



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 1<sup>st</sup> MARCH 2021

**PRESENT:** Councillors Paul Blatchford, Steve Davies, Paul Harding, Nick Manley (Chairman), Paul Philcox.  
**IN ATTENDANCE:** Mrs Liz Shayler (Clerk)

**Before the meeting was convened members of the public were invited to speak.**

- A member of public requested clarification about how the Parish Council fit into the consultation and decision-making process.
- The Planning agent for 21/P/0094/FUL Rolstone Farm spoke in favour of the application.
- The Applicant for 21/P/0094/FUL Rolstone Farm, 20/P/3081/RM Parklands & 21/P/0223/FUL Wolvershill Road spoke in favour of the applications.

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

**13/21 To receive apologies for absence (agenda item 1)**

Cllr Baird sent his apologies.

**14/21 To receive declarations of interest (agenda Item 2)**

No interests were declared.

**15/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 1<sup>st</sup> February 2021 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 1<sup>st</sup> February 2021 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 Manley as a correct record.

**16/21 To agree a response to North Somersets Creating Sustainable Buildings and Places Supplementary Planning Document Consultation (agenda item 4).**

**Resolved** – That Councillor Manley collate any responses from the Councillors submitted by the 5<sup>th</sup> March. The collated responses to be emailed to the Councillors and then submitted to North Somerset.

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

**17/21 To note and comment upon planning applications (agenda item 5).**

**(i) 21/P/0094/FUL Rolstone Farm, West Rolstone Road, Hewish. BS24 6UU**

Change of use of existing agricultural building and external alterations to create 5no. General Industrial (Use Class B2) units within the existing covered steel framed barn structure.

**Resolved** – That whilst the Parish Council normally support local businesses, to object to this application for the following reasons.

- Lack of detail about the proposed use of the barns and their impact on the surrounding area
- Concern about the size of the vehicles which will need to access the site given the local road infrastructure.
- Road safety on the surrounding road infrastructure

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

- (ii) **20/P/3081/RM Parcels 2.1a, 2.1b, 2.2a and 2.2b at Parklands Churchland Way.**  
Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to 12/P/1266/OT2.

This application was noted.

- (iii) **21/P/0159/FUH 11 West Street, Banwell. BS29 6DA**

Proposed single storey rear extension.

**Resolved** – To support this application.

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

- (iv) **21/P/0192/FUL Waterloo Farm, Silvermoor Lane, Banwell. BS29 6LL**

Change of use from former agricultural building /equestrian to light industrial use (Use Class E) (retrospective)

**Resolved** – That whilst the Parish Council normally support farm diversification, to object to this application for the following reasons.

- Lack of detail about the retrospective use of the site.
- Lack of detail about the retrospective frequency and size of transport servicing the site given the local road infrastructure.

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

- (v) **21/P/0201/AOC Land South of Churchland Way, Wolvershill Road, Banwell.**

Request to discharge condition Nos. 12, 28, 30, 31, 34, 37, 38, 39, 40, 46 and 48 on application 17/P/5586/RM

This application was noted.

- (vi) **21/P/0223/FUL Land South of Wolvershill Road, Banwell.**

Variation of Condition 8 (Noise Mitigation) of approved application 16/P/2744/OT2 to allow the noise bund to be delivered in 2 phases.

This application was noted.

- (vii) **21/P/0247/FUH Rowan Wick Wolvershill Road Banwell BS29 6DR**

Demolition of 4no precast concrete garages and proposed erection of 1no double garage and 1no single garage.

**Resolved** – To support this application.

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

- (viii) **21/P/0312/FUL The Manor 1 Castle Hill Banwell BS29 6BL**

T1 - Cedar/Lawson - crown reduce by 1-2m.

This application was noted.

#### **18/21 To note planning decisions – (agenda item 6)**

- (i) **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. **APPROVED**

- (ii) **20/P/2539/FUL Court Farm Moor Road Banwell BS29 6ET**

Proposed first floor extension to provide additional accommodation to existing single storey holiday cottage. **WITHDRAWN**

- (iii) **20/P/2569/FUH 20 Church Street Banwell BS29 6EA**  
Proposed first floor rear extension above existing utility and alterations to the vehicular access. **APPROVED**
- (iv) **20/P/2875/FUH 13 Towerhead Road Banwell BS29 6PQ**  
Conversion/extension of existing garage/outbuilding to North West of main house. **APPROVED**
- (v) **20/P/3070/FUH 30 High Street Banwell BS29 6AE**  
Demolition of existing rear conservatory; Proposed erection of a ground floor and first floor rear extension, rear raised patio at ground floor level and associated external alterations. **APPROVED**
- (vi) **20/P/3222/FUH 18 Westfield Road Banwell BS29 6BA.**  
Proposed two storey side extension and associated internal alteration. **APPROVED**
- (vii) **20/P/3223/OUT 28 Queens Road Banwell BS29 6BB**  
Outline application for the demolition of a side extension of existing dwelling and erection of a 2-bedroom dwelling to the side (all matters reserved for subsequent approval). **REFUSED**

The Clerk informed the Committee that one more application had been decided since the agenda had been published.

- (viii) **20/P/3250/FUL Caravan Park Stonebridge Farm Wolverhill Road, Banwell BS29 6AE**  
Variation of Condition 1 of planning permission 18/P/5105/FUL to extend the operation life of the touring caravan site to 30 November 2024. **APPROVED**

**19/21 Date of the next meeting (agenda item 7)**

15<sup>th</sup> March 2021, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>  
Tuesday 6<sup>th</sup> April 2021, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:25

.....Chairman

.....Date

## Ideas for road names

Close, Road, Lane, Drive, Street, Avenue, Boulevard, Parade

Armstrong

Adams

Blenheim

Beaufort

Bay tree

Bennett

Beard

Bishop Law

Emery

Godwyn

Keene

Marconi

Plantation

Tuckey

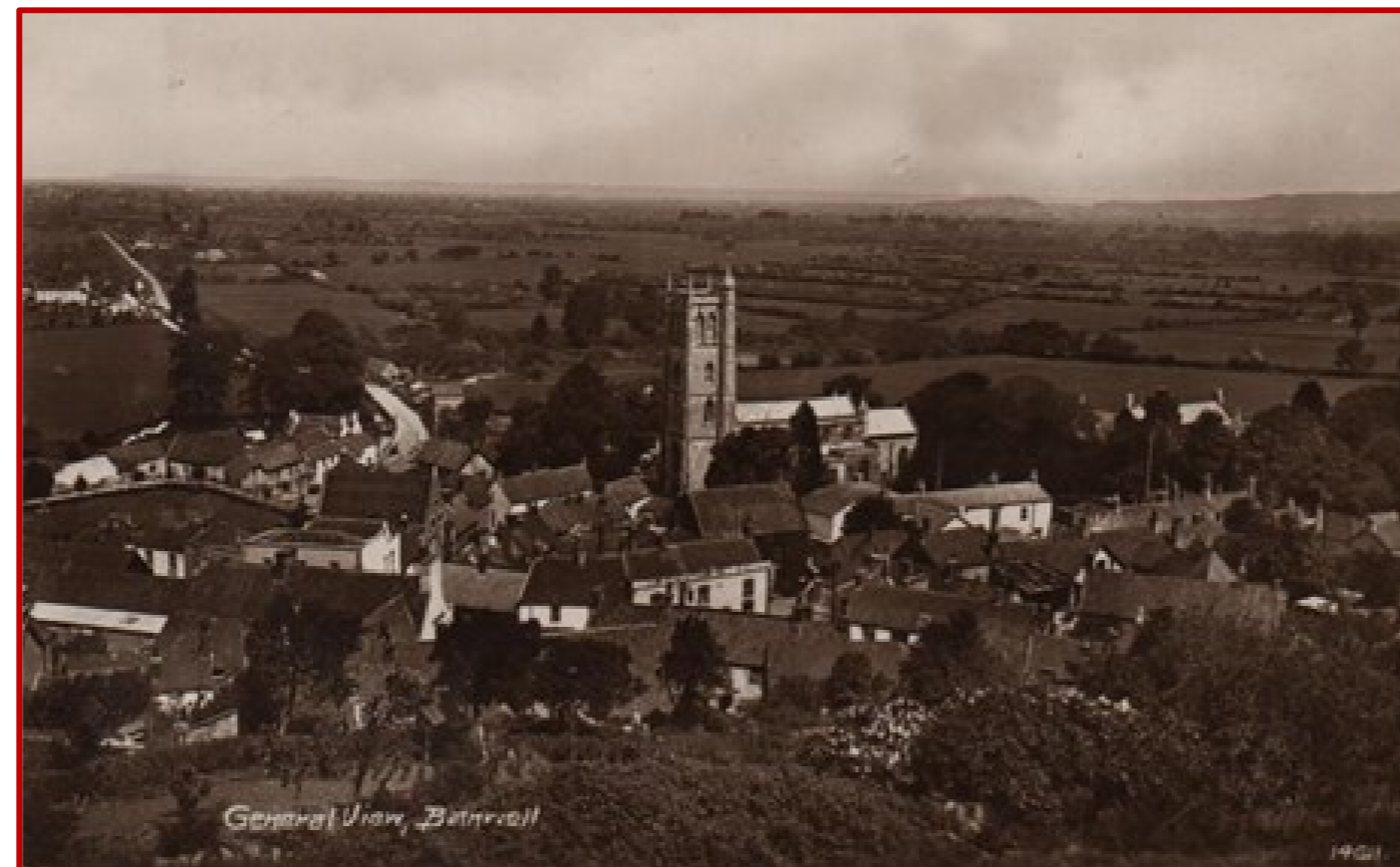
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# BANWELL

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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ADD DATE ADOPTED



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## 1. INTRODUCTION

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### 1.1 DEFINITION OF A CONSERVATION AREA

A Conservation Area is an area of special architectural or historic interest, “the character or appearance of which is desirable to preserve or enhance”. Designation of a conservation area increases the control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also requires that any new development maintains or enhances the conservation area.

### 1.2 DEFINITION OF A CONSERVATION AREA APPRAISAL

North Somerset Council is required by legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) to periodically review its existing conservation areas. The appraisal assists to identify the particular attributes that make the conservation area special. The legislation also requires North Somerset Council to publish proposals for the preservation and enhancement of conservation areas which is included in the management plan in this document.

### 1.3 GUIDANCE RELATED TO APPRAISALS

Guidance on assessment is in English Heritage’s (now Historic England) Guidance on conservation area appraisals (February 2006).

English Heritage’s Guidance on the management of conservation areas (February 2006).

### 1.4 COMMUNITY INVOLVEMENT

The appraisal was made available on e-consult from ..... for the community to review. A meeting was then held on ..... for comments on the document. These comments were incorporated to the appraisal and management plan.

## 2 PLANNING POLICY

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### 2.1 LEGISLATION

Local authorities are required by law to determine which parts of their geographical jurisdiction are of special architectural or historic interest, and those they wish to preserve and enhance.

The local authority should review its conservation areas from time to time to determine if any further parts should be designated as conservation areas, in line with Section 69, Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The conservation area appraisal and management plan form part of this legislation. The Act also states that it is the duty of the local authority to publish proposals regarding the preservation and enhancement of its conservation areas (Section 71, Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990).

### 2.2 GOVERNMENT NATIONAL POLICY (NPPF)

Section 16 paragraphs 184-188 of the National Planning Policy Framework (NPPF) adds to the emphasis of review and defining conservation, whilst looking for opportunities to enhance heritage assets.

### 2.3 LOCAL POLICY

Policy CS5 in North Somerset Council’s Core Strategy relates to Conservation and the historic environment stating that ‘the council will conserve the historic environment of North Somerset, having regard to the significant of heritage assets such as conservation area, listed buildings, building of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.’

North Somerset Council’s Sites and Policies Plan: Part 1, policy DM3 Conservation Areas aim is “to conserve and wherever possible enhance North Somerset’s conservation areas”. Policies DM4 (Listed Buildings), DM6 (Archaeology) and DM7 (Non-designated heritage assets) are also relevant.

### 3 CONSERVATION AREA SUMMARY AND LOCATION

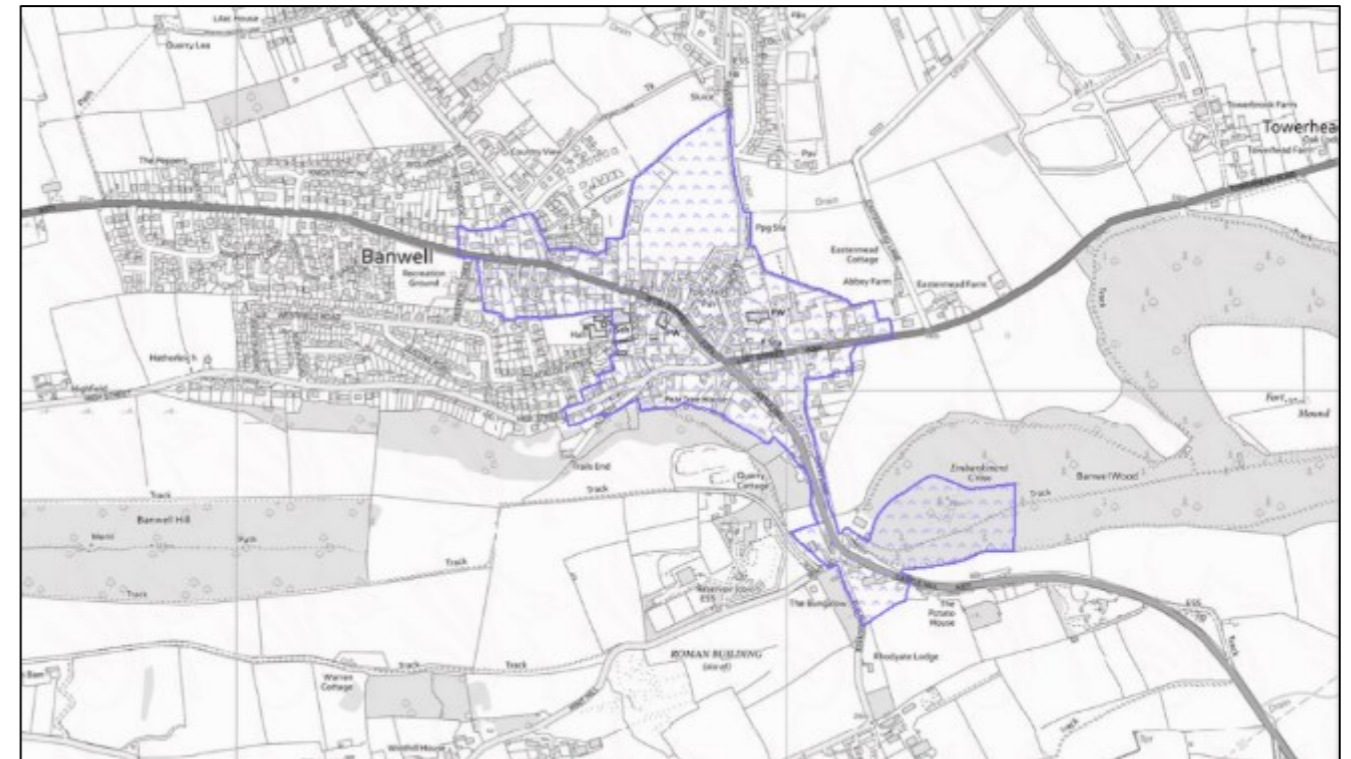
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The rural village of Banwell is located 5 miles east of the seaside town of Weston-super-Mare. It lies at the west end of the northern side of the Mendip Hills, an Area of Outstanding Natural Beauty.

The village is surrounded by hills on one side and moors on the other. The medieval core of the village is the centre point for the Conservation Area with many of the buildings located within this boundary.

The core of the village grew up around a natural spring at the centre of the village and ecclesiastical buildings were historically built to be near this resource.

The village today is a product of building, rebuilding and adaptation over many centuries.



Map of Banwell depicting the Conservation Area

## 4 CHARACTER AND SPECIAL INTEREST

### 4.1 GENERAL CHARACTER

Today the area is characterised by its tight medieval core with evidence of buildings previously used for industry. The village's compact medieval form is still evident with its medieval road pattern still seen within the core of the village. Later developments have created a linear pattern along the roads and housing estates to the west have filled in the space created by the intersection of West Street and High Street.

The general palette of the village is made up of muted colours from the red clay roof tiles, painted render and grey stone walls which are a major feature of the village.

Pinch points are characteristic of the area and create intimate areas of enclosure. These enclosed areas have been shaped by continuous building frontages on the edges of roads and historic stone walls which are particularly evident along High Street. Five roads converge at the Square.

Village growth has formed in a north westerly direction following the arterial West Street. The tight knit medieval urban grain erodes here in favour of low density detached housing set away from the road. Visually this area is less enclosed and more suited towards vehicle use.

A key character of the village also includes the rural setting of the village and the key glimpses of St Andrew's Church are characteristic of many rural English villages and should therefore be retained and enhanced where possible.

Within the conservation area there are elements which have high stone walling which adds to the character of the area although these are not present throughout the whole conservation area.

Some poor-quality post-war development has emerged, and the persistent problems caused by traffic congestion continue today.



Figure 1: View east along High Street



Figure 2: Historic and modern views at the Square

## 4.2 VIEWS

Key views around the village have been identified on the map below, and often include the local landmark of St Andrew's Church:

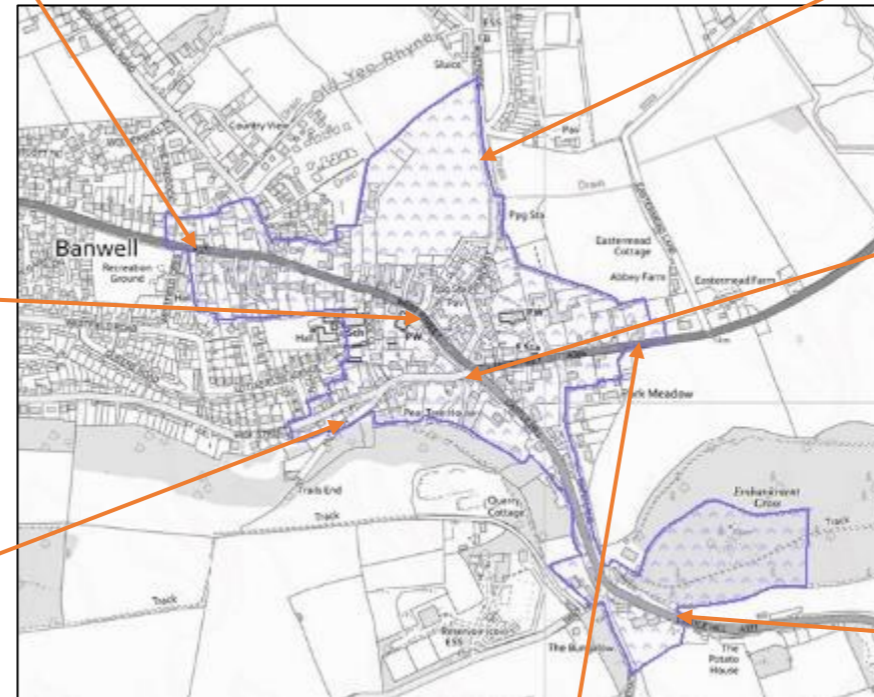


Figure 3: Key views within and into/out of the Conservation Area

## 5 HISTORIC DEVELOPMENT

The village's close proximity to the Mendip Hills meant a sheltered location which, combined with fertile land and ample quantities of water from the local spring, provided favourable conditions for settlement in Banwell.

The name 'Banwell' is likely to have originated from a pagan name Bana's Well illustrating the importance of the natural spring which began where the old pond was located. The spring produced up to seven million gallons of water during the winter season and once created a pond before flowing into the River Banwell. This provided settlers with not only clean water for consumption but also a source of power for water mills which have been used at least since Domesday (1086AD) up until the early 20<sup>th</sup> century.

The road network was focused around ecclesiastical buildings and the spring. Banwell Abbey (later known as the Manor House, Court or Palace) was one of the residences of the Bishop of Bath & Wells from the thirteenth century. The church of St Andrews is also referred to as the Cathedral of the Mendips.

In the 18th century a number of industries thrived in the area, from mills to the extraction of limestone, ochre, calamine and lead within mines and quarries located outside the conservation area. At this time Banwell was more significant and considerably larger than Weston-super-Mare during this era. This is clearly illustrated on a 1782 map (Appendix 2).

Paper was manufactured in a mill adjacent to the pond and because of the clear water, the paper produced was considered to be of a high quality and used for Bank of England notes. Industry and village activity continued throughout the 19th century and included papermaking, brewing, gasworks, wagon works, tanning and brick making. Both the tannery and brick yard are depicted on map of Banwell dating from 1815 (Appendix 2).

The loss of industry may have been partly due to a number of men being called for service during the First World War but was likely to have been because of the growth of Weston-super-Mare. In the 19<sup>th</sup> century the population of Weston-super-Mare swelled, and the town began to experience problems with a lack of water supply. Anxious to overcome this, the Bristol Water Company bought the brewery in Banwell and was able to tap and divert the water supply, which had fed the pond and worked the mills for centuries, straight to Weston-super-Mare. As a result, the pond was drained in 1926 and is now the site of a bowling green.

During World War II bombing destroyed 4 terraced cottages, the Post Office and general store on West Street. These areas were rebuilt in the 1950s and allowed for parts of the road to be widened. Further widening of the roads took place near The Square in 1967 by demolishing some historic buildings. Although business and industry declined during the early twentieth century the village grew to accommodate the nation's acute post-war housing shortage.

Areas which once existed as woodland either side of Dark Lane (illustrated by the 1961 map, Appendix 2) have been divided into large plots of land and sold to private buyers.

Additionally, a large council estate was built on West Field, an area of woodland located between High Street and West Street.

Over time vast improvements in communication have meant that Weston-super-Mare has now become the centre for many commercial and social facilities which Banwell once provided itself. However, despite the change in village activity many buildings within the conservation area date from various centuries and enable the history of the area to be viewed in the physical form whilst adding to the character of the village.



Figure 4: Former mill pond and Bowling Green



Figures 5 & 6: Historic photographs of The Square

## 6 URBAN GRAIN AND PUBLIC SPACES

### 6.1 GENERAL SIZE OF CURRENT BUILDINGS

Size of the buildings vary within the village. The core, being medieval, generally comprises smaller two-storey houses; the buildings gradually get larger in plot size moving out from the core of the village but are generally still two storey buildings with some 3 storeys other than landmarks such as the church, castle and Abbey.

Combination of buildings which form terraces which step out directly onto street within the medieval core of the village which tapers out to large house with bigger plot size outside of the main historic core of the village.

### 6.2 SPECIAL DETAILS

Pinch points are characteristic of the area and create intimate areas of enclosure. These enclosed areas have been shaped by continuous building frontages on the edges of roads and historic stone walls which are particularly evident along High Street.



Figure 7: Special details of stone walls and small enclosed gardens

### 6.3 GENERAL MATERIALS

Settlements built prior to the advent of rail transport are historically constructed from locally quarried materials. A disused stone quarry is located at the southern edge of the village and according to the Banwell Community Survey (1999) stone from there was typically used as a building material.

The more prestigious properties such as the Methodist Church on West Street and other fine buildings, have a higher quality and grade of stone than the majority of the ordinary cottages. Many of the boundary walls in the village are also made of this stone.

Originally many of the older buildings would have been thatched; this can be surmised from the pitch and roof details evidenced in many of the cottages. However, no thatched properties remain in the village and the majority of roofs now have red clay tiles with some occasional slate roofs. It is likely that the tiles may have been made from local clay found on Banwell Moor and the evidence of an old brick works supports this theory. Most of the buildings have been rendered and painted, hiding their original materials. The predominant colours of the village are white and pastel coloured buildings, red tiled roofs and grey rough rubble stone walls.



Figure 8: Examples of roofing materials

#### 6.4 ARCHITECTURAL STYLE AND PERIODS

Within the medieval core of the village many vernacular buildings remain most of which have been altered to fit the more classical style of architectural seen throughout the 18<sup>th</sup> and early 19<sup>th</sup> century.

The style of the windows is mixed: a high proportion retain their historic sash openings but there are some later casements and unsympathetic modern replacements. Some of the finer windows have stone detailing around them and a few examples of stained glass can be found in lower West Street.

#### 6.5 FOOTPATHS AND CIRCULATION WITHIN THE CONSERVATION AREA

Historic alleyways are still evident within the medieval core of the village and its westerly expansion and provide a shortcut on foot while offering visitors intriguing glimpses into other areas of Banwell.



Figures 9 & 10: Public Rights of Way in and around the village / historic alleyway

#### 6.6 GREEN OR OPEN SPACES

Open space within the village is minimal, comprising of the churchyard, some small private front gardens and the Bowling Green. The Bowling Green was once the location of a pond formed from a spring welling up through the ground. The spring was capped in 1926 and the location provides impressive street level views of St Andrew's Church.

Trees surrounding the church, Abbey and along Dark Lane are also significant to the area. These trees are the tallest within the village and emphasise the height and importance of St Andrew's as a key structure and focal point within Banwell.

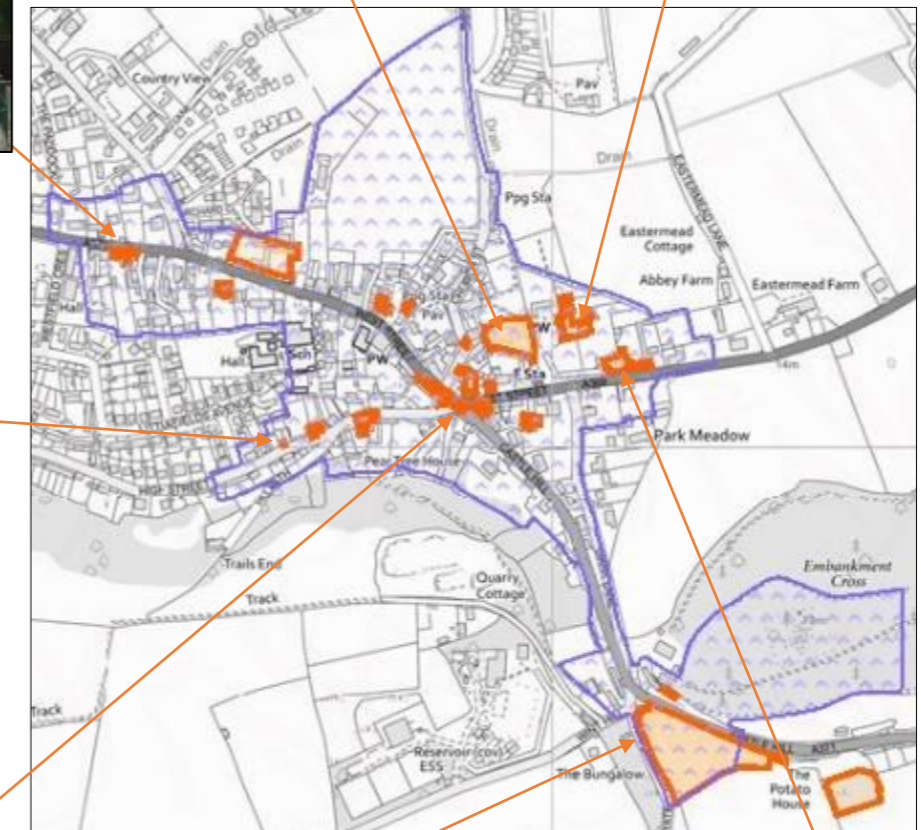


Figures 11 & 12: Areas of tall trees and open space on periphery of Conservation Area

## 7 LISTED BUILDINGS AND SCHEDULED MONUMENTS

There is a range of listed buildings and monuments within Banwell Conservation Area that show the diversity of the architecture present within the village:

- Grade I St Andrew's Church
- Grade II\* Banwell Castle, terraces and courtyard walls
- Grade II\* Coach house at Banwell Castle
- Grade II\* Gatehouse, stables and flanking walls at Banwell Castle
- Grade II\* Terrace and dairy at Banwell Castle
- Grade II\* West garden walls with towers at Banwell Castle
- Grade II\* Banwell Abbey and The Cloisters
- Grade II 29 Castle Hill
- Grade II 7 Church Street
- Grade II Bennet pedestal tomb
- Grade II Burge pedestal tomb
- Grade II Shepard chest tomb
- Grade II 1 East Street
- Grade II 12 (Church House) and 14 (Bilbie House), East Street
- Grade II Abbey Lodge and gatepiers, East Street
- Grade II 16 High Street
- Grade II 18 (Greenfield house) High Street
- Grade II Old School, High Street
- Grade II Parish pump
- Grade II 2 The Square
- Grade II 3 The Square
- Grade II 4 The Square
- Grade II Old Bell Inn, The Square
- Grade II 22 (Mill House), West Street
- Grade II 27 West Street
- Grade II 30 West Street
- Grade II 32 West Street
- Grade II 39 West Street
- Grade II 41 (Long Acres) West Street
- Grade II Ship Inn
- Grade II The Grange and Eastfield House (with garden wall and garden porch)



## 7.1 BUILDINGS OF LOCAL IMPORTANCE

There are a number of buildings within the conservation area which are of local merit but are not of sufficient national importance to be included on the listing schedule. More detail on these buildings can be found within Appendix 1.4

These include:

- 24-26 Castle Hill
- 27 Castle Hill
- 28 Castle Hill
- Rock Cottage/Rock House
- 19th century Malthouse
- Methodist Chapel, West Street
- Brewers Arms
- Former Non-Conformist chapel
- 20 East Street
- Old Fire Station, East Street



Old Fire Station



Old Malt House



Methodist Chapel



20 East Street



Rock Cottage



Brewers Arms



27 Castle Hill



24-26 Castle Hill

## 7.2 OTHER HERITAGE FEATURES

The Butstone is a feature at the corner of Church Street and West Street. Records indicate it has been there at least since the early 18<sup>th</sup> century. It is believed it was both a mounting stone for riders and then, as now, to prevent traffic striking buildings (hence its name).

The War Memorial on West Street is another key historic feature of Banwell and was unveiled on 1<sup>st</sup> May 1921.



Figures 13 & 14: The Butstone and War Memorial

## 8 ARCHAEOLOGY

Within the village and its surroundings there is archaeological evidence of prehistoric, Roman, medieval and post-medieval activity, representing a concentration of human activity.

### Prehistoric

A large collection of flint flakes and tools have been collected from around Banwell Hill, and some within the village itself.

Banwell Camp Iron Age hillfort lies to the south-east of the village, on top of Banwell ridge. It comprises an enclosure measuring c.250m by 400m and is about 7.5 hectares in area. It is widely regarded as a univallate hillfort (single defensive bank and ditch), with the bank generally 1.5m high and 5m across. Several excavations recovered a number of flints, pottery, animal bones, evidence of metalworking, spindle whorls, and some curious small discs which could have been used as gaming counters.

### Roman

A substantial Romano-British building was identified to the north of Banwell village in 1967, after the discovery of part of a bath house of a probable villa during the cutting of a pipe trench. Excavations revealed remains of mosaics dating to the 3<sup>rd</sup> and 4<sup>th</sup> centuries AD (fig. 15). The site is a Scheduled Monument and is visible today as a group of well-defined and well-preserved building platforms.



Figure 15: Mosaic discovered at the Romano-British villa site



Figure 16: Wint Hill Bowl © British Museum

Within the core of the modern village there are records of Romano-British finds in the form of coins, spindle whorls and large quantities of pottery sherds from various locations.

The remains of possible structures dating to this period have also been recorded at Banwell Abbey, East Street and West Street, as well as late Roman burials close to the villa site and along Wolvershill Road.

There are two further Scheduled Monuments to the south of the village, an embanked cross at the western end of Banwell Wood (a Roman camp with later pillow mound) and a Roman settlement and associated industrial remains and field system at Wint Hill. It is possible there was a relationship between the latter and the villa site.

A significant discovery was made during the excavations at Winthill in the 1950s, in the form of an engraved glass bowl depicting a hunting scene (fig.16). The bowl was imported from Cologne and dates to between 325 and 350 AD.

### Medieval

Banwell occupies an attractive site for an early settlement, being built around the fourth most prolific resurgence of underground water from the Mendip Hills. The spring helped to drive a valuable mill when Domesday was compiled (1086 AD), and it continued to fill a mill pond until the 1920s (the site of the bowling green today).

A 'monasterium' or minster was given by King Alfred to Asser, Bishop of Sherborne in 885. The nearby villages of Churchill and Puxton were dependent on Banwell for many centuries, but there are no signs of a monastic house surviving from this period.

The church of St Andrew's is medieval in date, possibly pre-dating the 11<sup>th</sup> century. The original layout of the churchyard appears to have been a large regular rectangle, into which an irregular encroachment has been made on the south, along the East Street frontage, and containing the Vicarage and the sites of 5-13 High Street.

The modern plot boundaries in Banwell indicate that the historic market place was a triangular area at the junction of East Street, Castle Hill, West Street and High Street; it contained the market cross, and the frontages of two pubs, now the (former) Ship and the Bell.

Banwell Court or the 'Abbey' was built by Bishop Bekynton of Wells (1443-65). It was altered in the 18<sup>th</sup> century and restored and much added to shortly before 1811, and again c.1870. The original chapel is at the east end of the south front, with a stepped, cusped three-light lancet window in its east wall.

There is evidence of mills within the village, their location focussed on the source of water near the millpond off Church Street. In 1710 one of these was a paper mill and both were recorded in Domesday.

To the north of the village a large deer park was created by the Bishop of Bath and Wells and was in existence from at least the 15<sup>th</sup> century, according to documentary sources. A small portion of this park encroaches on the modern settlement, to the south east side of the village.

### Post-medieval & Modern

Banwell had probably not greatly increased its size from the medieval period, although much of the older built environment of the modern village dates to the post-medieval period.

A 1770 plan of the village shows an animal pound on the north side of East Street, close to the junction of East Street with the lane leading down onto Banwell Moor.

This period saw extensive mining activity on Banwell Hill, and a small iron mine was discovered on High Street in 1952.

Many gardens are associated with 'town plots', depicted on the 1882 Ordnance Survey map, which are characteristic of small Somerset towns at this time.

Key buildings from this period include the schools, workhouse and village lock-up.

Nationally significant caves were found at the western end of Banwell Hill, which was owned by George Henry Law, Bishop of Bath & Wells in the early 19<sup>th</sup> century. The Stalactite Cave was found by mineral miners in 1757 and The Bone Cave containing large quantities of prehistoric animal bones was found in 1824. Bishop Law was overjoyed by this discovery and used the caves and animal remains to justify the great floods referred to in the Bible. He welcomed visitors to this site and enhanced their experience by planting woodland, laying out pathways and building stone follies such as The Tower and the Druids Grotto.

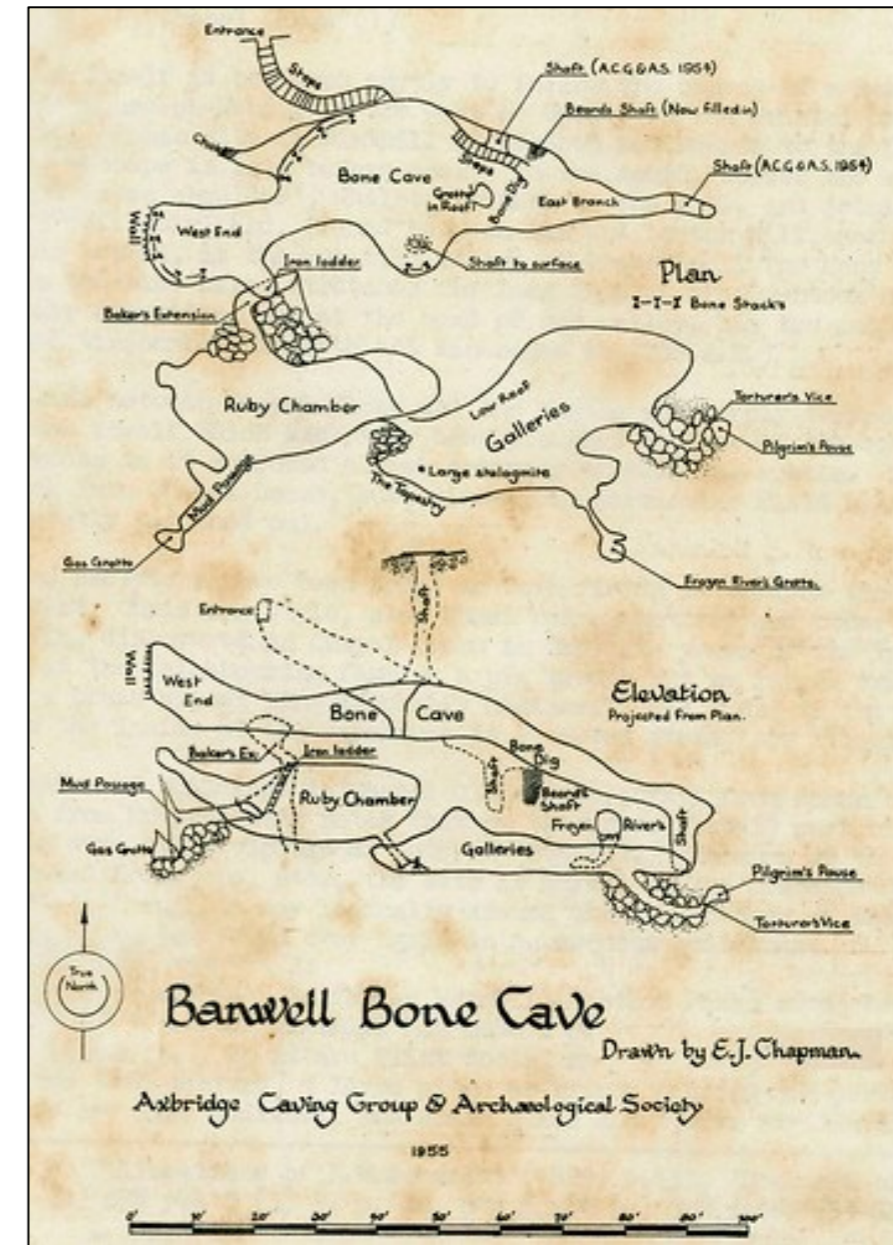


Figure 17: Map of Banwell Bone Cave (Axbridge Caving Group & Archaeological Society, 1955)

## 9 NEGATIVE FEATURES

### 9.1 LOSS OF TRADITIONAL FEATURES

There are various types of uPVC replacement of traditional windows and doors as well as examples of poor replacement windows and doors that although older do not match the local vernacular, for example, mock leaded windows or metal framed windows.



### 9.2 UNSYMPATHETIC DEVELOPMENT AND ADDITIONS TO BUILDINGS

Some modern additions such as side extensions or conservatories have been made to older buildings and some newer flats and bungalows have replaced buildings bombed during the Second World War.



### 9.3 POOR MAINTENANCE OF BUILDINGS, GARDENS OR PUBLIC SPACES

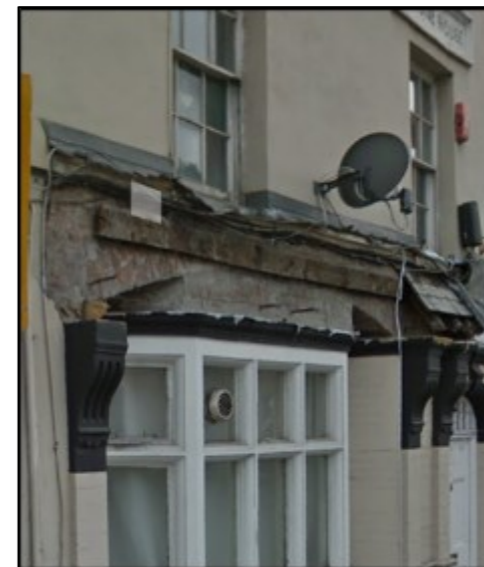
There are several empty shops, some of which are boarded up which make the core of the village appear run down.

Along parts of the A371 and A368 some buildings are dirty from mud and dirt being thrown up from the road and general exhaust emissions. The high levels of traffic and proximity to the road make it difficult for homeowners to carry out maintenance to their properties.

### 9.4 POORLY DESIGNED SHOPFRONTS AND SIGNS

A fish and chip shop close to the Methodist church on the south side of the road is located in a single-storey building: its replacement doors and windows do not sit well with the finer examples of fenestration and doors in the street.

The fact that many shops and facilities are closed or boarded up is unfortunate giving the village a 'run down' and neglected impression.



## 9.5 TRAFFIC, PARKING AND STREET CLUTTER ISSUES WITHIN THE AREA

Interestingly traffic problems are not a new phenomenon in Banwell as in 1798 the medieval marketplace once known as The Cross (now known as The Square) was removed as it was considered a hindrance to the passage of the street.

One of the main negative features of this road are two sets of large road signs, one situated on East Street on the approach into the village and the other outside a listed building where East Street meets Castle Hill and West Street.

Another feature is the large number of overhead wires that dominate when viewing the church from the path around the bowling green.



## 9.6 ISSUES OF UNAUTHORISED WORKS

Satellite dishes can be seen on the front of some properties which detract from the historic character of the village. Issues with windows being replaced without authorisation still occurs within the area despite there being an Article 4 direction in place, which requires planning permission to alter windows within the conservation area.



## 10 MANAGEMENT PLAN

Issues affecting Conservation Area	Description	Opportunity
<b>Inappropriate shop front design</b>	Shop signs and advertisements are out of character with the conservation area being brightly coloured and out of proportion to fascia.	Work with businesses to encourage the use of traditional materials and design when installing shop signage.  In line with North Somerset Council Shopfront SPD
<b>Loss of traditional windows and doors</b>	A number of traditional windows have been replaced with uPVC degrading the character of the conservation area.	Work with the Parish Council to raise awareness of the need to apply for Planning permission for windows within the Conservation Area.  Review the current Article 4 Direction in place to ensure this is up to date.  Ensure advice on how to repair traditional windows is accessible on the council's website.
<b>Walls and boundary treatments</b>	The loss of traditional boundary walls, which are a key characteristic within this conservation area	To work with homeowners, using the conservation area appraisal to highlight the value of these to the Conservation Area and discourage their removal to create off street parking.
<b>Improving street furniture</b>	There is a lack of positive street furniture within Banwell Conservation Area.	Encourage the placement of positive street furniture where appropriate and of the correct design to aid the enjoyment of the conservation area. Such as benches and flower pots.
<b>Highway and utility maintenance</b>	Loss of traditional finishes, and the clutter of signage and utility poles and wires	Encourage the replacement of road surfaces with traditional surface material after access to utilities  Keep traffic signage to a minimum to avoid clutter.  Encourage utility companies to underground cables where possible to minimise clutter in the conservation area.
<b>New Development</b>	Some areas of new development within the conservation area detracts from its character	Encourage new development to be of high-quality design, scale and materials and to reflect local themes in building materials. New development should complement the main buildings and the conservation area. Any new development should protect significant views within the conservation area.
<b>Traffic Issues</b>	Traffic along the A371 causes damage to nearby properties and prevents owner from carrying out maintenance.  The busy and narrow nature of the road here makes it unsafe for pedestrians and has been a cause in the closer of the number of shops in the location	Work with all parties on the delivery of the Banwell bypass especially where the spur road will enter the conservation area.  Encourage sensitive reopening and maintenance of the buildings along West Street once the bypass is in place.
<b>Improve historic interpretation of the village</b>	There is currently a lack of historic impetration around the conservation area.	Work with the Parish Council where needed on the plans to place a historical information board at the entrance to the car park and some blue plaques on important sites around the village.

## 10.1 FUTURE NEEDS FOR THE CAA

The creation of a Local List for Banwell would help provide further protection to locally important heritage assets both within and outside the conservation area. Local lists enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives) to be better taken into account in planning applications affecting the building or site or its setting.

A revision of the conservation area boundary should to be considered; suggestions from local residents are to include ??????? within the conservation area.

This conservation area appraisal document is not a final document, as areas are dynamic. The document will need to be reviewed to include any new changes in the area; it is anticipated that this will be done at five yearly intervals.

Further protection and enhancement of this conservation area is required to prevent the dilution of the historic character. Banwell Parish Council ?? will help to monitor changes within the area, and also help to implement some of the positive changes within the management plan, with assistance from North Somerset Council.

More information about conservation areas and what is permitted can be found on the North Somerset Council website:

<http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/heritage/conservation-areas/>

Information on the Article 4 Direction in place on Banwell Conservation area can be found using the following link:

<https://www.n-somerset.gov.uk/my-services/planning-building-control/heritage-conservation/article-4-directions>

Further information can also be found on the Historic England website:

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas>

## APPENDICES

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### APPENDIX 1 – GLOSSARY OF TERMS

**Article 4 Direction** - An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas is such that specific control over development is required. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors or the roof and can restrict the construction of a porch or some types of extensions, the painting of the external surfaces or the removal of chimney stacks

**Ashlar** – Large square blocks of masonry which is finely dressed (cut).

**Buildings of local interest** - A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape.

**Barge boards** -Projecting boards placed against the incline of the gable of a building, hiding the ends of the horizontal roof timbers, sometimes decorated

**Building at risk** - A phrase used to describe a building which is in poor repair (for example leaking/blocked gutters, broken slates, structural problems) and often vacant with no use. The combination of these two factors and the severity of the repair issues determines the degree of risk and the need for action

**Buildings of local significance** - A building which is considered to make a positive contribution to the special architectural or historic interest of a conservation area, but does not meet the criteria for it to be added to the statutory list of buildings of special architectural and historic interest. It may, for instance, be part of a group which by its scale, alignment, materials or style contribute to the quality of the townscape

**Burgage plot** - Used to describe the pattern of plots in a planned town

**Enclosure** - The arrangement of buildings, walls, trees etc. to provide different levels of containment of space

**Fishtail tiles** - A decorative pattern of pan tiles used on roofs

**Listed Building** – A building of historic interest or special architectural design placed on a statutory list giving them legal protection.

**Frontage** - This is the full length of a plot of land or a building measured alongside the road on to which the plot or building fronts

**Pantiles** - A type of interlocking tile with a rounded under and over, giving it the shape of a elongated S shape

**Parapet** - A low wall, sometimes battlemented, placed to protect any spot where there is a sudden drop, for example, at the edge of a bridge, quay or house top

**Perpendicular** - Perpendicular architecture emphasises strong vertical lines, seen most markedly in window tracery and wall panelling.

**Permitted Development rights** - You can perform certain types of work without needing to apply for planning permission. These are called "permitted development rights". Find out more here:

[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/37/planning\\_permission/2](https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2)

**Perpendicular** - Perpendicular architecture emphasises strong vertical lines, seen most markedly in window tracery and wall panelling.

**Public realm** - The spaces between buildings accessible to the public, including the highway, green areas, squares etc.

**Rubble stone** - Rough, unhewn building stones, generally not laid in regular courses.

**Scale** - This can have two meanings: it can be used to define the mass or bulk of a building often in comparison to other buildings or spaces meaning appertaining to the subdivision of a building to create different effects for example the architectural expression of structural bays, intervals of windows, proportions which follow a classical design within historic buildings.

**Scheduled Monument** - Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979

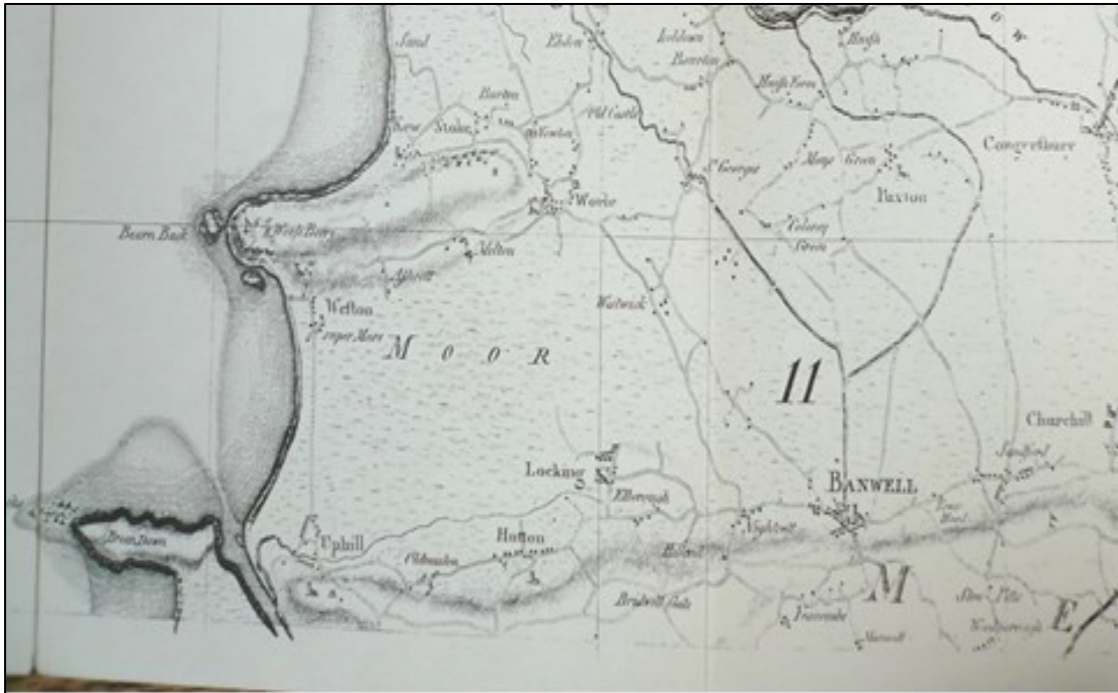
**Setting / context** - The physical (built and landscape), community and, economic setting in which the development takes place

**Townscape** - The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

**Urban grain** - Pattern (morphology) of streets, buildings and other features within an urban area

**Vernacular** - The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials

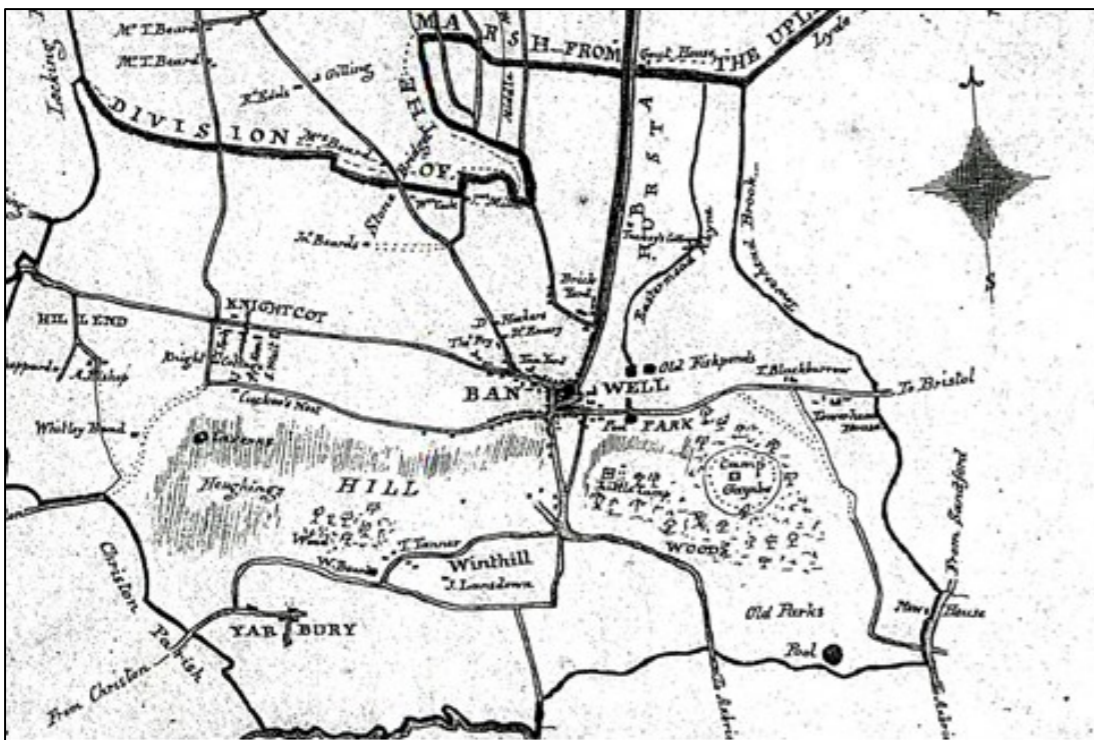
APPENDIX 2 – HISTORIC DEVELOPMENT OF BANWELL



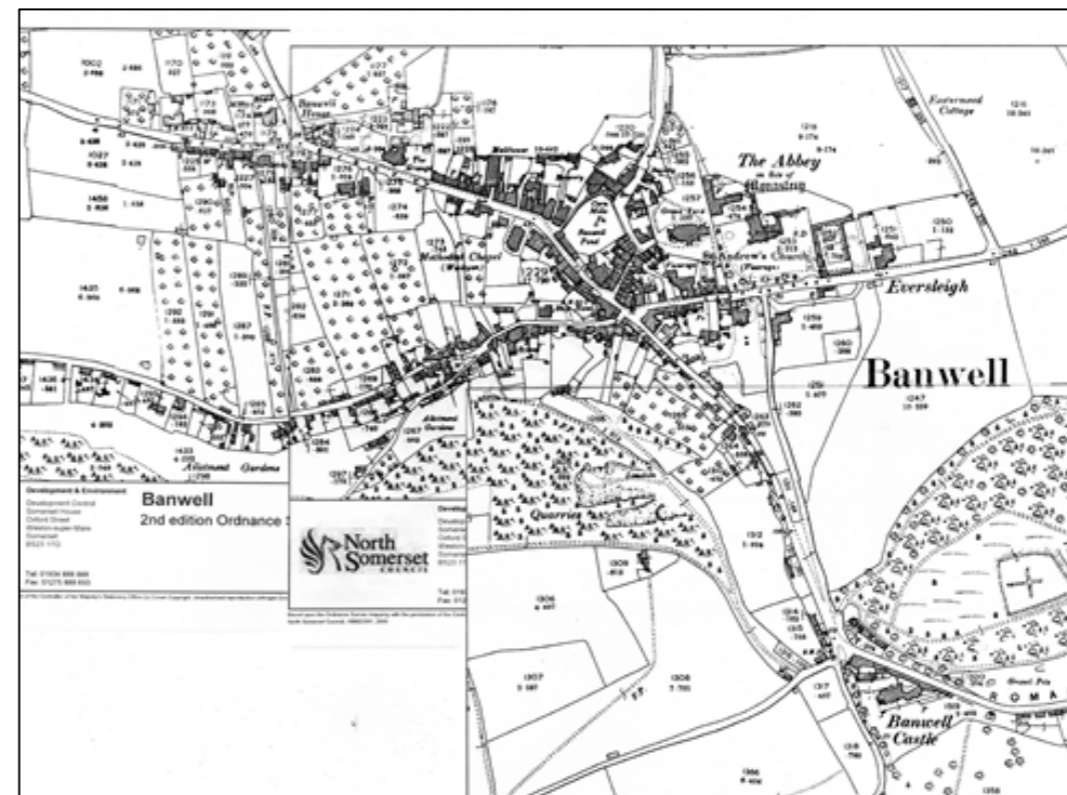
Day and Masters 1782 map



Detail from the 1st edition OS map of 1887



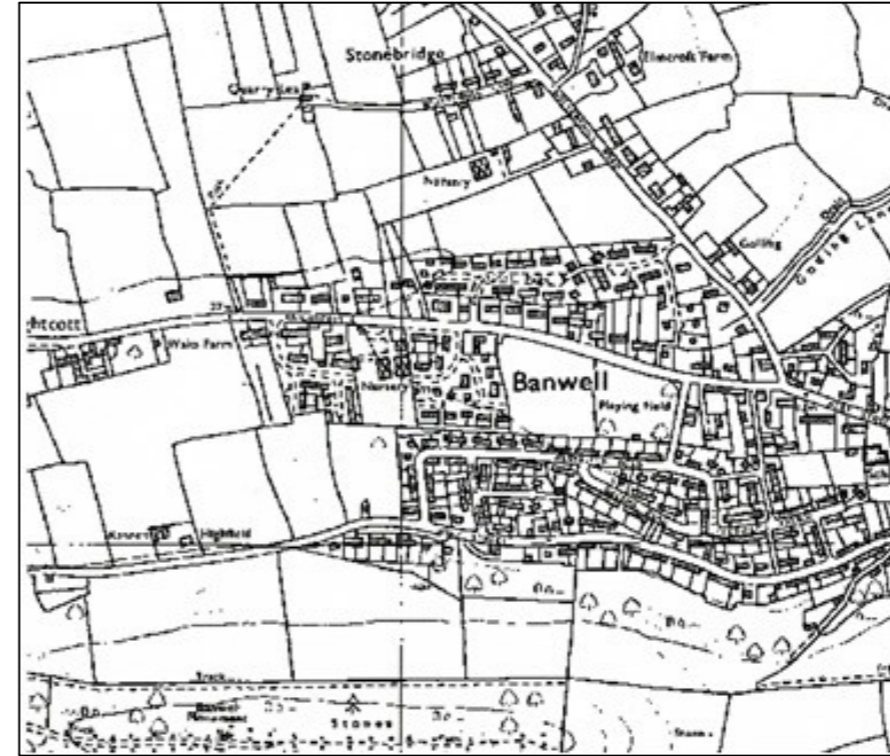
Map of Banwell showing the roads, watercourses and houses of that parish in 1815



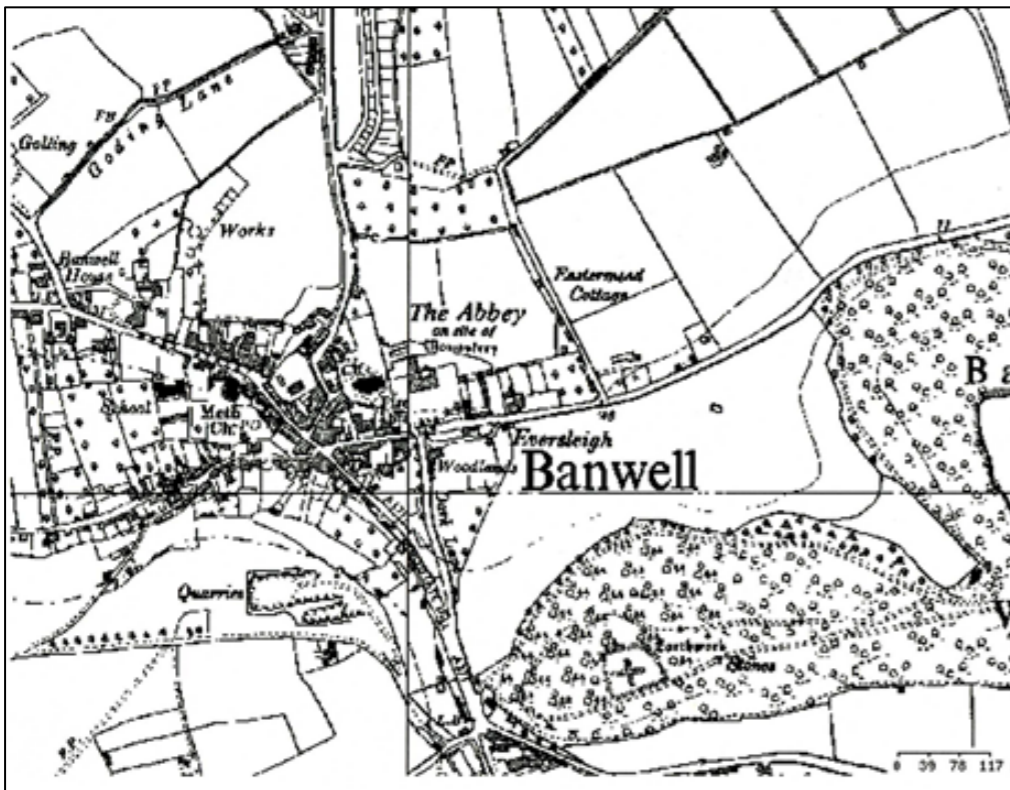
Detail from the 1903 2nd edition OS map



Detail from the 1930 OS revised edition map



1st Metric edition 1969-1996 map



1st Imperial edition 1948-1977 published date of 1961

APPENDIX 3 - LISTED BUILDINGS

Name	Ref/ Location	Details
<p>PARISH CHURCH OF ST ANDREW, Date listed: 09 February 1961 Date of last amendment: 09 February 1961 Grade I</p>		<p>ST 35 NE BANWELL CHURCH STREET 4/14 Parish Church of St. Andrew 9.2.61 G.V. I Parish Church, (Anglican). C15, restored early and mid C19. Ashlar, rubble, lead roofs. West tower, nave north and south aisles, south porch, chancel; all Perpendicular. Tower, ashlar, tall 4 stages with set back buttresses joined across the angle and a south east half octagon stair turret; first stage is blank north and south and has a west door under a heavily moulded pointed arch with drip mould with decorative stops, above that a tall 4 light window under a hoodmould; at junction of each stage, buttresses have weathered setbacks; second stage has 2 light windows under hoodmoulds and with label cills to north, south and west, that to west is blank with a lily in a vase and is flanked by niches containing Gabriel and Mary, the figures of the Annunciation; third stage has windows as second on all sides, clock face to west; fourth stage has 2 two light windows to north and south, 3 two light windows to east and west; they are divided by attached shafts with pinnacles which rise from string to cornice, buttresses become diagonal and bear pairs of crocketed shafts; trefoil pierced parapet with gargoyles and corner finials; panelled top stage to stair turret with octagonal, conical cap. Nave has 5 pointed 3 light clerestorey windows under a continuous dripstone; attached shafts between each window rise through parapet to crocketed pinnacles; north east and south east polygonal rood stair turrets rise to caps as tower turret. North and south aisles have windows as clerestorey but taller, they also appear east and west, all divided by buttresses, parapet as nave and tower; centre bay to north has inserted door, pointed arch decorated with fleurons under square dripmould. South porch has 3 light square head window over heavily moulded south doorway, polygonal parvice stair, parapet as tower inner porch door restored as at north with fleurons and masonic symbols; under east pier of this door is a fragment of Saxon work with interlaced decoration. Chancel has 2 three light windows under drip moulds divided by buttresses, diagonal buttresses at east and a shortened east window of 5 lights; south priest's door; at north attached C19 vestry and C20 boiler room. Interior; tall moulded tower arch under line of first roof which predates clerestorey, St. Andrew in niche, now indoors; nave of 5 bays piers with hollows and attached shafts with capitals; clerestorey windows under continuous moulding which meets angel corbels from which roof springs; fine ribbed wagon roof with much embellished wallplates from which tracery extends down into the spandrels below; angels over each window, floral bosses at every junction; similar flat north aisle roof, C20 replacement to south aisle. Superb 7 bay rood screen of 1522, panelled dado with linenfold, Perpendicular tracery, fans rise to carry a multi frieze cornice, wider central bay has pair of doors; rood stair entrance to left under ogee arch with head corbel; chancel has C19 reredos and painted wagon roof and remains of aumbry and piscina. Fittings; perpendicular stone pulpit with crocketed tracery rising to frieze and under a sounding board dated 1621; C12 font with later floral motif; poppy head benches in nave; churchwardens' coat of arms in strapwork dates from Restoration but is overpainted in 1805. Glass; C15 fragments are reset in east windows of both aisles, whither they were removed in 1813 from the roof screen. Memorials; 7 late C18/early C19 tablets, white casket and eulogy on dark grounds. (Sources: Pevsner: The Buildings of England : North Somerset and Bristol, 1958; Bromwich : Banwell Parish Church, St. Andrew).</p>
<p>BANWELL CASTLE, TERRACES AND COURTYARD WALLS Date listed: 09 February 1961 Date of last amendment: 09 February 1961 Grade II*</p>	<p>CASTLE HILL (south side), BANWELL, NORTH SOMERSET, SOMERSET</p>	<p>ST 45 NW BANWELL CASTLE HILL (south side) 5/8 Banwell Castle, terraces and 9.2.61 courtyard walls G.V. II* House, terraces and courtyard walls. Circa 1848. For John Dyer Sympson. Rubble, freestone dressings, slate. Garden front; 5 windows in main block, centre 3 step well forward between small circular turrets, 3 storeys; 3 windows in attached 2 storey octagonal tower, 2 windows in further single storey wing to east; windows mullioned or transmullioned under drips (continuous at second floor), east wing has 16 light glazing bar sashes; off centre left is a large mullioned ground floor bay; all under corbelled embattled parapets with decorative loops. Courtyard front; 3 storeys, 7 windows all under parapets as front; at left, a circular turret with slit windows; then, set back, two bays, slits under drips, at ground floor projecting entrance porch and adjoining room, embattled turrets flank a tudor arch doorway; then 2 bays forward, first a 3 storey transmullioned window at the stairwell, then a 2 storey canted bay; 1 window in a hexagonal turret; last bay steps back; plain with slits. In front a terrace with trefoil pierce parapet, lions rampant with swords on embattled octagonal gate piers flank 6 steps; to right; a terrace behind a pair of circular embattled turrets with cross loops. Interior; Modest but elaborately decorated spaces; entrance hall has mock linenfold panelling in particular around a central fireplace; staircase has flat octagonal newel and balusters paired with rich decorative panels; drawing and dining rooms have stone tudor arch fireplaces and plaster framed ceilings with foliate decoration. The building is adjoined by a terrace and dairy (q.v.). Despite date and quality of design, architect not known.</p>

COACHHOUSE AT BANWELL CASTLE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II*	CASTLE, CASTLE HILL (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL CASTLE HILL (south side) 5/9 Coachhouse at Banwell Castle G.V. II* Coachhouse with former granary over. Circa 1848. Rubble, leaded flat roof. 2 storeys; gatehouse front; an arch in unworked stone below 3 round headed lancets, a taller circular turret and to left C20 garage doors inserted for coach doors, all under embattled parapet; courtyard front; blank ground floor with archway to left, first floor has 1 and 2 light square headed casements under uncut drips; to left higher embattled parapet, to right a circular turret; at east end a single storey, one room extension.
GATEHOUSE, STABLES AND FLANKING WALLS AT BANWELL CASTLE Date listed: 09 February 1961 Date of last amendment: 09 February 1961 Grade II*	CASTLE HILL (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL CASTLE HILL (south side) 5/10 Gatehouse, stables and flanking 9.2.61 walls at Banwell Castle G.V. II* Gatehouse, stables and flanking walls. Circa 1848. Rubble, freestone dressings. Chamfered double arch below parapet between circular embattled towers decorated with cross loops, that to left has ground floor slit windows; cast iron gates with heraldic motifs; from within arch, flights of steps rise into each tower through chamfered, round headed openings; to right a heavily embattled wall curves round to the tower on the west wall (q.v.); to left a larger, 2 storey embattled drum tower single light windows adjoins a hexagonal turret with a capping small circular turret; to left of this, an embattled wall pierced by round headed lancets for stables up to a buttress, plain thereafter the wall runs on to the dairy (q.v.); behind wall to left of gatehouse are plain lean-to altered stables.
TERRACE AND DAIRY AT BANWELL CASTLE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II*	CASTLE HILL (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL CASTLE HILL (south side) 5/11 Terrace and dairy at Banwell Castle G.V. II* Terrace from house to decorative dairy. Circa 1848. Rubble and freestone. Low walled terrace above buttressed round headed arcade; small low arch to left and next 2 larger ones lead to storage below terrace; that to right leads through to back of house; terrace culminates to right at road in a tall octagonal freestone turret with slit windows on 3 sides to road and 3 to garden, plain doorway to garden; turret is known as and may have been dairy. Terrace adjoins house (q.v.) at west and flanking wall (q.v.) at east.
WEST GARDEN WALLS WITH TOWERS AT BANWELL CASTLE, Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II*	CASTLE HILL (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL CASTLE HILL (south side) 5/12 West garden walls with towers at Banwell Castle G.V. II* Garden wall with decorative towers. Circa 1848. Rubble, freestone. Embattled garden wall with central boarded garden gate in flat arch opening; at south, a small embattled tower, square to garden with a plain door, canted to road with slit windows; at north, a 2 storey square embattled tower with corbelled circular corner turret, pointed pedestrian door to north, large flat arch opening to south. At north adjoins gatehouse flanking wall (q.v.).
THE CLOISTERS Date listed: 09 February 1961 Date of last amendment: 09 February 1961 Grade II*	EAST STREET (north side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL EAST STREET (north side) 5/20 Banwell Abbey and The Cloisters 9.2.61 G.V. II* 2 houses, formerly one bishop's residence constructed within or on site of monastic foundation. C14 and perhaps earlier, C15 and major reworkings in early and late C19. (Hans Price, 1870). Rubble, ashlar, slate roofs. Main block; 6 windows between buttresses, 3 storeys, 4 in west tower, middle bay breaks forward; mixed fenestration some 2 light mullioned under pointed drip moulds, some square headed; some sashes some casements; the whole battlemented, central pediment bears crozier, end buttresses surmounted by finials; 3 stage polygonal tower to left with single pointed lights gargoyles and battlements; parallel range has 2 embattled gables, a round headed entrance under an embattled, gabled porch and 2 light windows under drips; in east gable is a substantial fragment of a large perpendicular window. Various single storey rear outbuildings, all gabled. Interior is a superb Victorian pastiche with a double height hall with large dog leg staircase, ornate plastered rooms with flat arch fireplaces, some of C16 origin. Former chapel and cloister; to right (east) of main block the former chapel now has 2 storeys, at east end is a 3 light window of the C14 above C20 plain chamfered surround windows, to south an embattled tower with single lights and a porch in the re-entrant angle. C19 single storey wing which runs north from former chapel has cusped 3 light windows and a pointed arch entrance below battlements and between buttresses with finials. Interior contains remnants of the cloister walk with 2 light C15 cusped windows. (Source: N. Pevsner, The Buildings of England : North Somerset and Bristol, 1958).
29 CASTLE HILL Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL CASTLE HILL (north side) 5/7 No. 29 G.V. II House. Circa 1820. Roughcast, slate roof, raised coped verges. 2 storeys, 3 windows, all 2-light casements with glazing bars and divided margins; to left, trellis porch with tent hood, C20 half-glazed door; C20 gabled single storey extension to left, similar lean-to to right.
7 CHURCH STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL CHURCH STREET (west side) 4/18 No. 7 G.V. II House in a village street. Early C19. Rendered, with recently exposed quoins, pantile roof, half hipped at east. 2 storeys, 2 faces on corner, glazing bar sashes, one to each face, six panel door in east elevation; lower, similar 1 window 2 storey extension to west. This site occupied since C16 by the Church House; features from C18 remain.

BENNET PEDESTAL TOMB 11 METRES SOUTH OF SOUTH PORCH DOOR OF PARISH CHURCH OF ST ANDREW Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	CHURCH STREET, BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL CHURCH STREET 4/17 Bennet pedestal tomb 11 metres south of south porch door of G.V. Parish Church of St. Andrew II Pedestal tomb. Earliest date, George Bennet, 1788. Freestone. Very large urn capping to weathered top; single block pedestal with inset panel; moulded base; plinth formerly railed.
BURGE PEDESTAL TOMB 13 METRES SOUTH OF PRIEST'S DOOR OF THE PARISH CHURCH OF ST ANDREW Date listed: 17 January 1984 Date of last amendment: 17 January 1994 Grade II	CHURCH STREET, BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL CHURCH STREET 4/16 Burge pedestal tomb 13 metres south of priest's door of the G.V. Parish Church of St. Andrew II Pedestal tomb. Earliest date, Thomas Burge. 1796. Freestone. Square gadrooned finial to stepped crown; fluted corner pilasters; moulded base; plinth formerly railed; full, finely cut inscriptions on all faces.
SHEPARD CHEST TOMB 10 METRES SOUTH OF CHANCEL OF PARISH CHURCH OF ST ANDREW Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	CHURCH STREET, BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL CHURCH STREET 4/15 Shepard chest tomb 10 metres south of chancel of Parish G.V. Church of St. Andrew II Chest tomb. Earliest legible date, Margaret Shepard, died 1633. Freestone. Coarsely cut inscribed end panel; finely cut south panel of 1765; heavy chamfered slab.
1 EAST STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL EAST STREET (north side) 4/19 No. 1 G.V. II House. Early C19. Rendered, pantile roof, brick stacks. 2 storey, 2 windows, central recessed 4 panel door, 16 light glazing bar sashes to ground, 12 light above; end pilaster strips.
BILBIE HOUSE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	14 EAST STREET (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL EAST STREET (south side) 4/22 No. 12 (Church House) and No. 14 (Bilbie House) - II Pair of houses. Early C19. Rendered, pantile roofs, brick stacks. 3 storeys, 3 windows each. Left (no. 14) has central 6 panel door and glazing bar sashes to ground and first floors, at second floor, centre is blank, outer 2 are C20 casements. Right has central 6 panel door under pentice roof between 2 large late C19 casement bays, first floor has glazing bar sashes, second floor has 9 light glazing bar sashes; pitched roof overall with overhanging gables eaves.
ABBEY LODGE AND GATEPIERS Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	EAST STREET (north side), BANWELL, NORTH SOMERSET, SOMERSET	ST 45 NW BANWELL EAST STREET (north side) 5/21 Abbey Lodge and gatepiers G.V. II Lodge and gatepiers to Banwell Abbey (q.v.). Circa 1870. Perhaps by Hans Price of Weston-super-Mare. Rubble, freestone dressings, slate and double roman tile roofs, raised coped verges. Single storey, irregular fenestration, mainly square headed chamfered stone mullion casements, one 4 cantered arch head with 3 light timber casement with gothic tracery; an embattled round tower between a gable with fleur-de-lys finial and a pitched roof with deep overhanging eaves; towards rear this adjoins a taller gabled section with gabled porch both with ornate bargeboards (a slightly earlier barn reworked); the whole dominated by a circular corner turret with a very tall conical cap; to the road a chimney gable with 2 light leaded pointed windows in a flat arch, C20 casements on either side. An attached low wall is pierced at either end with pointed openings, that to left has a door, that to right spearhead railings; then 4 rusticated square piers with weathered pyramidal caps; centre 2 are recessed and the curved wall is low with diagonal cast iron railings; tall, heavy cast iron gates between central piers have curved heads and ball finials.
16 HIGH STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL HIGH STREET (north side) 4/23 No. 16 G.V. II House. Early C19. Rendered, Bridgewater tile and slate roofs. Main block with protruding hipped wing at right and later extension in re-entrant angle. 2 storeys, 3 windows; 1 window left, 1 right in wing, central window in extension; at left a glazed door, centre a C20 casement, at right a 6 panel door under a C20 hipped porch to the left of a glazing bar sash, similar window above; dentilled cornice and ogee moulded gutter. At rear, glazing bar sashes except one ground floor canted sash bay.
GREENFIELD HOUSE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	18 HIGH STREET (north side), BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL HIGH STREET (north side) 4/24 No. 18 (Greenfield House) G.V. II House. Late C18/early C19. Rendered, pantile roofs, brick stacks. 2 storeys, 3 windows, glazing bar sashes, central glazed door under C20 flat roof porch; gable end to road has 2 storeys, 2 windows, glazing bar sash and door (right) below, casements above.
OLD SCHOOL Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	HIGH STREET (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL HIGH STREET (south side) 4/26 Old School II House, formerly school and masters house. Early/mid C19. Rendered, slate roof; rubble, brick dressings, double roman tile roofs at rear. School; 1 storey, 3 windows; tall cross windows with gothic tracery above flat roof porch with 2 round headed single lights, round headed doorway, cornice and parapet; pitched roof on large bracketed eaves; large, late C19, gabled schoolroom at rear with large pointed gable window. Porch is reached up flight of steps which lead to left to former master's

		house; 2 storeys, 2 windows; C20 glazed porch and very large canted stone bay with sashes; above, glazing bar sash, left, C20 casement, right.
PARISH PUMP Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	HIGH STREET (north side), BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL HIGH STREET (north side) 4/25 Parish pump II Parish pump. 1887. Rubble, cast iron. On 3 sides a random rubble wall surmounted by a coping which includes massive stones; to the road a plain wrought iron gate, 3 steps down into the compound; within, a cast iron pump about 1.8 metres high, a fluted column, spout and pump handle attached, surmounted by a pine cone finial. On rear wall a plaque reads: 'This well was sunk/and pump erected, by/voluntary subscriptions/of the parishioners to/commemorate the jubilee/of her majesty/Queen Victoria/1887'.
2 THE SQUARE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL THE SQUARE (west side) 4/32 No. 2 G.V. II House, now restaurant. Late C18. Rendered, slate roof. Central 6 panel door, to right bay shop window, 8 lights at centre and 2 each in canted ends under fascia and cornice, to left 12 light glazing bar sash, above 9 light; dentilled cornice.
3 THE SQUARE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL THE SQUARE (south side) 4/31 No. 3 G.V. II Shop, house and warehouse. Early C19. Rendered, pantile roof, raised coped verges. 2 storey, 3 windows; off centre right, pair of 8 pane, C19 shop windows between pilasters flank half glazed shop doors, to left, 16 pane glazing bar sash (altered); above, margin glazed sashes. At rear a gabled extension of 2 storeys, 4 windows, irregular fenestration, C19 casements, one 16 light glazing bar sash, to left 4 panel door enters house behind and above shop. Now a warehouse, rear extension was formerly a candle factory.
4 THE SQUARE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL THE SQUARE (west side) 4/33 No. 4 G.V. II House over shop, now offices. Late C18. Rendered, pantile roof, brick end stack, raised, coped verges. Fine multi-pane C19 shop front and door under continuous fascia and cornice. C19 2 light casements above.
OLD BELL INN Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	THE SQUARE (north side), BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL THE SQUARE (north side) 4/30 Old Bell Inn G.V. II Inn. Early C17, early C19 refacing. Rendered, pantile roof, raised coped verges. 2 storey, 5 windows; to left square headed coach entry with boarded doors, off centre right C20 door between late C19 large pane sashes, first floor has 16 light glazing bar sashes separated by recessed blanks, all windows are flanked by C20 mock shutters. Interior; both front rooms have ovolo and ogee moulded framed ceilings.
MILL HOUSE Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	22 WEST STREET (north side), BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (north side) 4/36 No. 22 (Mill House) - II House. Circa 1800. Roughcast, ashlar coping, pantile roof, brick stacks. 2 storeys, 3 windows; central 6 panel door (top 2 glazed) under lightly gabled hood on brackets; glazing bar sashes, first floor centre blank, coped parapet. Rear reglazed with a C20 glazed porch.
27 WEST STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (south side) 4/41 No. 27 - II House. Early C19. Rubble, slate roof, brick stacks. 2 storey, 5 windows; glazing bar sashes; heavy timber porch with rounded head, off centre right; late C19 door, upper half has margin glazing; pitched roof with overhanging gables eaves on moulded purlin pieces. 2 storey, gabled rear extension.
30 WEST STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (north side) 4/37 No. 30 G.V. II House. Mid C19. Roughcast, ashlar dressings, slate roof, raised coped verges, brick stacks. 2 storeys, 2 windows, glazing bar sashes under drip moulds; central half glazed door under flat stone hood on curved brackets; pilaster strips at each end, moulded cornice gutter.
32 WEST STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (north side) 4/38 No. 32 G.V. II House. Early C19. Roughcast, lined out, pantile roof. 2 storeys, 3 windows; central 4 panel door under slightly curved hood with plain overlight above hood; ground floor has 12 light glazing bar sashes, above are one 9 light and two 16 light sashes; end stacks.
39 WEST STREET Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (south side) 4/42 No. 39 G.V. II House. Dated 1761, of earlier origin. Rubble. pantile roof, coped raised verges, brick end stacks. 2 storeys, 2 windows; central, recessed, boarded door in plain timber frame; 2 light timber casements, pitched roof. Plaque over door reads: J H/1761/Win God/Win All.
LONG ACRES Date listed: 17 January 1984 Date of last amendment: 17 January 1984 Grade II	41 WEST STREET (south side), BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (south side) 4/43 No. 41 (Long Acres) G.V. II House. Circa 1820. Rendered, pantile and double roman tile roofs, raised, coped verges. 2 storeys, 2 windows; central 6 panel door under flat hood on moulded brackets; glazing bar sashes in segmental headed openings. Left, projecting, 2 storey, gabled wing has one window, full height canted bay with glazing bar sashes in centre and 4 light sashes in returns. Later 2 storey rear wing has 2 windows, rubble with brick dressings.
SHIP INN Date listed: 17 January 1984	BANWELL, NORTH SOMERSET, SOMERSET	ST 35 NE BANWELL WEST STREET (south side) 4/40 Ship Inn G.V. II Inn. Of C17 origins, altered and extended, early C19. Rendered, pantile roof. 2 storeys, 4 windows, and 2 storey, 2 windows in set back stable wing. 16 light

<p>Date of last amendment: 17 January 1984 Grade II</p>		<p>glazing bar sashes; off centre left. C20 doors under flat porch with cornice on 2 plain, slender columns; vestigial pilaster strips, blocking course below coped parapet, 2 C20 gabled dormers. Stable wing has irregular boarded doors below and windows as main block above. Interior shows stopped chamfered beams.</p>
<p>THE GRANGE AND EASTFIELD HOUSE WITH GARDEN WALL AND GARDEN PORCH Date listed: 09 February 1961 Date of last amendment: 09 February 1961 Grade II</p>	<p>WEST STREET (north side), BANWELL, NORTH SOMERSET, SOMERSET</p>	<p>ST 35 NE BANWELL WEST STREET (north side) 4/39 The Grange and Eastfield House 9.2.61 with garden wall and garden porch - II 2 houses, formerly one. Early C19. Rendered, freestone, raised coped verges. Large block, projecting centre bays, rear wing. 2 storeys, 5 windows. Central 3 windows project, rusticated pilasters rise to capitals which continue as moulded parapet cornice; central 6 panel door under tripartite overlight behind heavy flat roof porch which stands on a pair of fluted Ionic timber columns (reputed to have moved here from the parish church when the west gallery was removed in about 1860); glazing bar sashes, left and centre have timber cornices and louvred shutters, first floor right has gothick cast iron balcony; small flat leaded dormer to right; double pitched roof behind parapet; recessed bays have pilaster strips and cornice, glazing bar sashes, some altered to 2 pane, with plain stone architrave, pyramidal roof; at left, return of 2 bays with late C19 windows with moulded architraves above and a flat roof bay below; at right, return has 2 windows all glazing bar sash, one blank; rear gabled wing of 2 storeys, 2 windows, all C20 casements. The whole fronted by a brick garden wall about 30 metres long, 1 high, surmounted by cast iron spearhead railings; at each end, rusticated ashlar piers with blocking course and pyramidal cap; at centre a flat roof garden porch standing on 4 cast iron trellis work uprights with a 4 panel door; to right, an inserted C20 garden gate.</p>

APPENDIX 3 – BUILDINGS OF MERIT

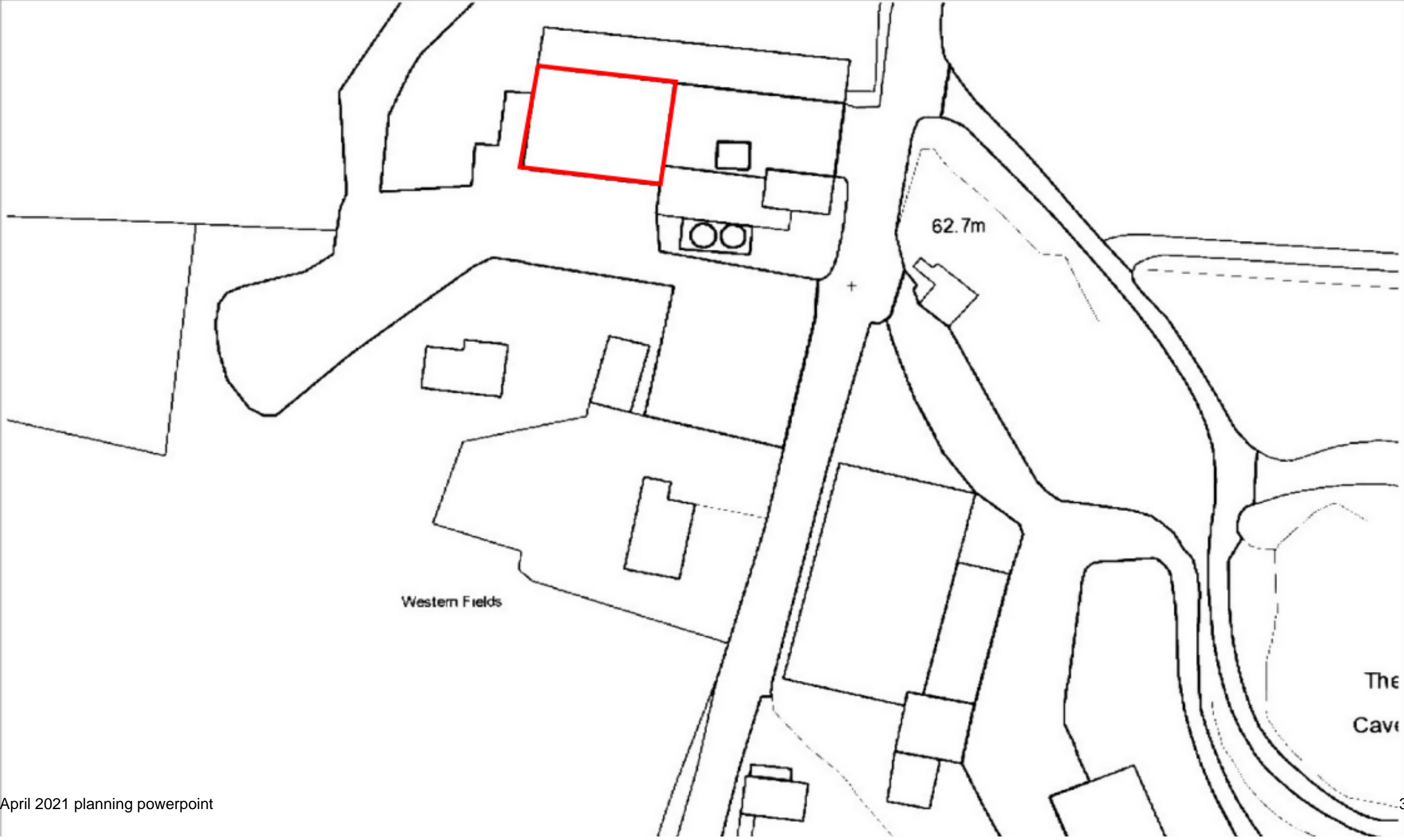
Name	Location	Details
24-26	Castle Hill	Post medieval cottages
27	Castle Hill	Post medieval House
28	Castle Hill	Post medieval House
Rock Cottage, 27	High Street	Post medieval cottage
Malthouse,	West Street	19 <sup>th</sup> Century
Methodist Chapel,	West Street	19 <sup>th</sup> Century - The large rectangular building still survives and was described as 'works' on the 1997 digital map but was marked as The Grange Malthouse on the 1888 OS map. Several outbuildings in the plot may also survive. The interior of the building, with traditional stone floors and columns
Brewers Arms,	Church Street	Post medieval Public House
Former non-conformist chapel,	Church Street	'There is a handsome chapel for Wesleyans'. The building has rubble walls of brownish stone with buttresses, an aisle on the east side, and pointed windows in early English style
20	East Street	18 <sup>th</sup> Century house
Old Fire Station	East Street	Originally a gatehouse of the Abbey it was given to the people of Banwell for the Fire brigade to use by Miss Fazakerley owner of The Abbey on 19th December 1887. It is now the fire brigade museum.

# Planning Committee

March 1<sup>st</sup> 2021

# **21/P/0587/LDE Western Fields, Whitley Head, Banwell. BS29 6NA**

**Certificate of Lawful Development fo the change of use of a building from agricultural to Class B8 (Storage).**



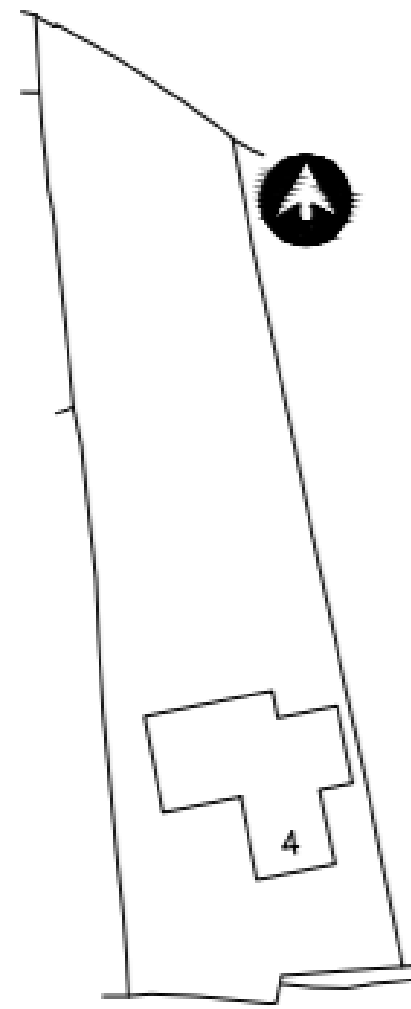
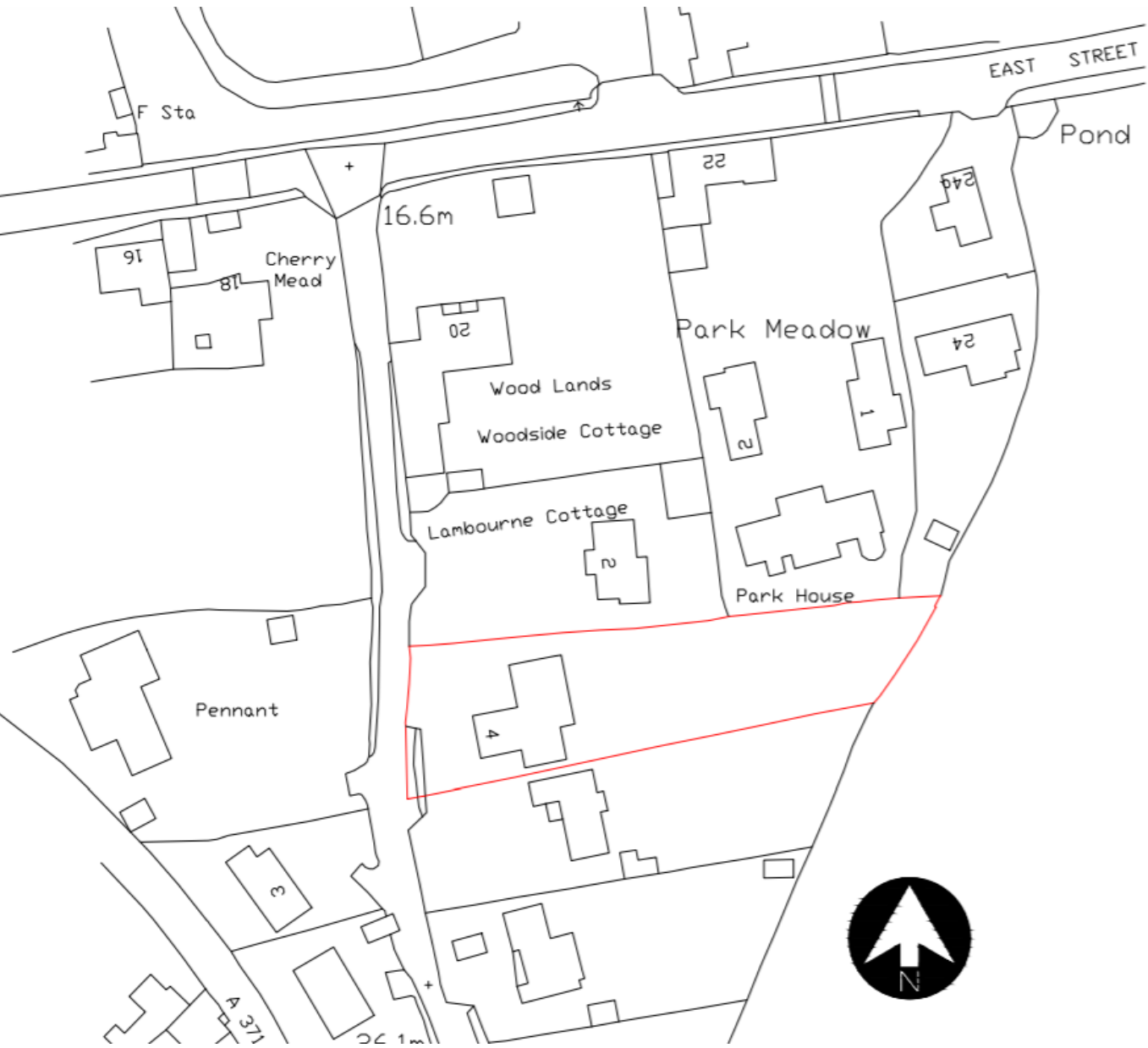
Western Fields

62.7m

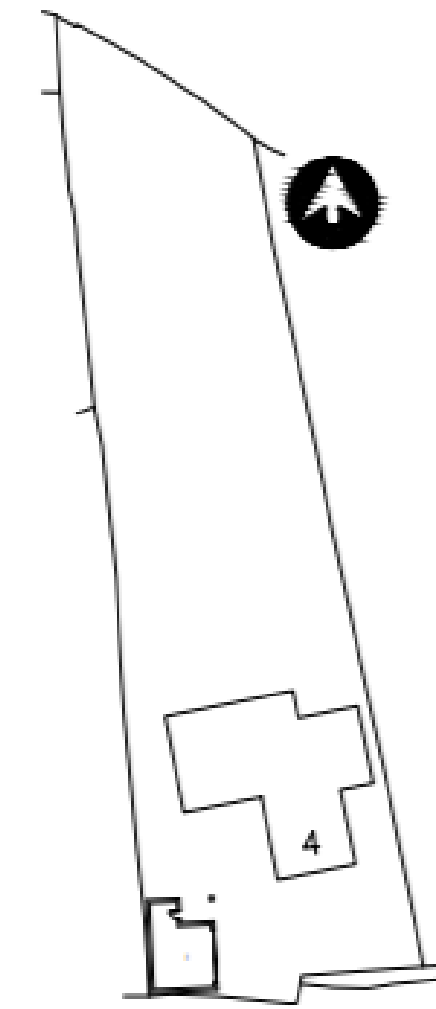
The  
Cave

# **21/P/0414/FUH Hollingworth, Dark Lane, Banwell. BS29 6BP.**

Proposed erection of a ground-floor and first-floor extension to provide additional accommodation, with balcony to the rear at first floor level. Erection of a detached garage to the front of property.



Existing Block Plan

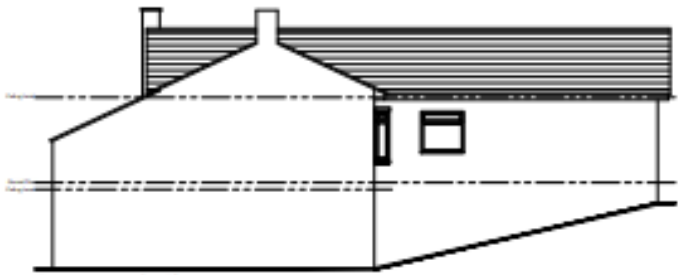


Proposed Block Plan

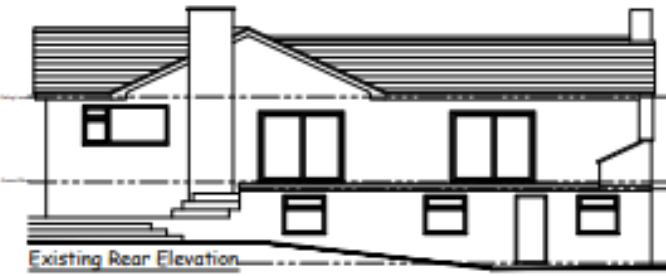
isting



Existing Front Elevation  
Scale - 1:100



Existing Side Elevation  
Scale - 1:100



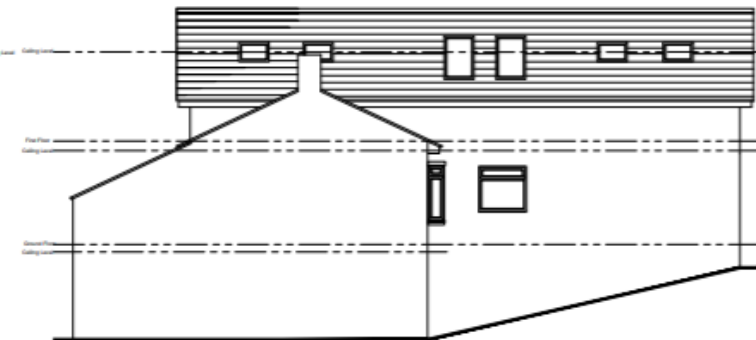
Existing Rear Elevation  
Scale - 1:100



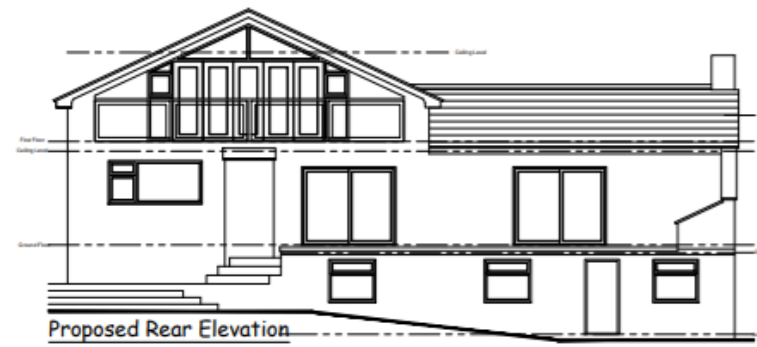
Existing Side Elevation  
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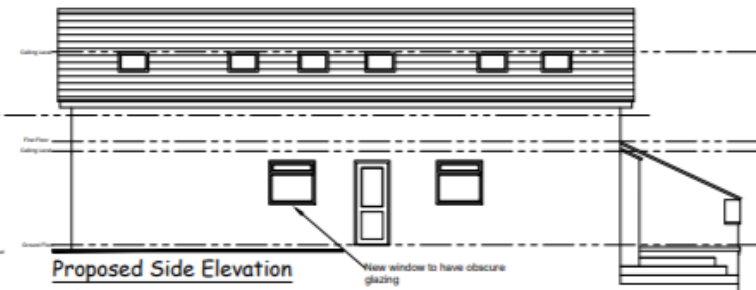
Proposed Front Elevation  
Scale - 1:100



Proposed Side Elevation  
Scale - 1:100

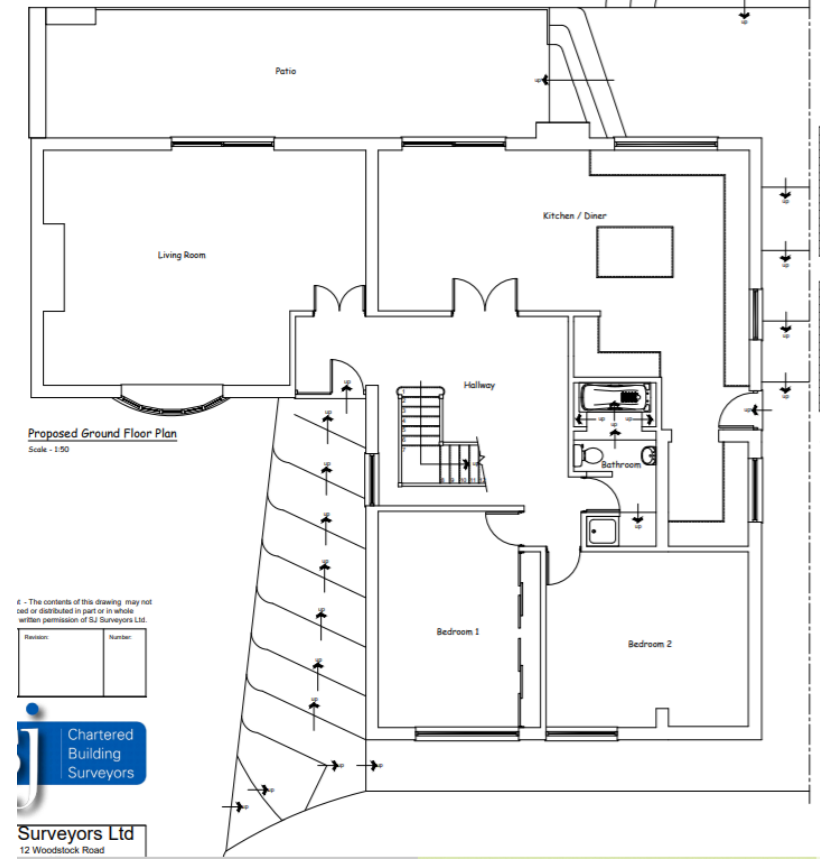
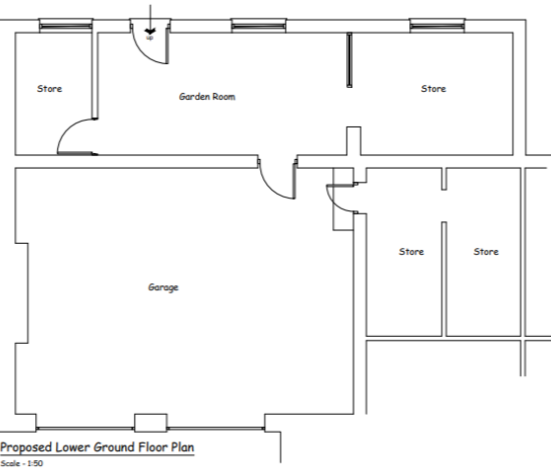
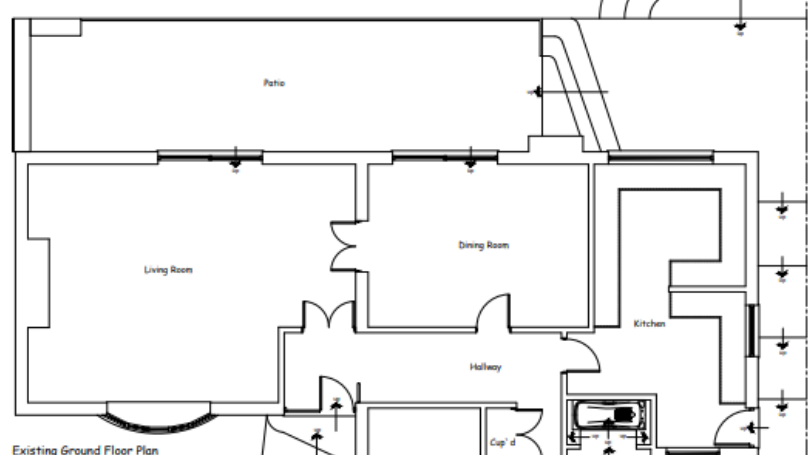
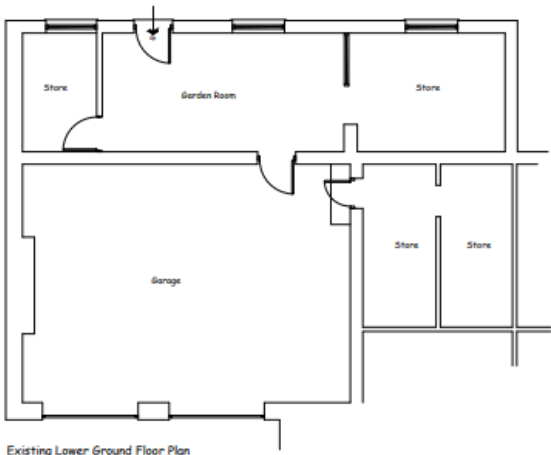


Proposed Rear Elevation  
Scale - 1:100

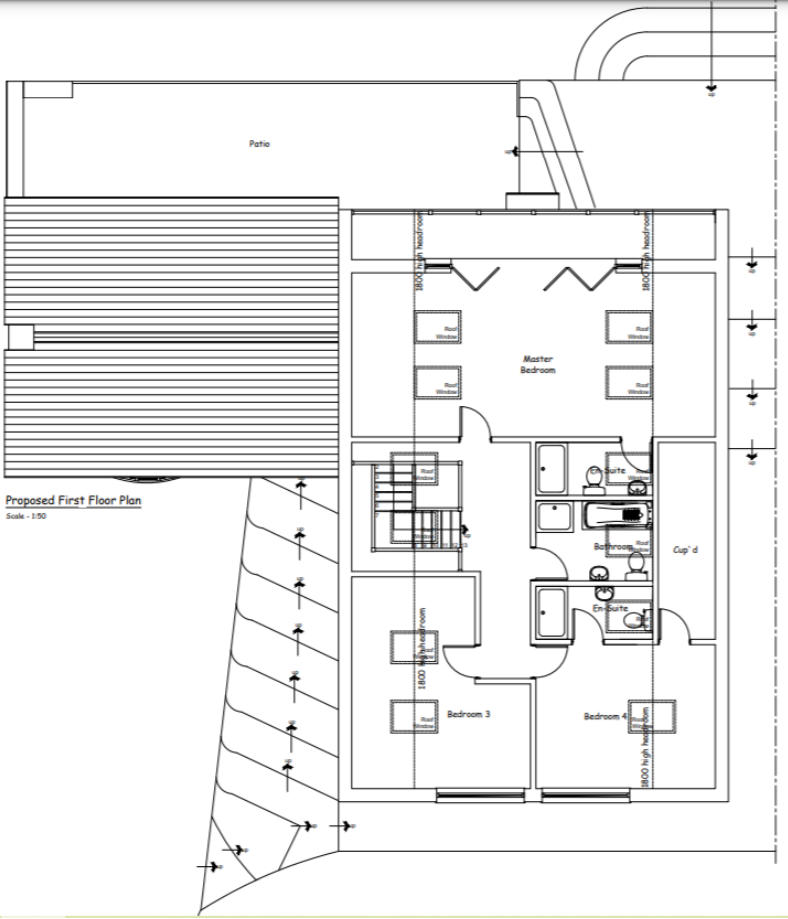


Proposed Side Elevation  
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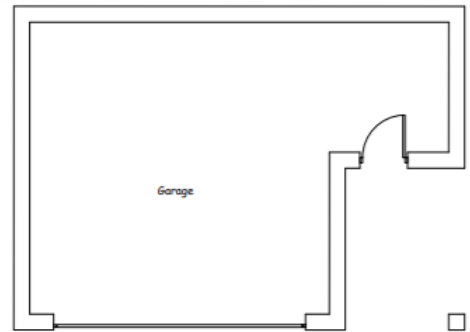
Proposed



Proposed

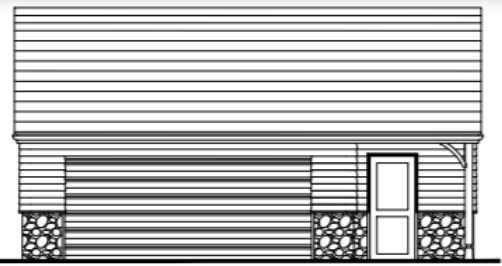


Proposed First Floor Plan  
Scale - 1/50

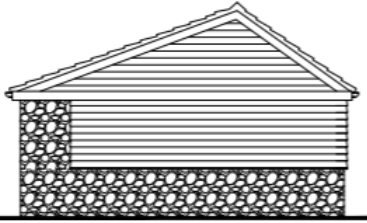


Proposed Floor Plan  
Scale - 1/50

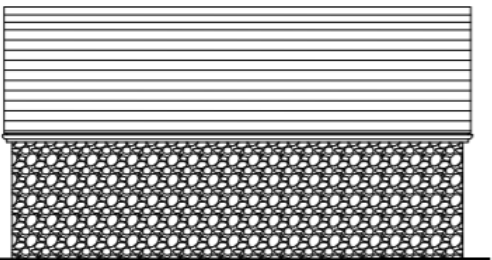
Ordnance Survey © Crown copyright 2021.  
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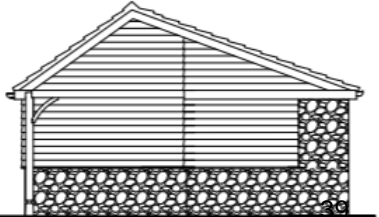
Proposed Front Elevation  
Scale - 1/50



Proposed Side Elevation  
Scale - 1/50



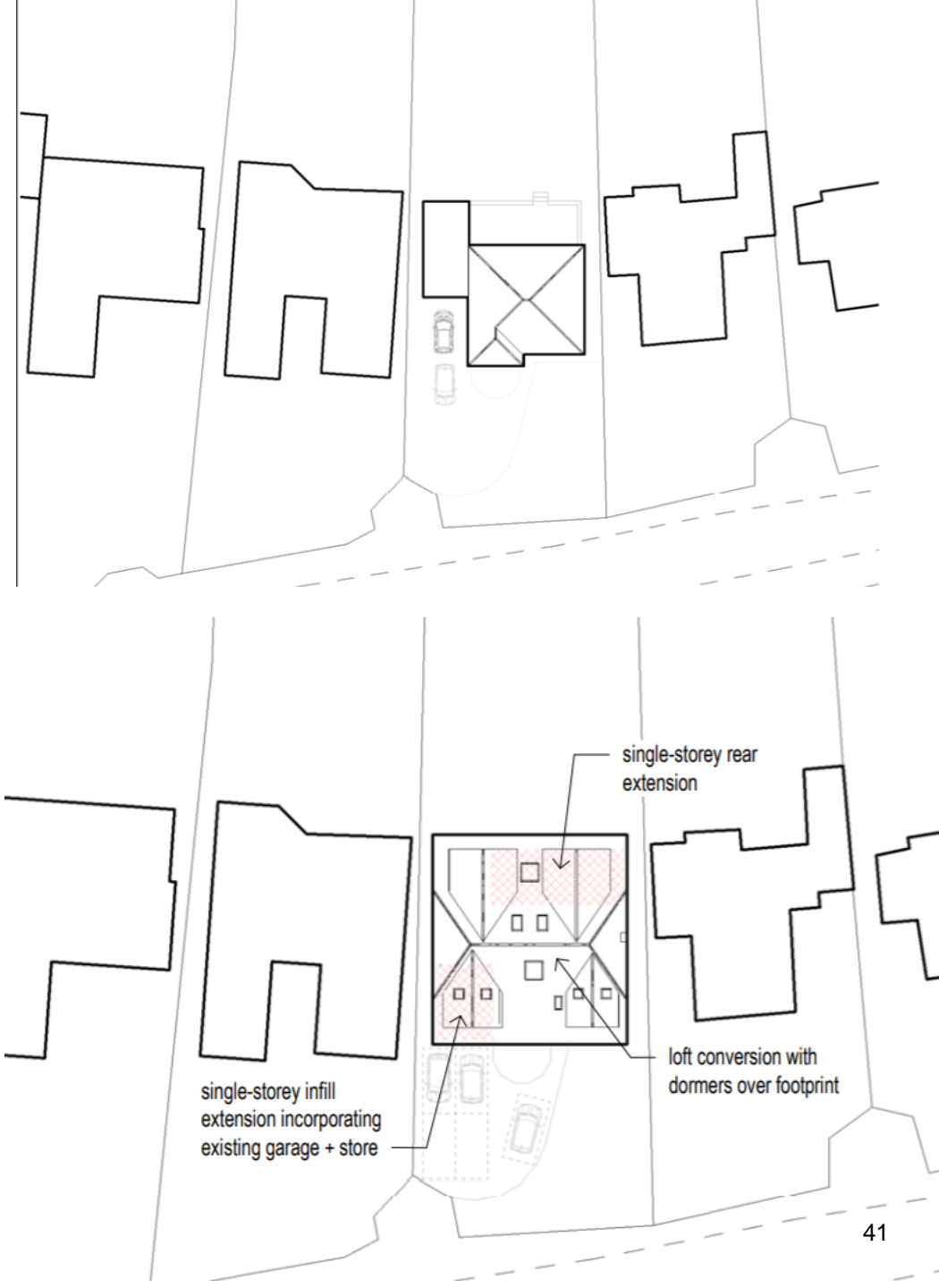
Proposed Rear Elevation  
Scale - 1/50



Proposed Side Elevation  
Scale - 1/50

# **21/P/0489/FUH Jana, Wolvershill Road, Banwell. BS29 6DJ**

**Single storey front and rear extensions, loft conversion and front and rear dormers**





2 EXISTING FRONT ELEVATION



3 EXISTING REAR ELEVATION



4 EXISTING SIDE A ELEVATION



5 EXISTING SIDE B ELEVATION



1 PROPOSED FRONT ELEVATION



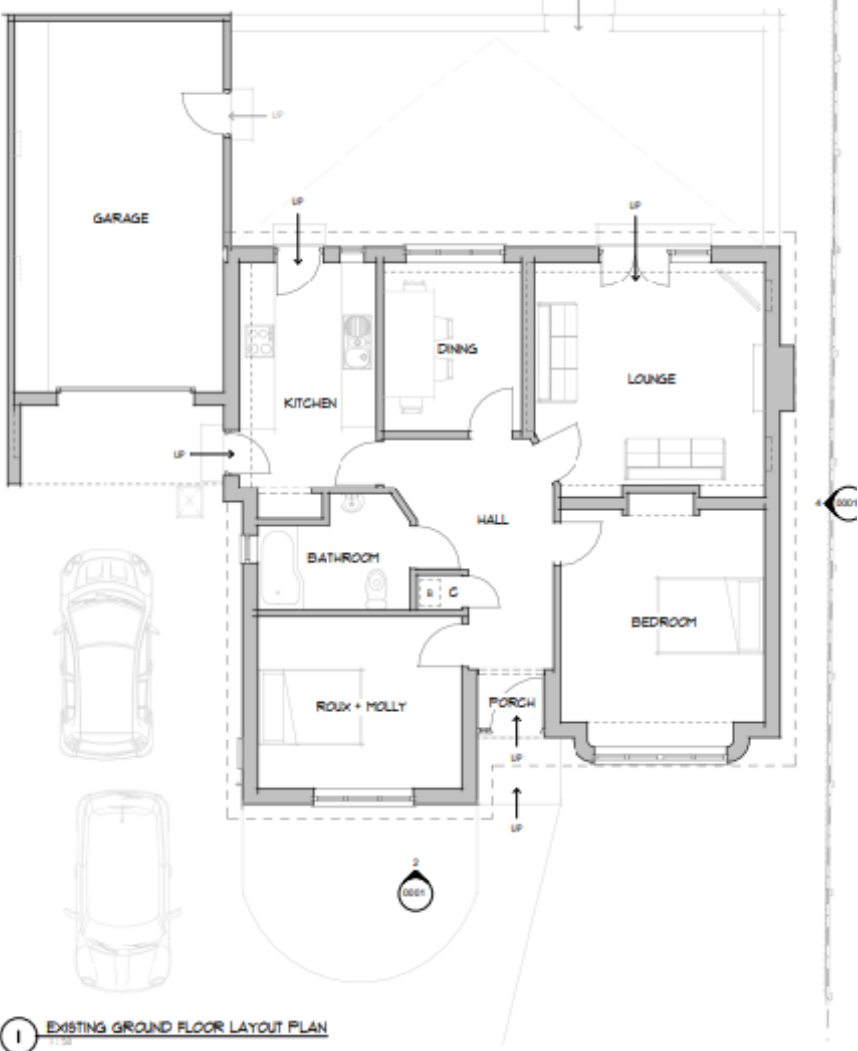
2 PROPOSED REAR ELEVATION



3 PROPOSED SIDE A ELEVATION



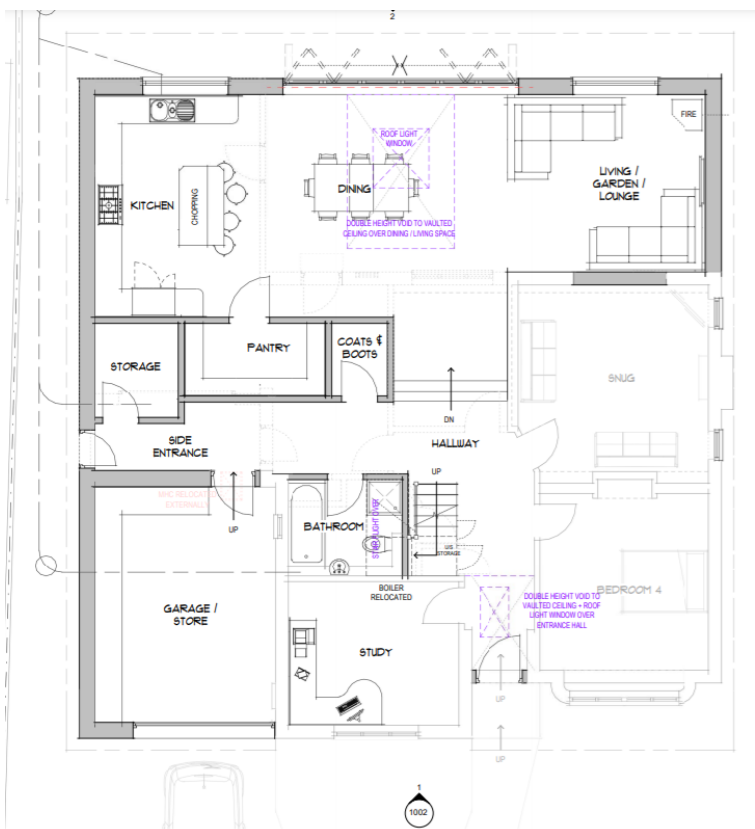
4 PROPOSED SIDE B ELEVATION



Existing

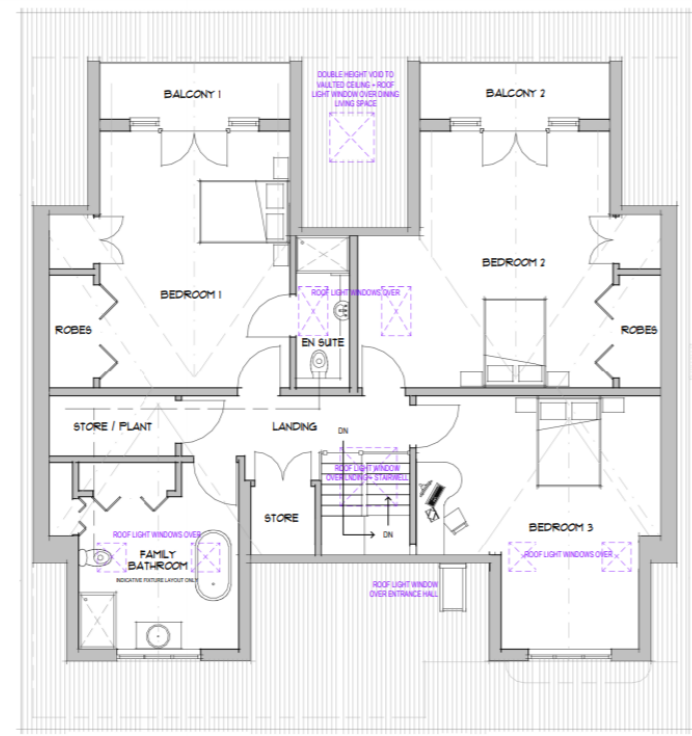
1 EXISTING GROUND FLOOR LAYOUT PLAN

6 April 2021 planning powerpoint



1 PROPOSED GROUND FLOOR LAYOUT PLAN

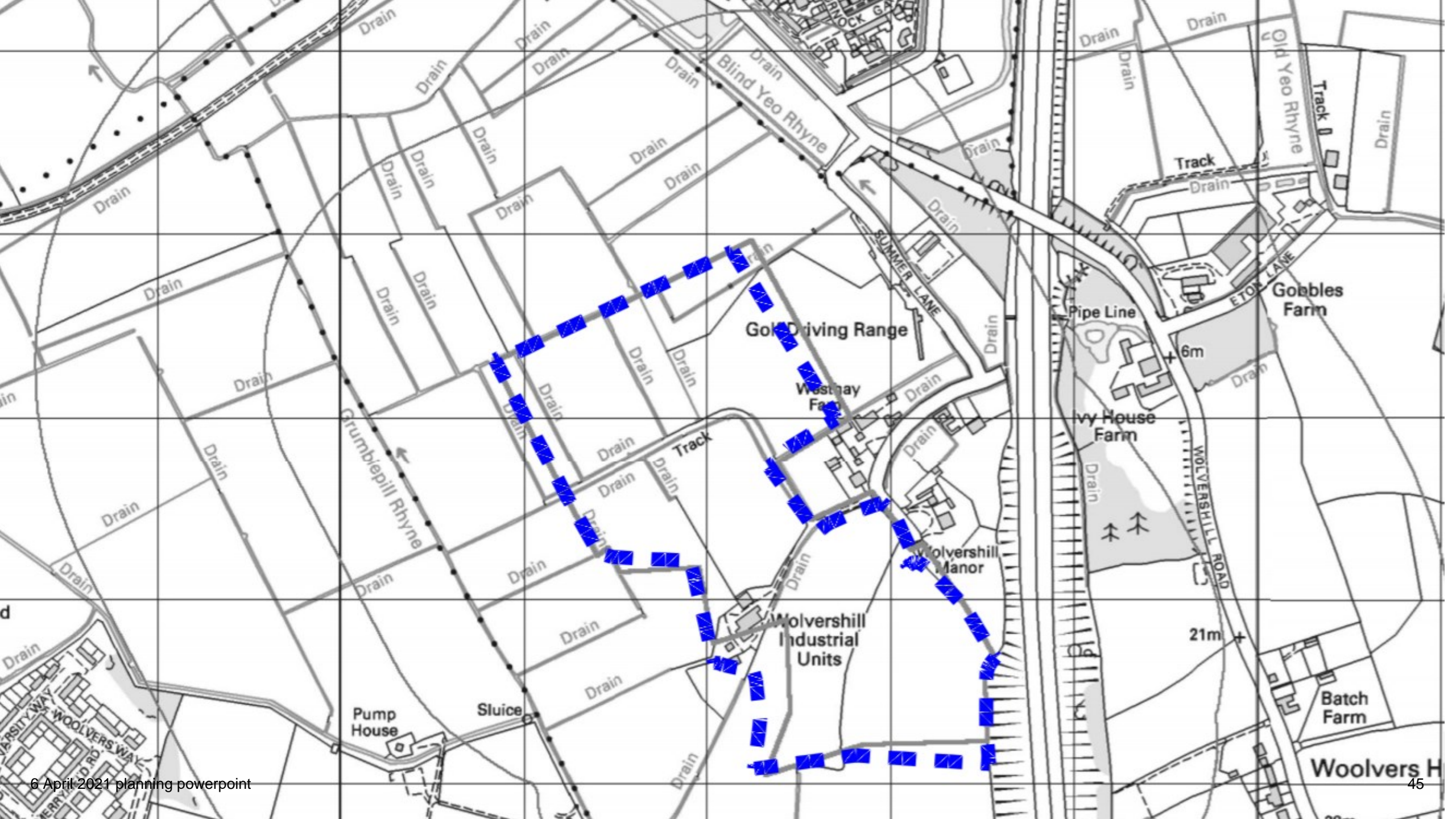
Proposed



2 PROPOSED FIRST FLOOR LAYOUT PLAN

# **21/P/0756/AOC Land South of Churchland Way, Wolvershill Road, Banwell.**

Discharge of condition No. 7 Phasing Plan, No.10 Construction Management, No. 12. Surface Water Drainage, No.14. Construction Surface Water Run Off, No. 15. Foul Water Drainage and Nos. 38/39 Land Remediation on application 12/P/1266/OT2.



# **21/P/0796/TPO Land South of Churchland Way, Wolvershill Road, Banwell.**

T1 - Oak - Fell. G2 - Ash - Fell. G3 - Willow - Fell. Due to planned development of Weston Parklands project.



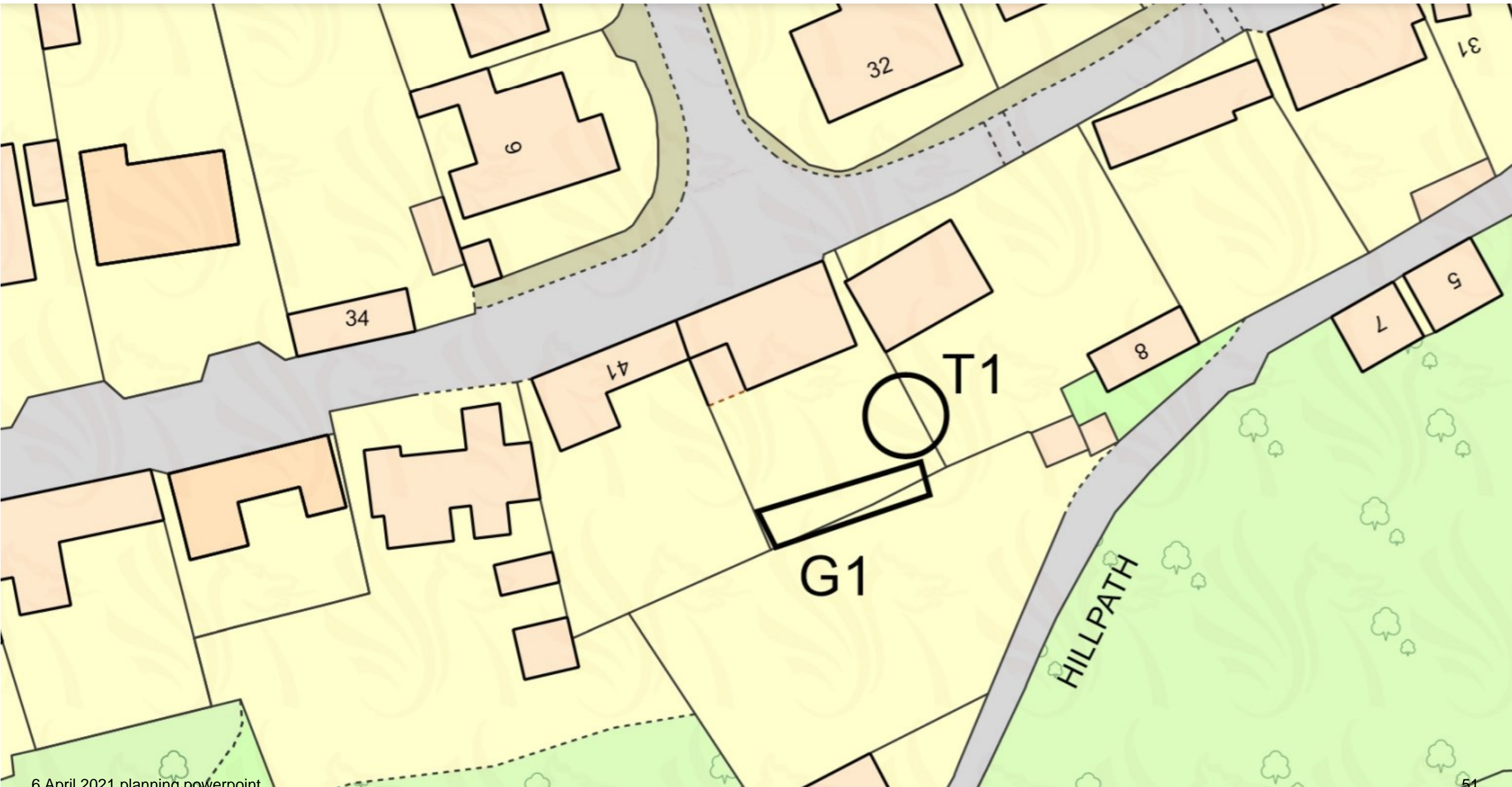
# 21/P/0857 Homleigh, Whitecross Lane, Banwell BS29 6DP

Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4.5 metres; 2) have a maximum height of 2.99 metres and 3) have eaves that are 2.99 metres.



# **21/P/0877/TRCA 39, High Street, Banwell. BS29 6AF**

T1 - Ash - Fell. G1 - Ash/Sycamore/Elder - Fell.



**20/P/0736/FUL Land West of Mayflower Lodge, Box Bush Lane, Rolstone**

Erection of a fodder, machinery and equipment store. **APPROVED**

**20/P/1635/MOD Court Farm Moor Road Banwell BS29 6ET**

Modification of Section 106 Agreement to amend the mortgagee exemption clause to replace it with the industry standard wording to ensure that it will be possible to secure a charge against the affordable housing units. **APPROVED**

**20/P/1690/RM Land to South of William Daw Close, Banwell.**

Reserved Matters application for approval of appearance, layout, scale and landscaping for the erection of 26no. dwellings pursuant to outline permission 18/P/3334/OUT **APPROVED**

**20/P/2666/FUL Kings Field Land off Moor Road, Banwell. BS29 6ET**

Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the erection of a day room, stables and shed, siting of park home and touring caravan (Retrospective). **REFUSED**

**20/P/3212/FUL Towerhead Barn, Towerhead Road Banwell BS29 6PQ**

Change of use (part) agricultural land to domestic curtilage including the erection of a detached garage.

**APPROVED**

**20/P/3250/FUL Caravan Park, Stonebridge Farm, Banwell.**

Variation of Condition 1 of planning permission 18/P/5105/FUL (Variation of condition No. 2 on application 11/P/0297/F to allow for the operational life of the touring caravan site to be extended) to extend the operation life of the touring caravan site to 30 November 2024. **APPROVED**

**21/P/0159/FUH 11 West Street, Banwell BS29 6DA**

Proposed single storey rear extension. **APPROVED**

**21/P/0312/TRCA The Manor, 1 Castle Hill, Banwell BS29 6BL**

T1 - Cedar/Lawson - crown reduce by 1-2m. **NO OBJECTION**

**21/P/0401/TRCA 68A West Street Banwell BS29 6DE**

T1 - Silver Birch - Fell & replace with similar 3m further north, T2 - Eucalyptus - Clean to remove dead/broken branches throughout crown, reduce crown spread by 4m west side & 3m east side. **NO OBJECTION**