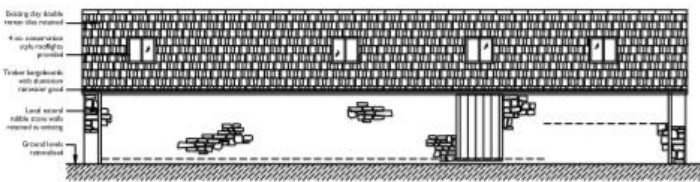
Existing south elevation
SCALE 1:100



Existing west elevation
SCALE 1:100



Proposed north elevation
SCALE 1:100



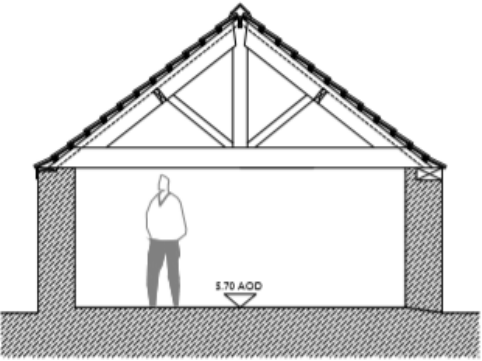
Proposed east elevation
SCALE 1:100



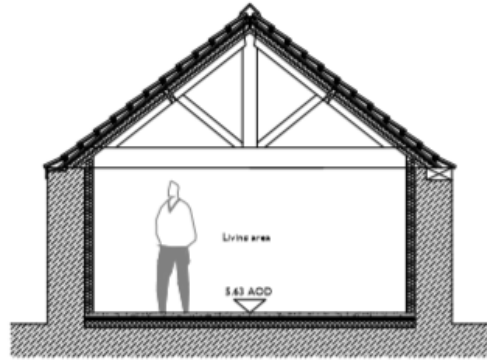
Proposed south elevation
SCALE 1:100



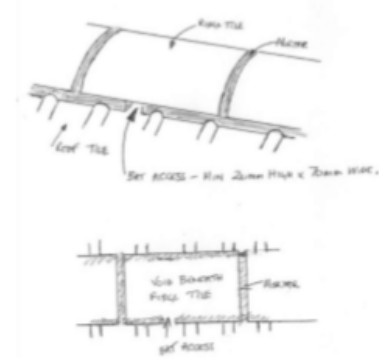
Proposed west elevation
SCALE 1:100



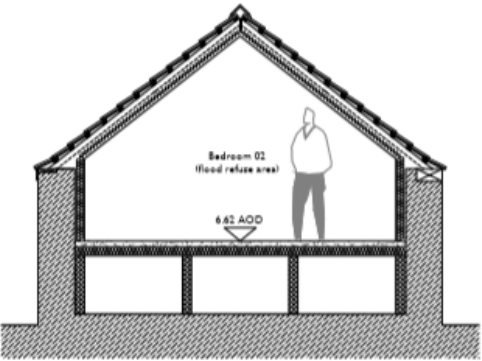
Existing section
SCALE 1:50



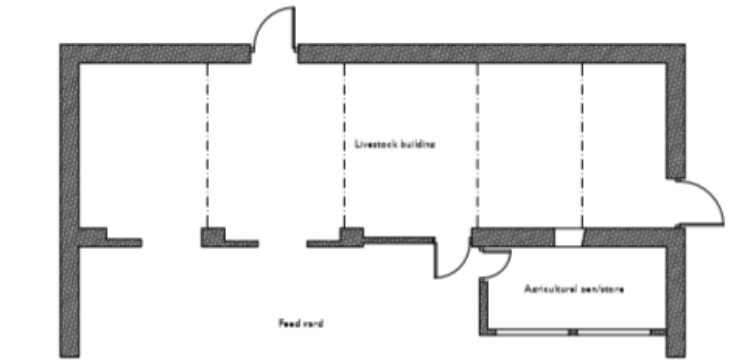
Proposed section
SCALE 1:50



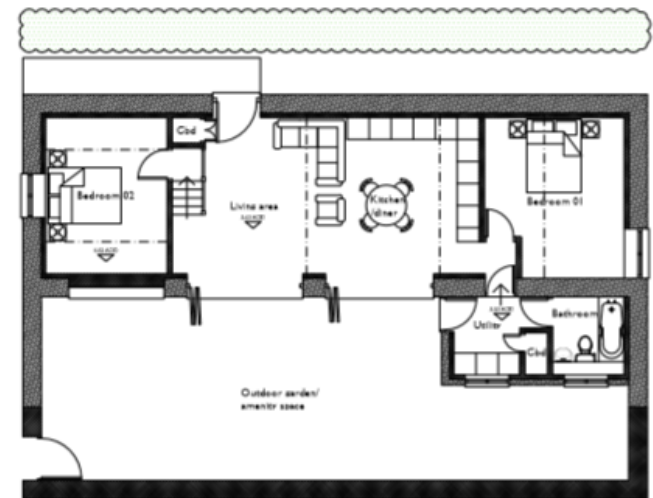
Bat crevice beneath ridge tile - mortar set
SCALE NTS



Proposed section (flood refuge)
SCALE 1:50



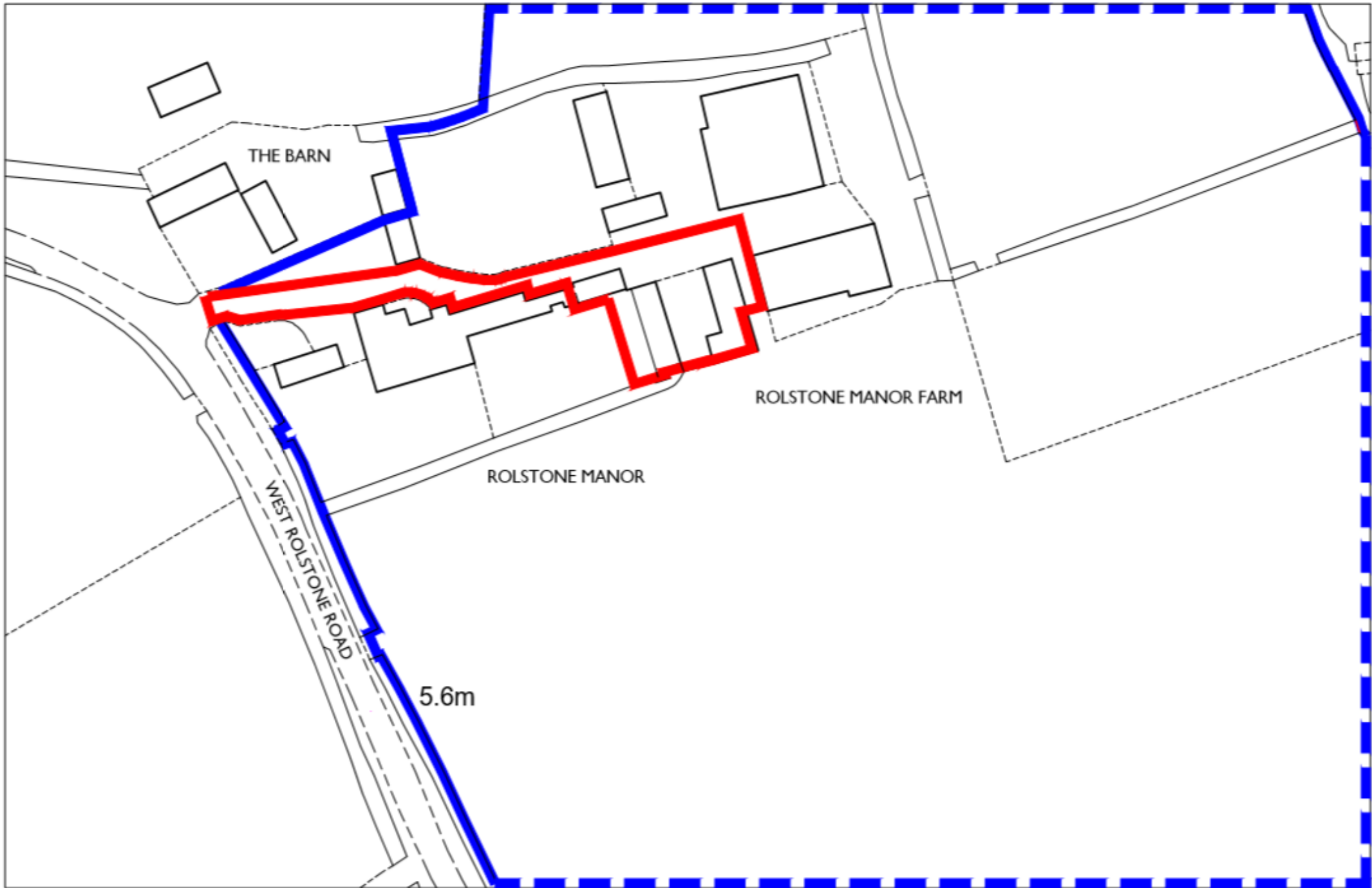
Existing floor plan
SCALE 1:100

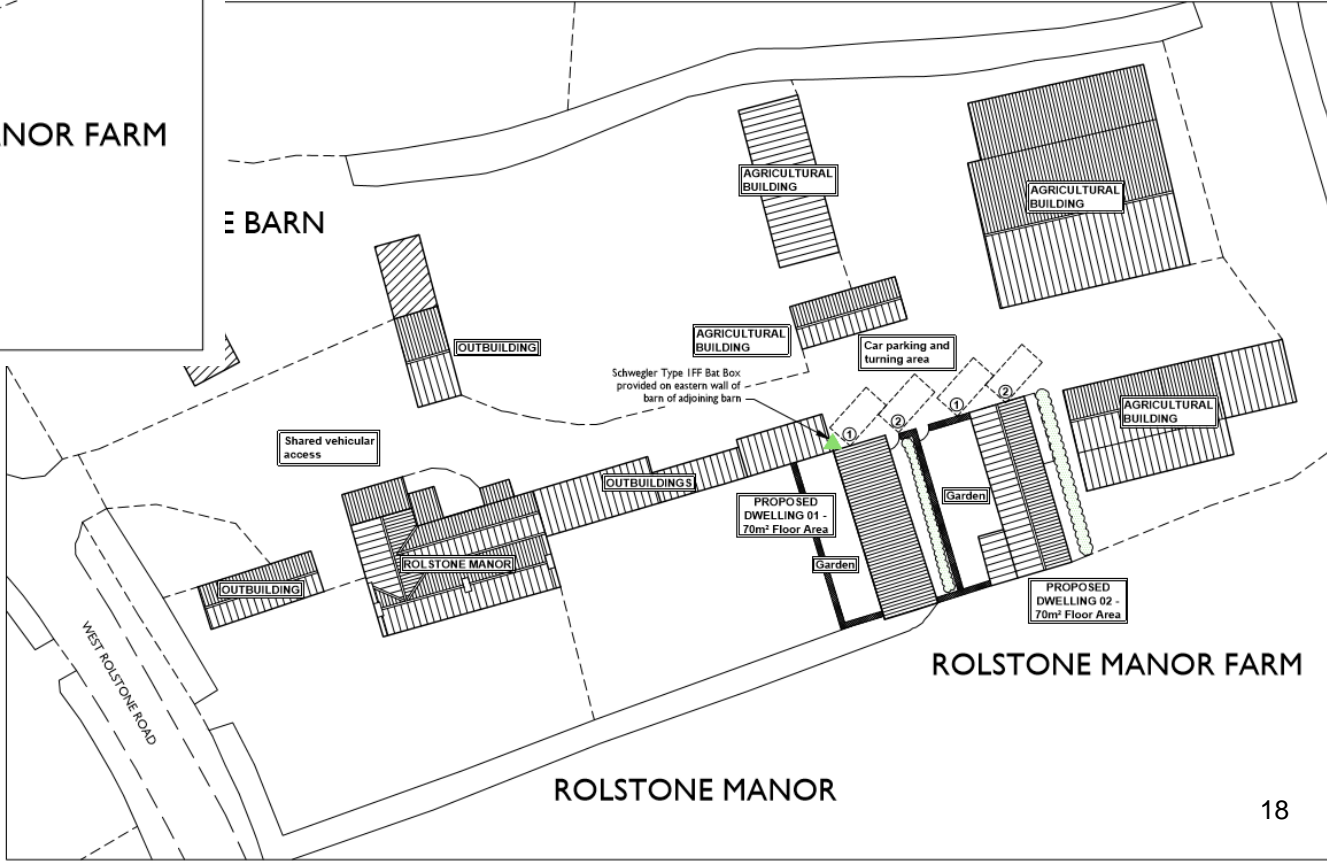
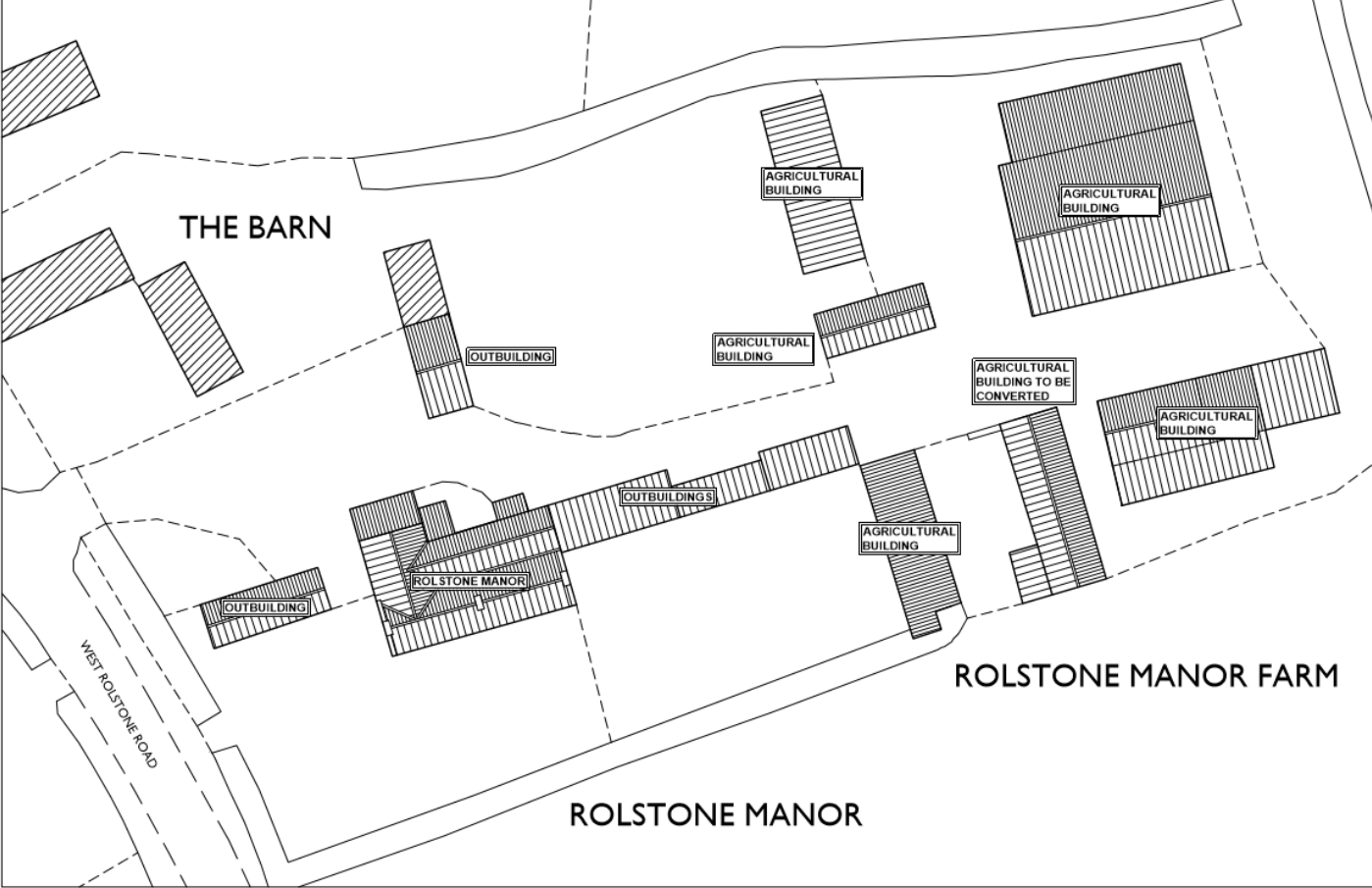


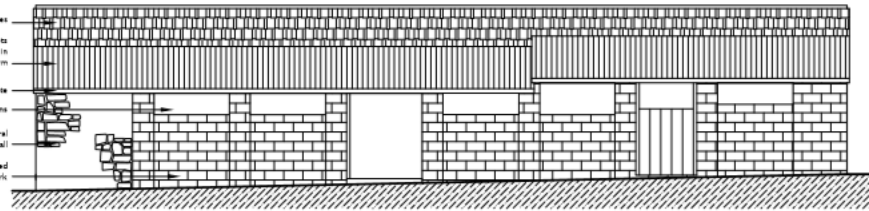
Proposed floor plan
SCALE 1:100

19/P/3076/CQA - Barn 1 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR.

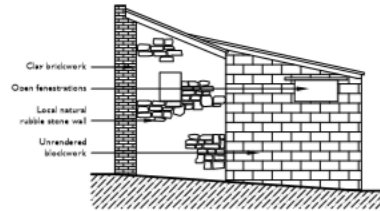
Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of replacement of existing clay pantile roof with metal roof; new timber cladding and insertion of windows and doors.



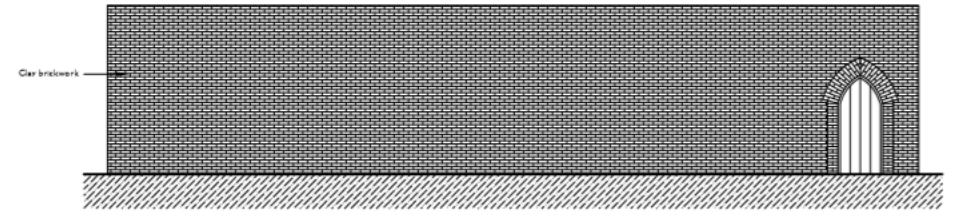




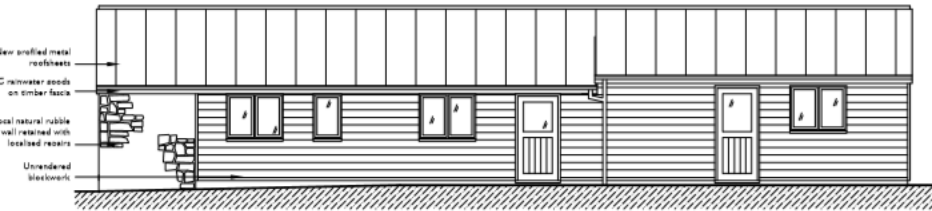
Existing east elevation
SCALE 1:100



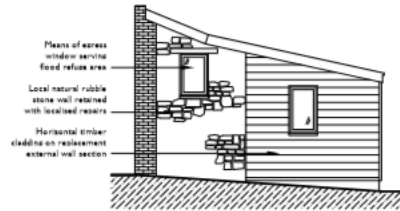
Existing south elevation
SCALE 1:100



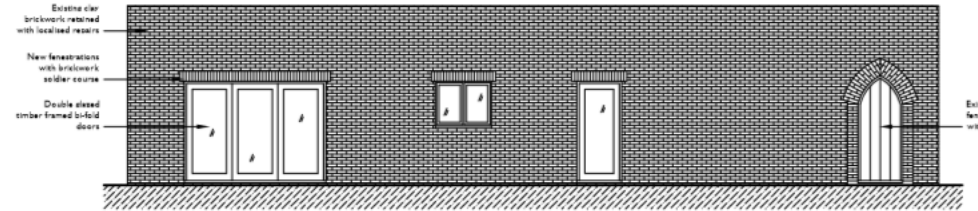
Existing west elevation
SCALE 1:100



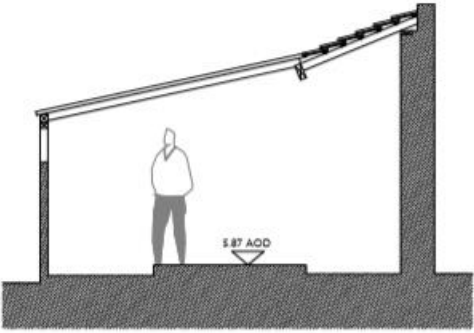
Proposed east elevation
SCALE 1:100



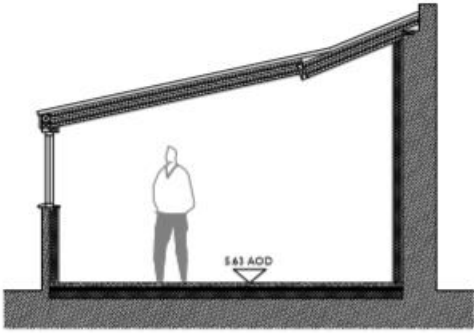
Proposed south elevation
SCALE 1:100



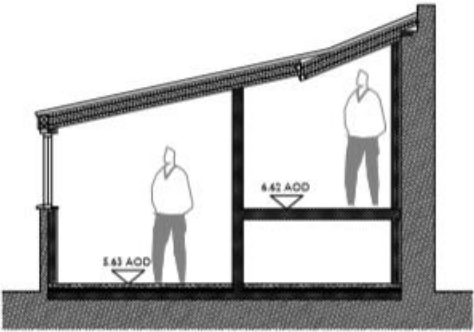
Proposed west elevation
SCALE 1:100



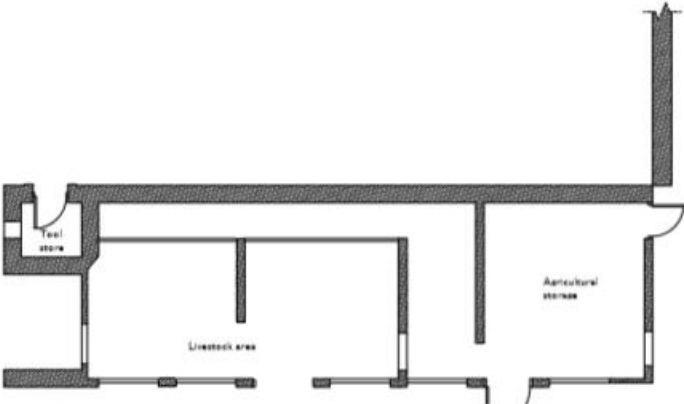
Existing section
SCALE 1:50



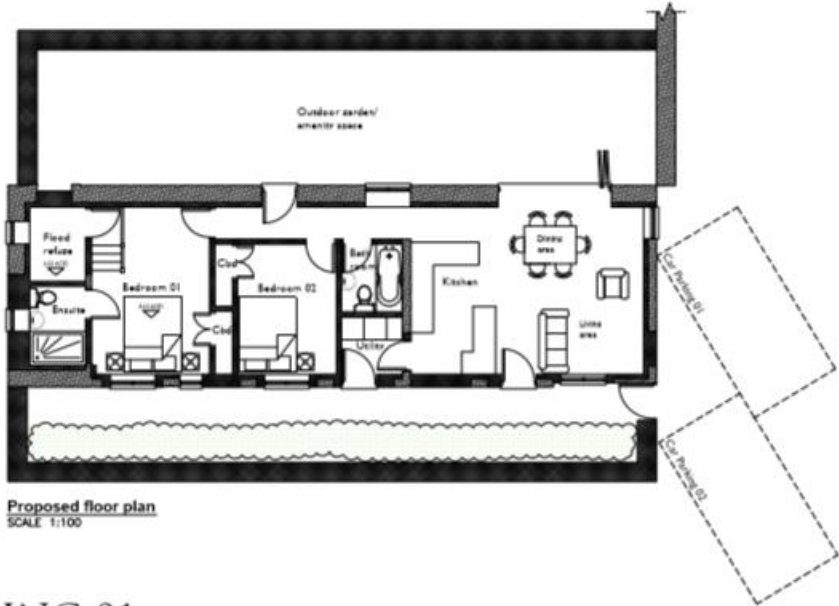
Proposed section
SCALE 1:50



Proposed section (flood refuge)
SCALE 1:50



Existing floor plan
SCALE 1:100



Proposed floor plan
SCALE 1:100

MANOR, WEST ROLSTONE ROAD | COMBINED EXISTING AND PROPOSED DRAWING - DWELLING 01

18/P/4723/RM - Reserved matters for appearance, landscaping, layout and scale in relation to the construction of a noise bund pursuant to Outline application 16/P/2744/OT2. **APPROVED**

19/P/0187/RM - Land South Of Churchland Way, Wolvershill Road, Banwell, Weston-super-Mare. Submission of reserved matters of appearance, landscaping, layout and scale for approval of road infrastructure pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**

19/P/0429/FUL - Land at Orchard Close Banwell. Proposed removal of ruin and erection of three-bedroom bungalow and garage. **APPROVED**

19/P/1840/FUL - Banwell Rolstone Barns, West Rolstone Rd, Hewish, Weston-super-Mare. BS24 6UU. Change of use of part of an existing building from agriculture (Sui Generis Use) and storage (Use Class B8) to light industrial use (Class B2) and the erection of 6no. bio mixing tanks and use of adjoining land to provide parking for the proposed new use. **APPROVED**

19/P/1868/FUL - Banwell Garage 20 Knightcott Road Banwell BS29 6HA. Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings. **APPROVED**

19/P/2179/FUH - The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. The application is to extend above the single storey and also extend outwards of the single storey. **REFUSED**

19/P/2389/LDE - Gobbles Farm, Wolvershill Rd, Banwell. BS29 6DQ. Lawful Development Certificate for the existing use for siting of one residential mobile home; change of use of two agricultural buildings to commercial storage units (Use Class B8) and change of use of land from agricultural to commercial use as container storage. **APPROVED (Lawful)**

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. **APPROVED**

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. **APPROVED (Lawful)**

19/P/2675/FUH - 32 Westfield Road Banwell BS29 6AX. Proposed single storey rear extension. **APPROVED**

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. **NO OBJECTION**