



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON TUESDAY 4th MAY 2021.

PRESENT: Councillors Nick Manley (Chairman) Phil Baird, Paul Blatchford, Steve Davies, Paul Harding and Dawn Parry (Vice Chairman).
IN ATTENDANCE: Mrs Liz Shayler (Clerk)

28/21 To receive apologies for absence (agenda item 1)

Cllr Harley sent her apologies.

29/21 To receive declarations of interest (agenda Item 2)

No interests were declared.

30/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 1st March 2021 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th April 2021 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with 2 abstention due to absence)

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

31/21 To note and comment upon planning applications (agenda item 4).

- (i) **21/P/1032/AGA Land Between Puxton Park, Cowslip Lane and The Laurels, West Rolstone Road Banwell.**
Application to determine if prior approval is required for a proposed private road for agricultural use.

Resolved – To not support this application on the basis that this application has not demonstrated evidence of an agricultural need and a 4.5 meter road in that location will be out of keeping with the rural countryside and will result in a visually intrusive feature on the landscape.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **21/P/1083/FUH Meliden Summer Lane Banwell BS29 6LE.**
Proposed erection of single storey rear and en-suite extensions to the North elevation and associated internal alterations to the ground floor. Demolition of the existing garage & store and erection of a replacement double garage and re-surfacing of driveway.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **21/P/1085/FUL Court Farm Moor Road Banwell BS29 6ET**
Proposed single storey side extension to existing holiday cottage.

This application was noted.

Cllr Davies joined the meeting.

- (iv) **21/P/1181/TRCA 13 High Street Banwell BS29 6AA**
T1 - Holly - Crown Reduction 2m, T2 - Pitto - Crown Reduction 2m

This application was noted.

32/21 To note planning decisions – (agenda item 7)

- (i) **21/P/0159/FUH 11 West Street, Banwell. BS29 6DA**
Proposed single storey rear extension. **APPROVED**
- (ii) **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. **APPROVED**
- (iii) **21/P/0312/TRCA The Manor 1 Castle Hill Banwell BS29 6BL**
T1 - Cedar/Lawson - crown reduce by 1-2m. **NO OBJECTION**
- (iv) **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**
- (v) **21/P/0810/AOC 11 West Street Banwell BS29 6DA**
Request to discharge condition number 4 (written scheme of investigation) on planning application 21/P/0159/FUH. **APPROVED**
- (vi) **21/P/0877/TRCA 39, High Street, Banwell. BS29 6AF**
T1 - Ash - Fell. G1 - Ash/Sycamore/Elder - Fell. **NO OBJECTION**

The Clerk informed the committee that the following application had been decided since the agenda had been published.

- (vii) **21/P/0857/HHPA 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. **APPROVED**

33/21 Date of the next meeting (agenda item 8)

Planning Meeting 5th July 2021 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:10

.....Chairman

.....Date

Agenda item 5

To ratify the concerns of the Planning Committee in relation to the following applications whose deadline passed during the time in which the planning committee were unable to meet.

(i) 20/P/2179/OUT - The Cottage West Rolstone Road Hewish Banwell BS24 6UR.

Outline application for an enclosure to be constructed over the existing menage, to allow all year use of facility for equestrian and dog training, with all matters reserved for subsequent approval.

Banwell Parish Council planning committee members have concerns that this application will result in a visually intrusive feature on the landscape and that it will mean the permanent loss of footpath AX3/35 which goes through the middle of the proposed development.

(ii) 21/P/1164/FUL - Land At William Daw Close Banwell.

Erection of 11 no. residential dwellings along with the provision of public open space, landscaping, drainage and associated infrastructure

Banwell Parish Council Planning Committee had objections to phase One of this development (18/8/3334OUT) it is felt that those objections still apply to this further application. It is strongly felt that this application should be considered with the initial application and should therefore be considered as 37 houses in total. As such it conflicts with CS32 and CS14 of North Somerset's Core Strategy.

Banwell is not currently an appropriate location for the scale of the development proposed and this development will be unsustainable through an over reliance on private car use therefore harming the character of the area. Consequently, this development should be refused under the tilted balance approach.

Specifically, the following concerns raised were.

- It is outside the settlement boundary.
- It has an adverse impact on the character and function of the village given the cumulative effect of the number of developments in the area.
- It has an adverse effect on the AONB and the land adjacent to it.
- It further increases traffic on the village road system including the problems that arise during construction.
- Concerns regarding increased runoff and the capacity of the sewage system.
- There remains a lack of community support due to increased burden on the village services.
- The concern that the original development would increase the potential for planning creep into fields to the west has been proven by this application and therefore remains.

Should this development be granted, taking into account the local highway network and the volume of material that may need to be removed / brought to site, the Parish Council request that there is a condition requiring a construction management plan is submitted to the North Somerset for approval prior to the commencement of development on site. This should include but not be limited to a construction programme including phasing of works, HGV routing, provision for staff car parking, times of site operation, on-site contact information, volume of HGV movements throughout the day, highway safety measures such as wheel washing facilities and mitigation measures for any remedial works required.

(iii) 21/P/1846/NMA & 21/P/1847/AOC Bowerhouse Land at Havage Drove Box Bush Lane Rolstone

Non material amendment to application 20/P/0620/FUL to allow the following 1/ amendments to the approved module layout, 2/ Amendments to the security perimeter fence, 3/ Amendments to the CCTV cameras and poles and communication cabinet, 4/ Amendments to approved transformer units, 5/ Amendments to the pV solar mounting table and structure and 6/ Amendments to the equipment storage unit.

Whilst the Parish Council do not normally comment on non-material applications however it has been brought to our attention that there seems to be a discrepancy in the block plans.

The block plan agreed in December 2020 showed the inclusion of a new hedge within the boundary of field 14 at a distance from the existing hedge (we understand to provide a buffer strip) whereas the

current plan shows this to have been removed meaning that the panel layout runs adjacent to the existing boundary hedge seemingly to mean that there is no buffer strip. The panels could therefore end up being adjacent to the existing property and bridlepath.

We therefore urge North Somerset to refuse this application with the removal of the new hedge or insist that the hedge is put back into the block plan.

Planning Committee

August 2nd 2021

21/P/0058/MOD Land South of Churchland Way Banwell

Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to allow amendments to the timing and level of obligations.

21/P/1617/LDP 6 Wolvershill Park Banwell BS29 6DQ

Certificate of Lawful Development for the proposed erection of a single-storey, flat-roof rear extension and partial garage conversion.

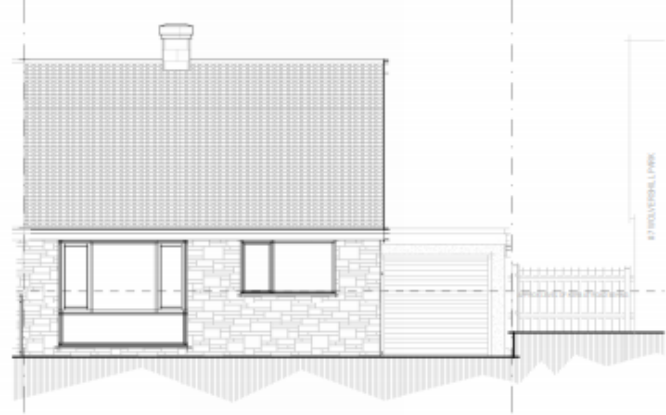


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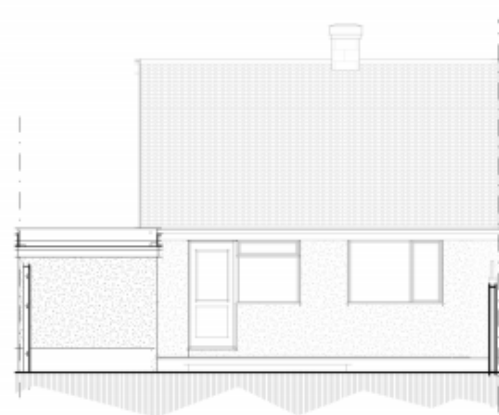
6

PROPOSED SINGLE-STOREY EXTENSION

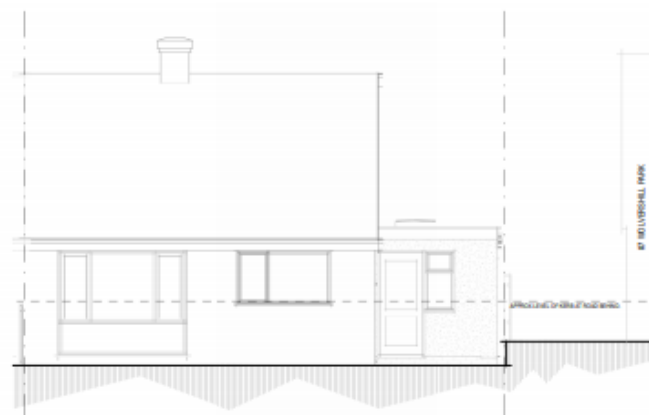
PARTIAL GARAGE CONVERSION



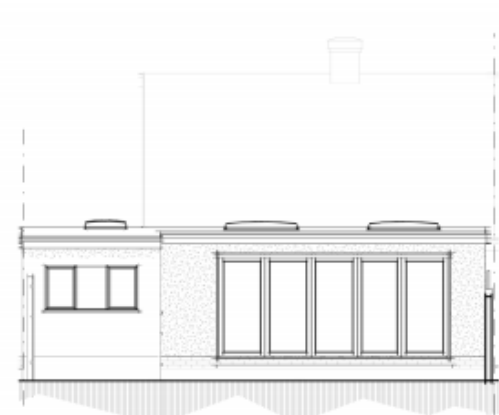
2 EXISTING FRONT ELEVATION
1:10



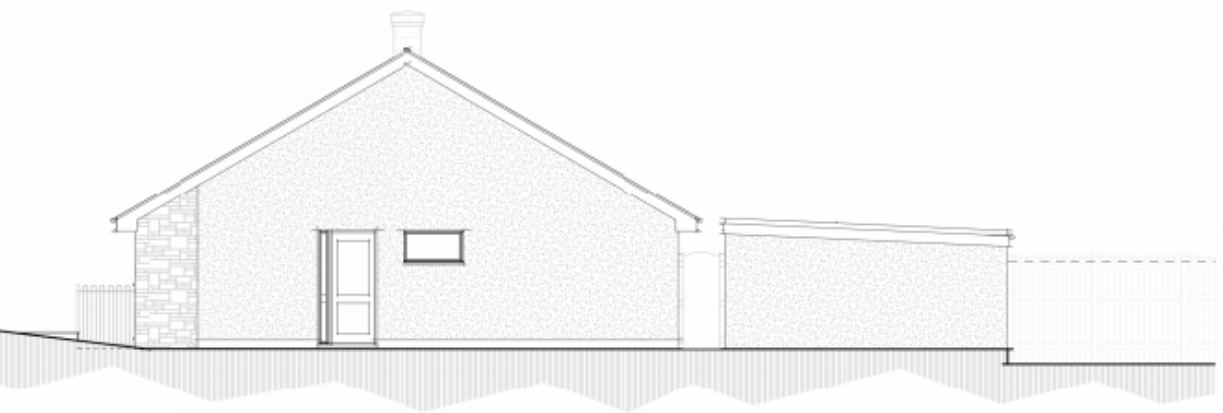
3 EXISTING REAR ELEVATION
1:10



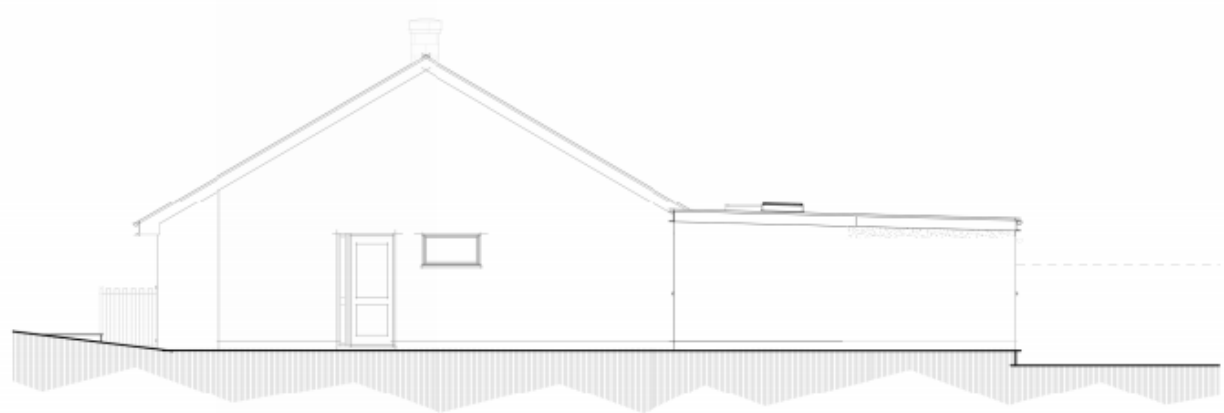
4 PROPOSED FRONT ELEVATION
1:10



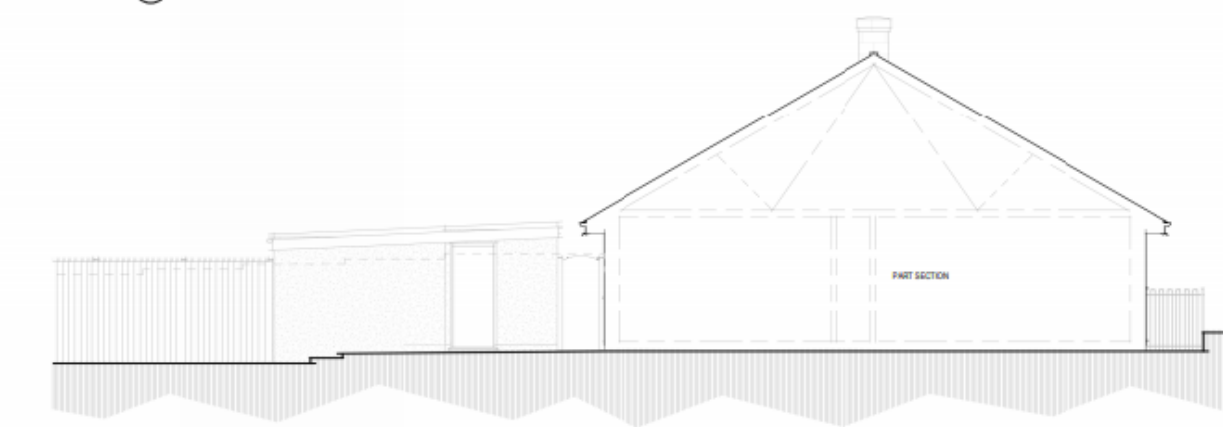
5 PROPOSED REAR ELEVATION
1:10



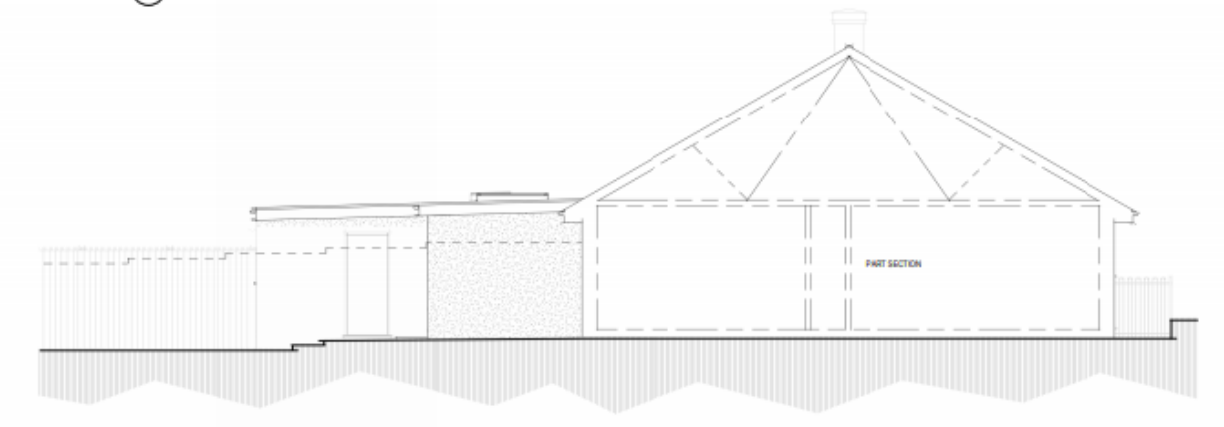
4 EXISTING SIDE A ELEVATION
1:10



2 PROPOSED SIDE A ELEVATION
1:10

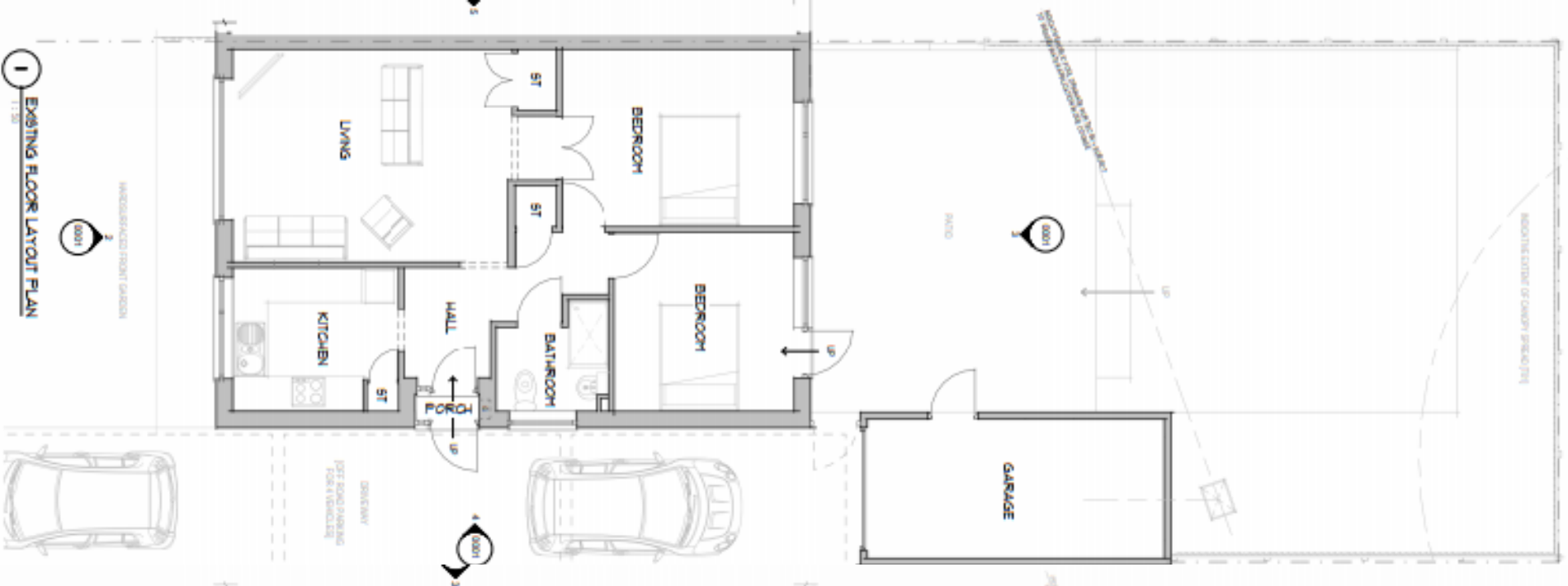


5 EXISTING SIDE B ELEVATION
1:10

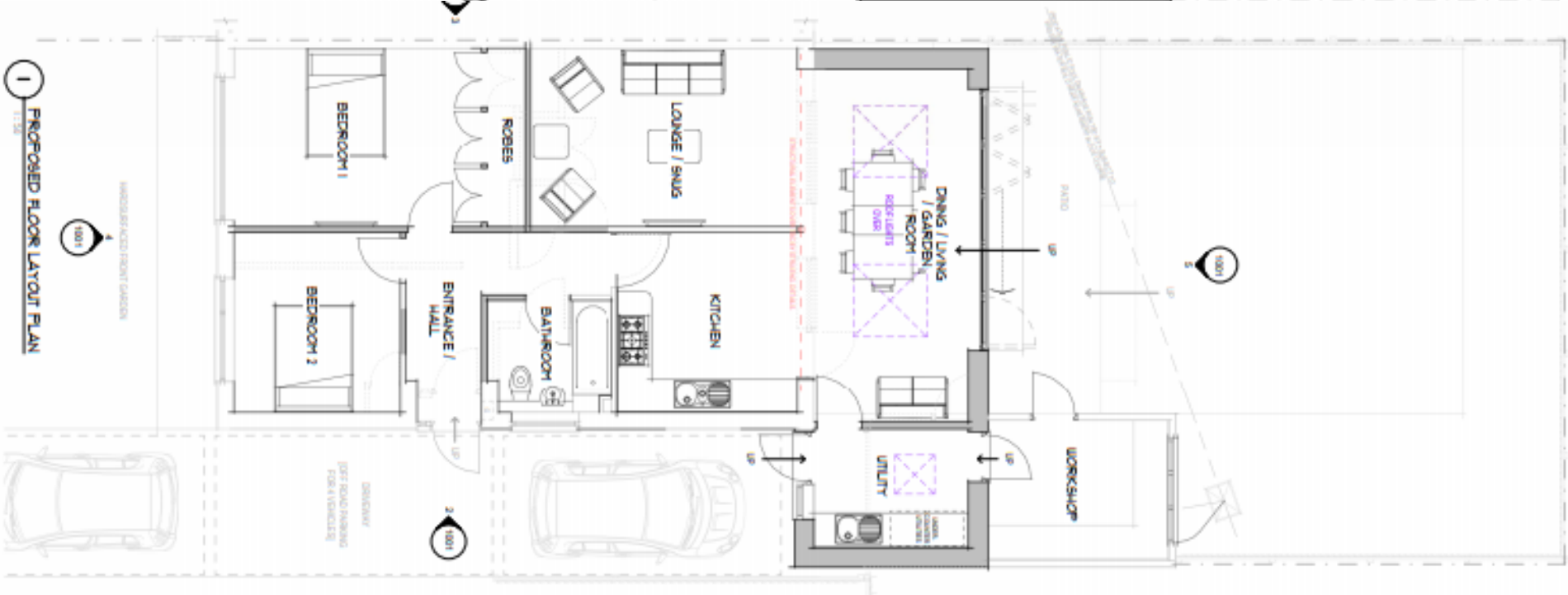


3 PROPOSED SIDE B ELEVATION
1:10

1 EXISTING FLOOR LAYOUT PLAN



1 PROPOSED FLOOR LAYOUT PLAN



21/P/1626/MMA 86 High Street Banwell BS29 6AQ

Minor material amendment for the variation of Condition 2 of permission (approved plans) of permission 18/P/5132/FUH (Erection of two storey side extension and reconfiguration of internal layout to create an annex within dwelling) to reduce the proposal in size with the inclusion of a dormer



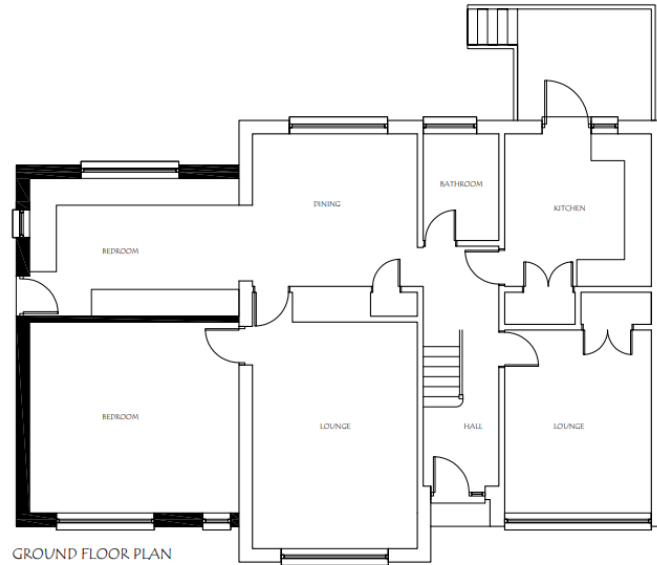
FRONT ELEVATION



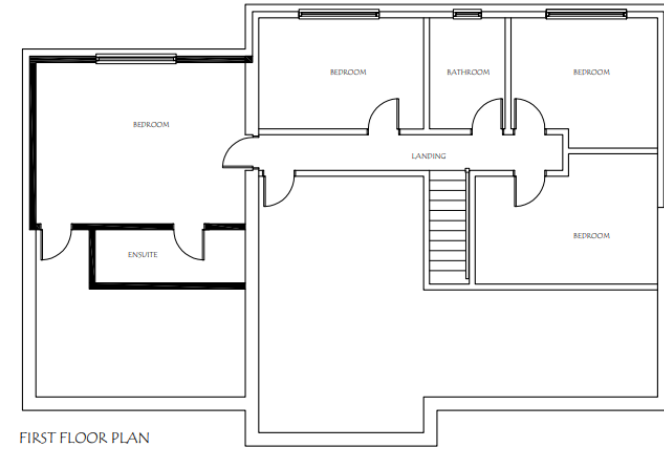
SIDE ELEVATION



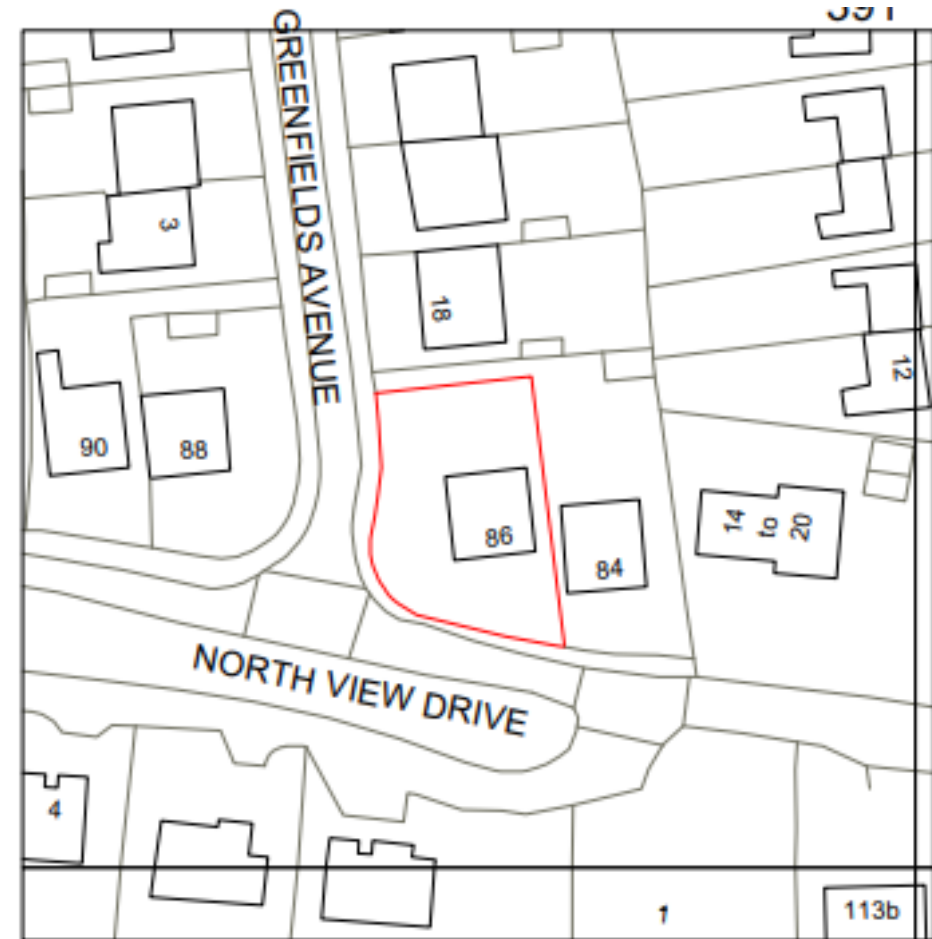
REAR ELEVATION



GROUND FLOOR PLAN

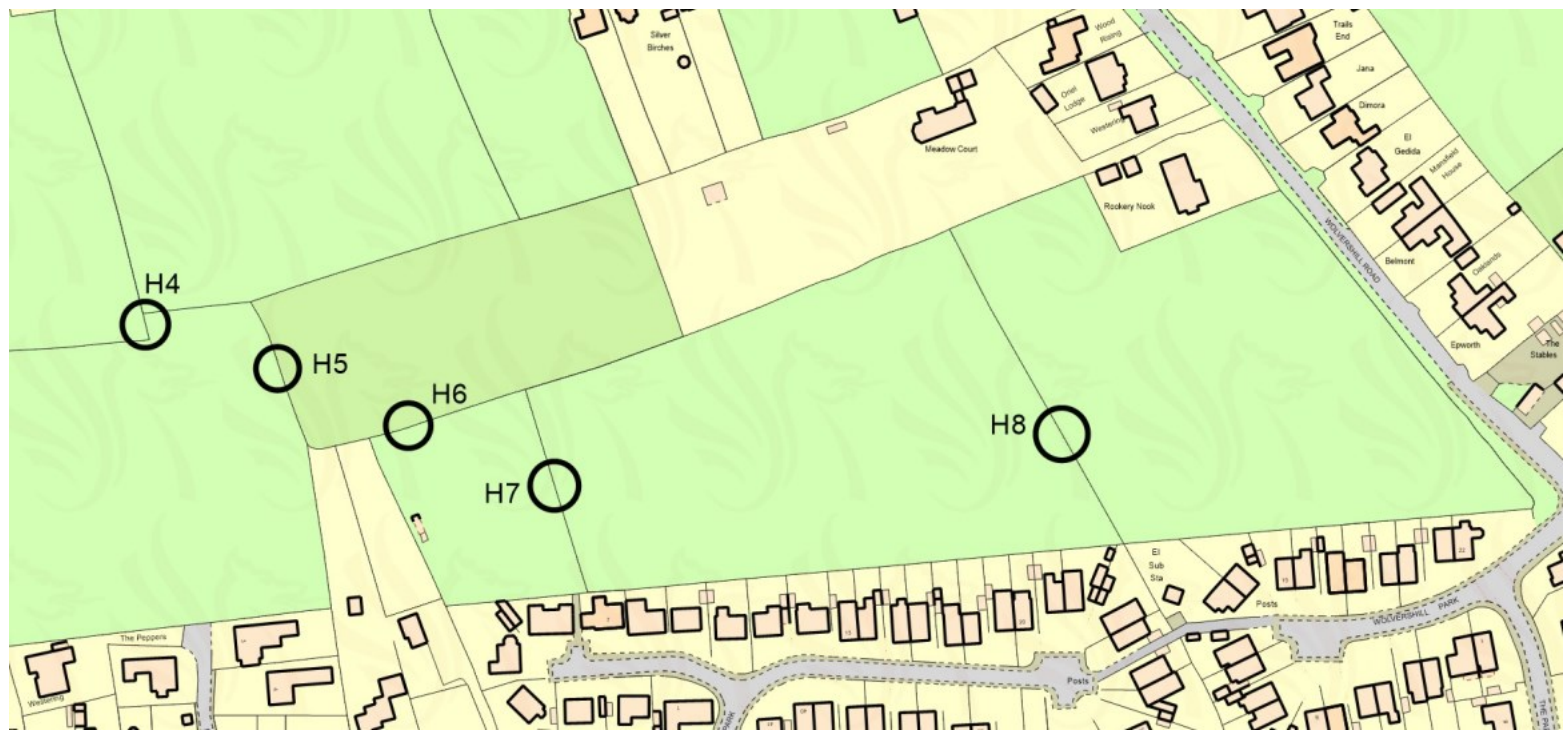
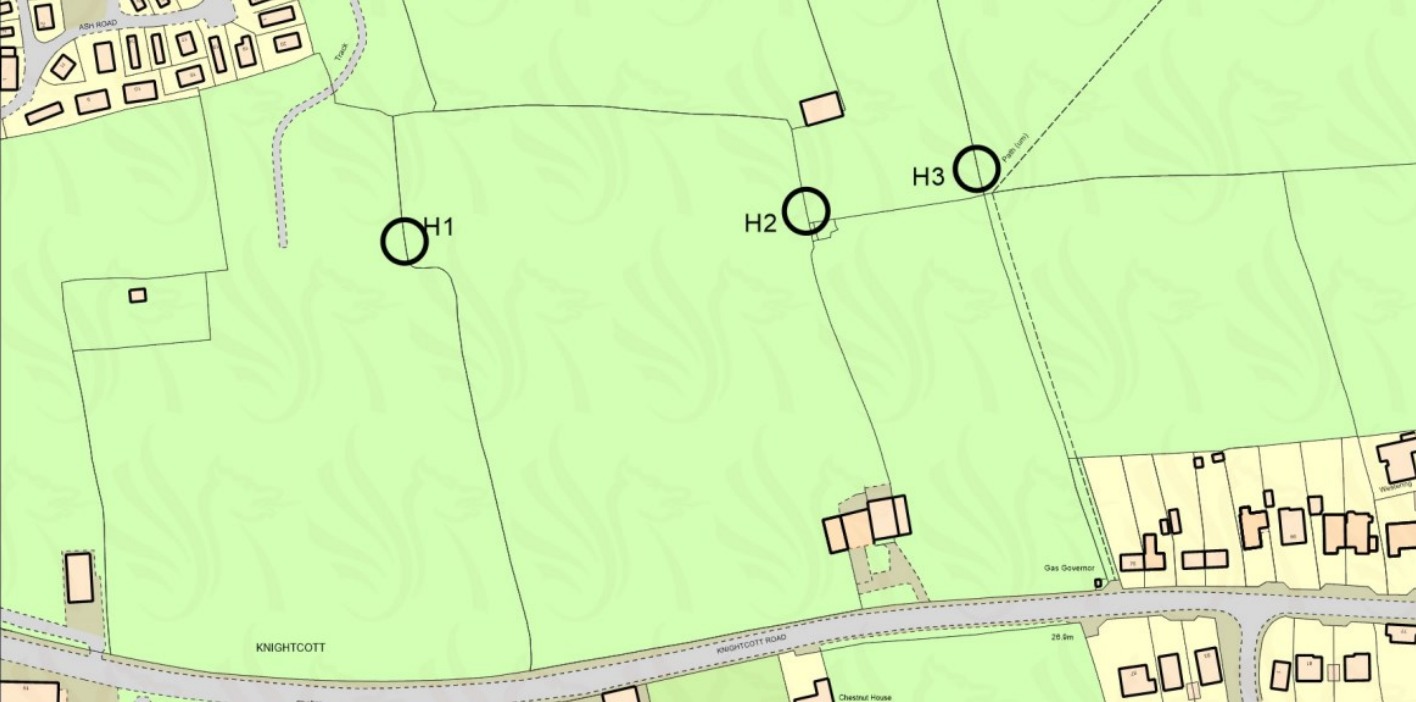


FIRST FLOOR PLAN



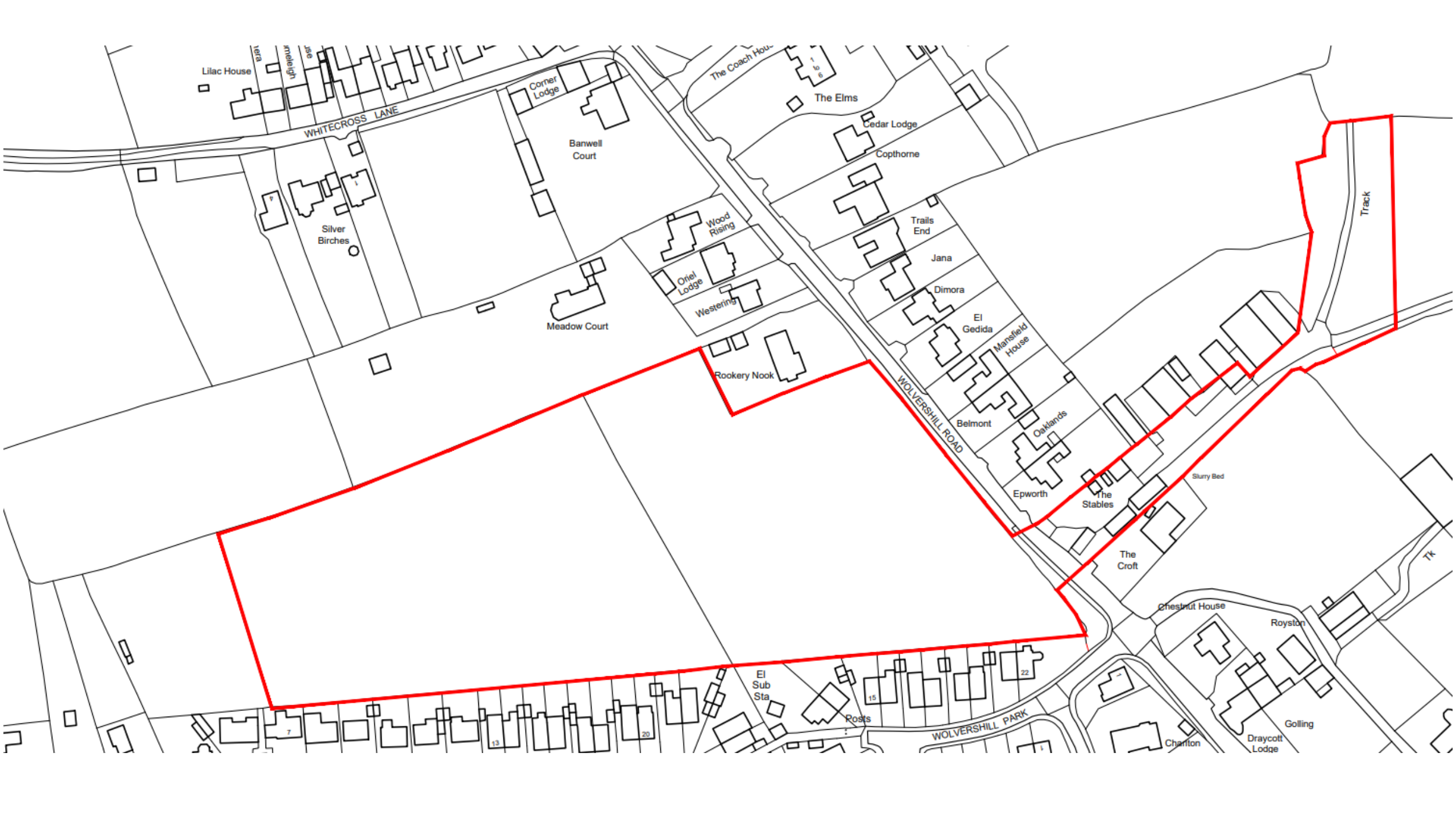
21/P/1682/HED Knightcott Park, Banwell BS29 6DQ

Removal of 40m hedgerow (8 x 5m Sections)



21/P/1735/RM Land west of Wolvershill Rd, North Of Wolvershill Pk & Knightcott Pk Banwell

Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT.



Lilac House

vera
melaleuca
oak

WHITECROSS LANE

Corner Lodge

Banwell Court

Silver Birches

Meadow Court

Wood Rising

Oneil Lodge

Westerings

Rookery Nook

The Coach Hou-

The Elms

Cedar Lodge

Copthorne

Trails End

Jana

Dimora

El Gedida

Mansfield House

Belmont

Oaklands

Epworth

The Stables

Slurry Bed

The Croft

Chestnut House

Royston

El Sub Sta

Rosts

WOLVERSHILL PARK

Charlton

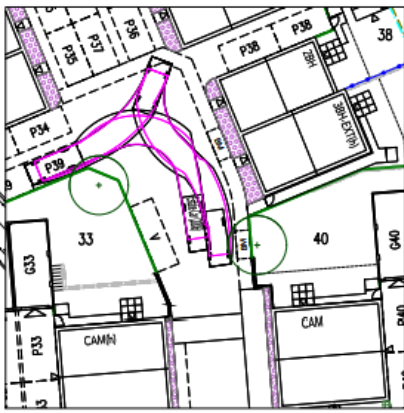
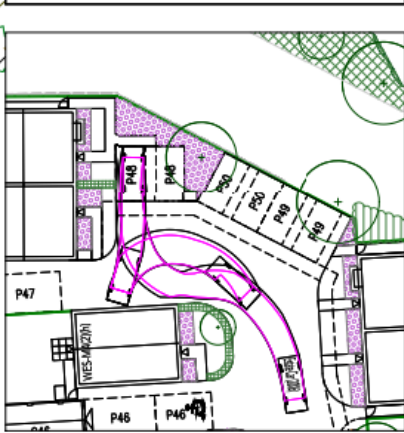
Draycott Lodge

Golling

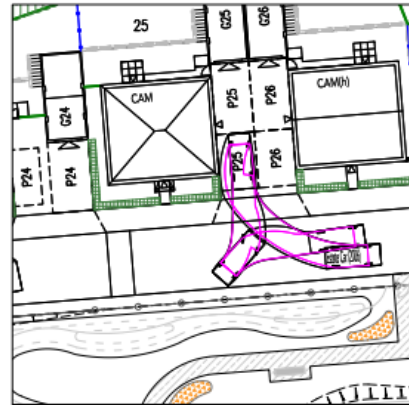
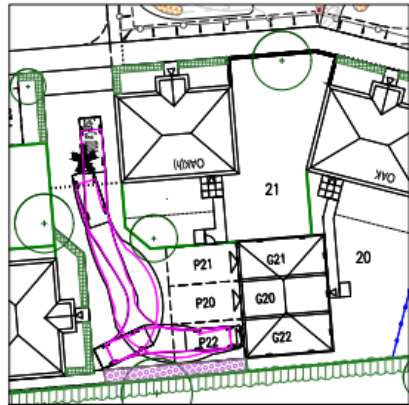
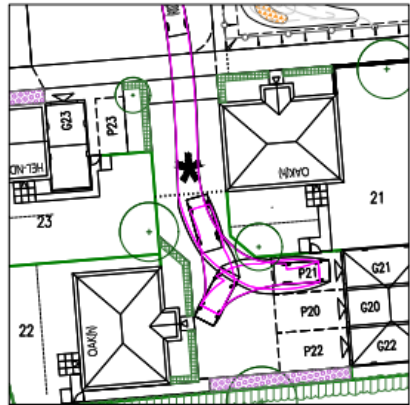
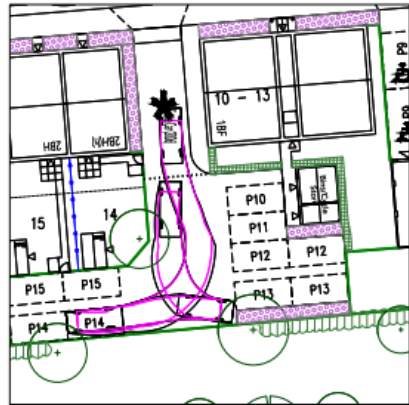
Track

TK





REFUSE VEHICLE TRACKING LAYOUT @ 1:500





PLOT 24

PLOT 25

PLOT 26

PLOT 27

PLOT 28

PLOT 31

PLOT 32

PLOT 33

STREET SCENE 1



PLOTS 41-45

PLOT 51

PLOT 52

PLOT 53

PLOT 54

STREET SCENE 2



PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 9

PLOTS 10-13

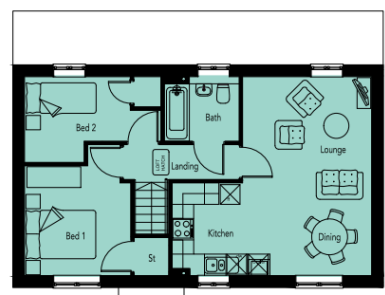
PLOT 14

PLOT 15



FRONT ELEVATION

SIDE ELEVATION

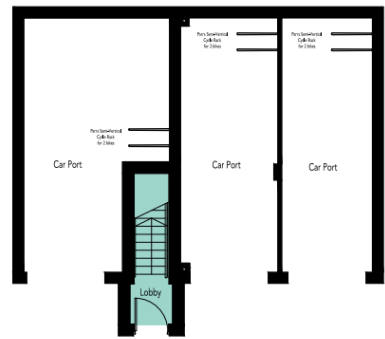


FIRST FLOOR PLAN

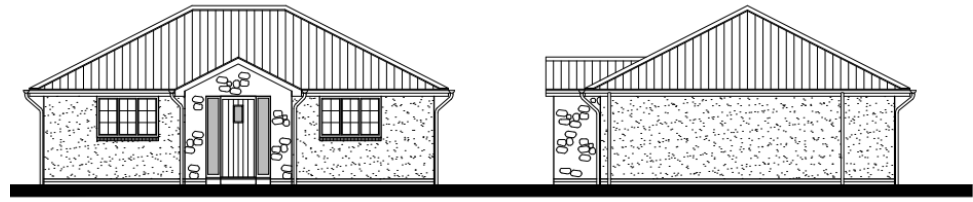


REAR ELEVATION

SIDE ELEVATION

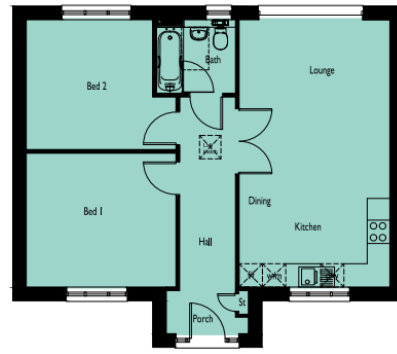


GROUND FLOOR PLAN

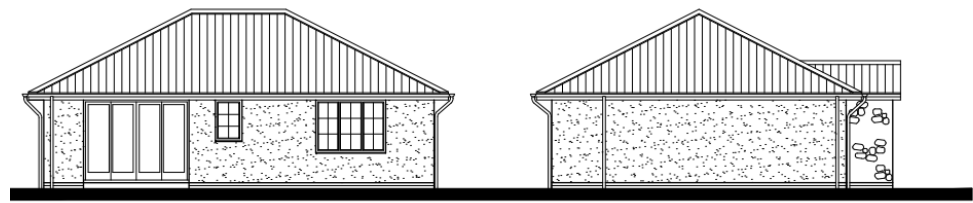


FRONT ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



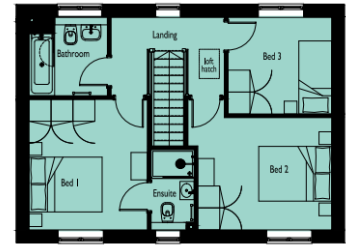
REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION

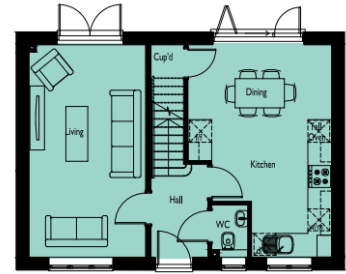


FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

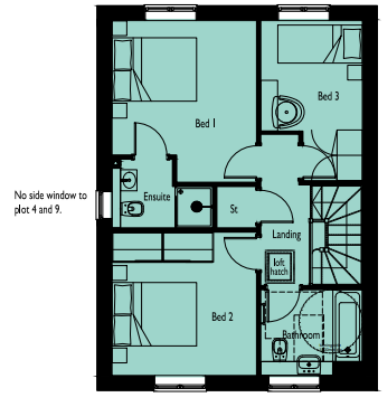


GROUND FLOOR PLAN



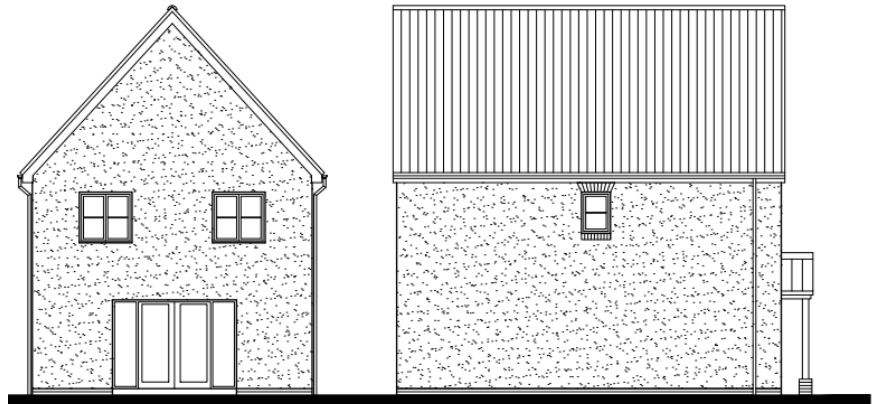
FRONT ELEVATION

SIDE ELEVATION



No side window to plot 4 and 9.

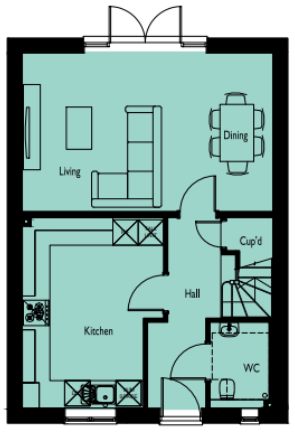
FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

No side window to plot 4 and 9.

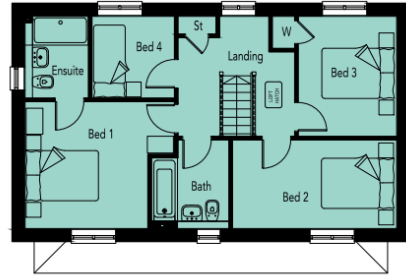


GROUND FLOOR PLAN

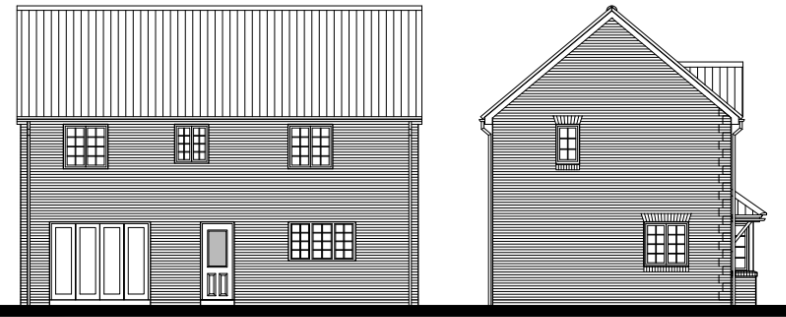


FRONT ELEVATION

SIDE ELEVATION

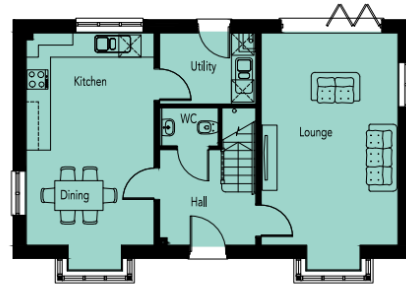


FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

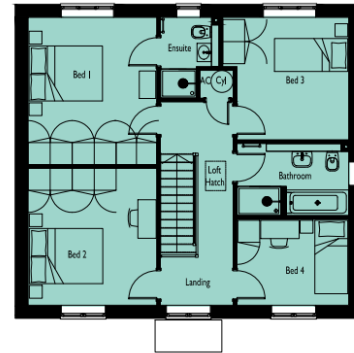


GROUND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

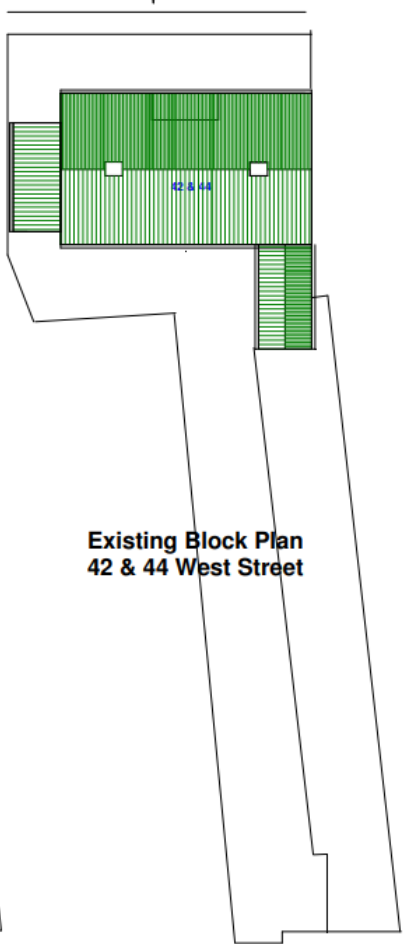
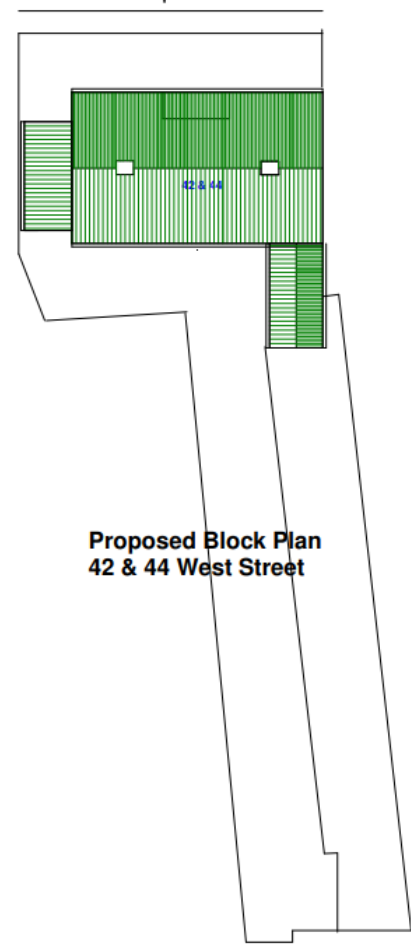
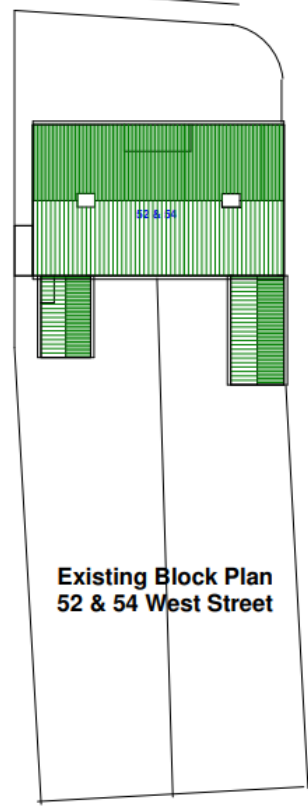
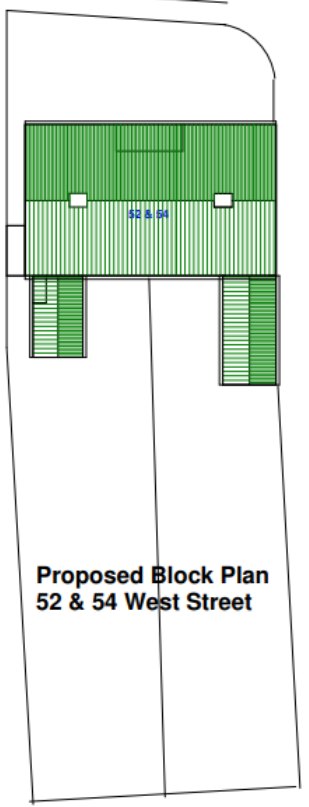
SIDE ELEVATION



GROUND FLOOR PLAN

**21/P/1749/FUH 42, 44, 52 and 54 West Street
Banwell Somerset BS29 6DB**

Re-roofing of existing plain tiles roofs with single interlocking
pantiles





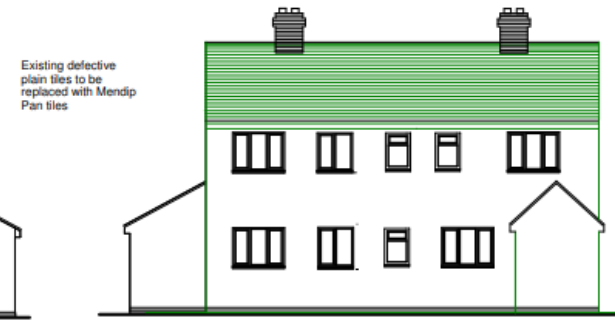
Existing South Elevation



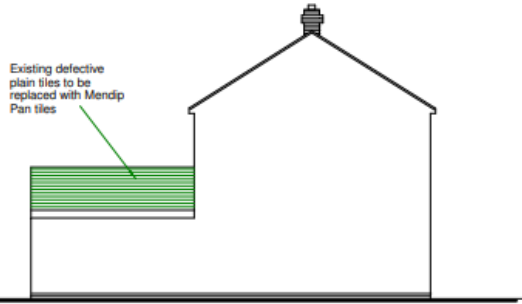
Existing North Elevation



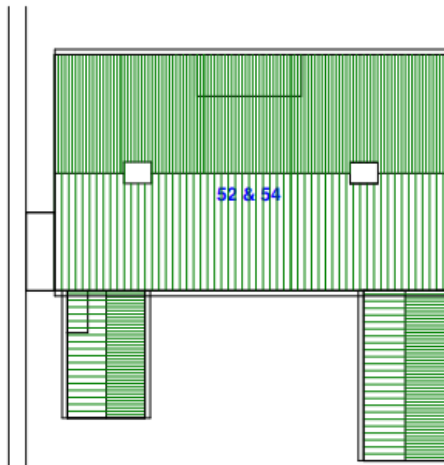
Existing South Elevation



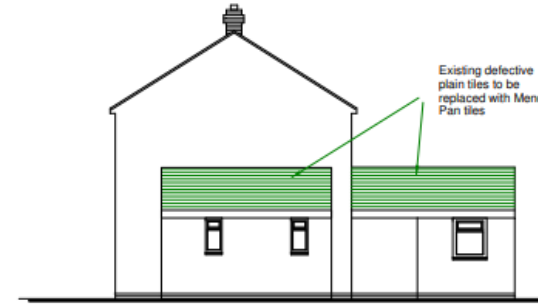
Existing North Elevation



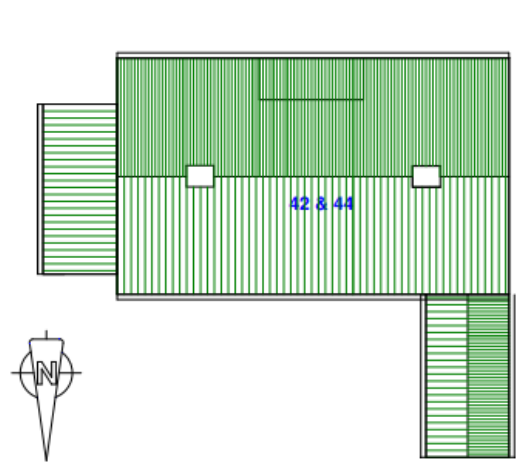
Existing West Elevation



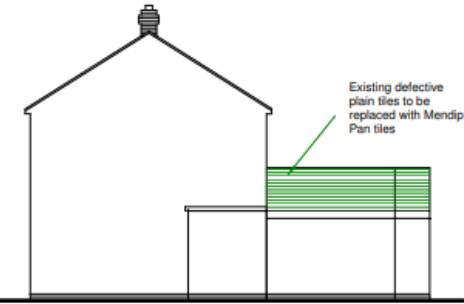
Existing Roof Plan



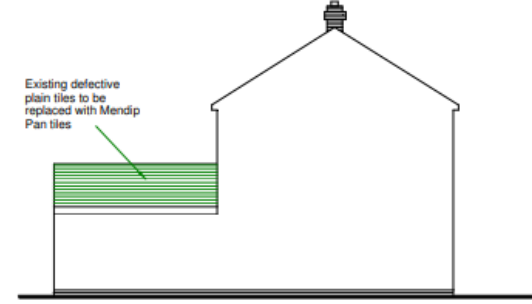
Existing East Elevation



Existing Roof Plan



Existing East Elevation



Existing West Elevation

52 & 54 West Street

42 & 44 West Street



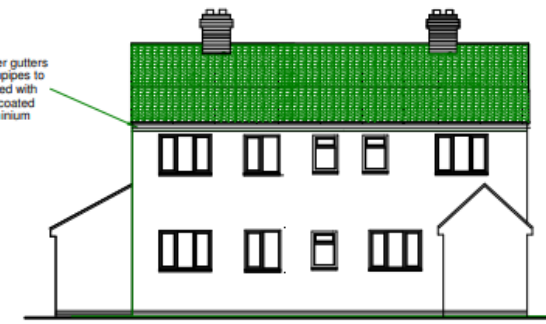
Rain water gutters and downpipes to be replaced with polyestercoated cast aluminium



Existing defective plain tiles to be replaced with single Mendip Pantiles



Rain water gutters and downpipes to be replaced with polyestercoated cast aluminium

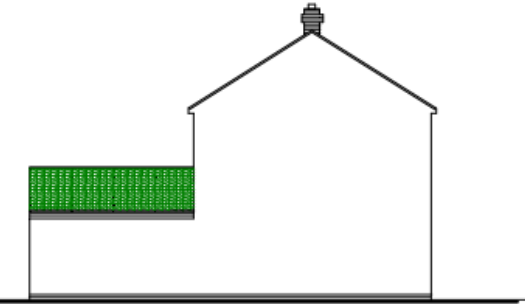


Proposed South Elevation

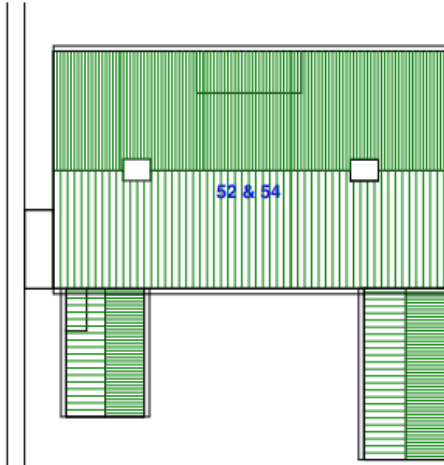
Proposed North Elevation

Proposed South Elevation

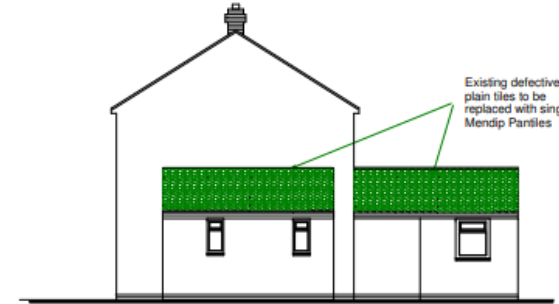
Proposed North Elevation



Proposed West Elevation

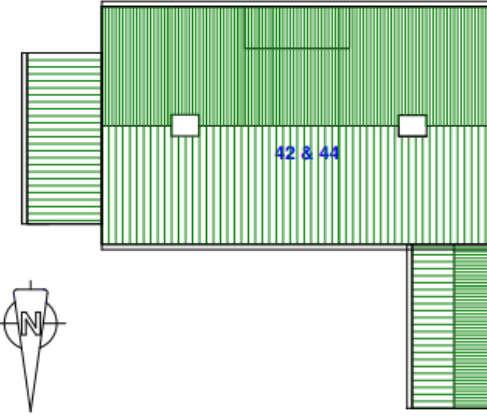


Existing and Proposed Roof Plan

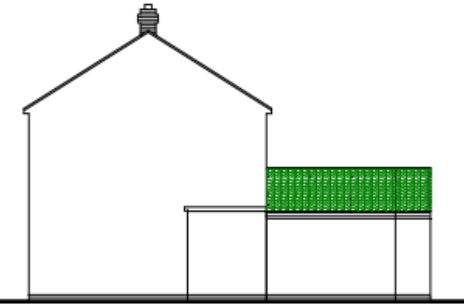


Existing defective plain tiles to be replaced with single Mendip Pantiles

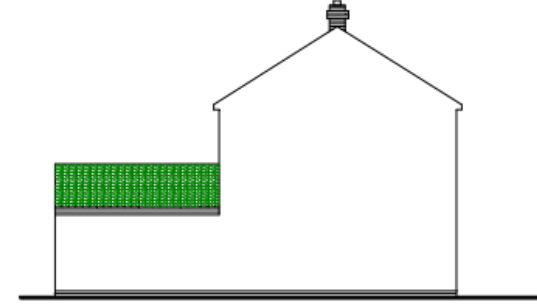
Proposed East Elevation



Proposed Roof Plan



Proposed East Elevation



Proposed West Elevation

52 & 54 West Street

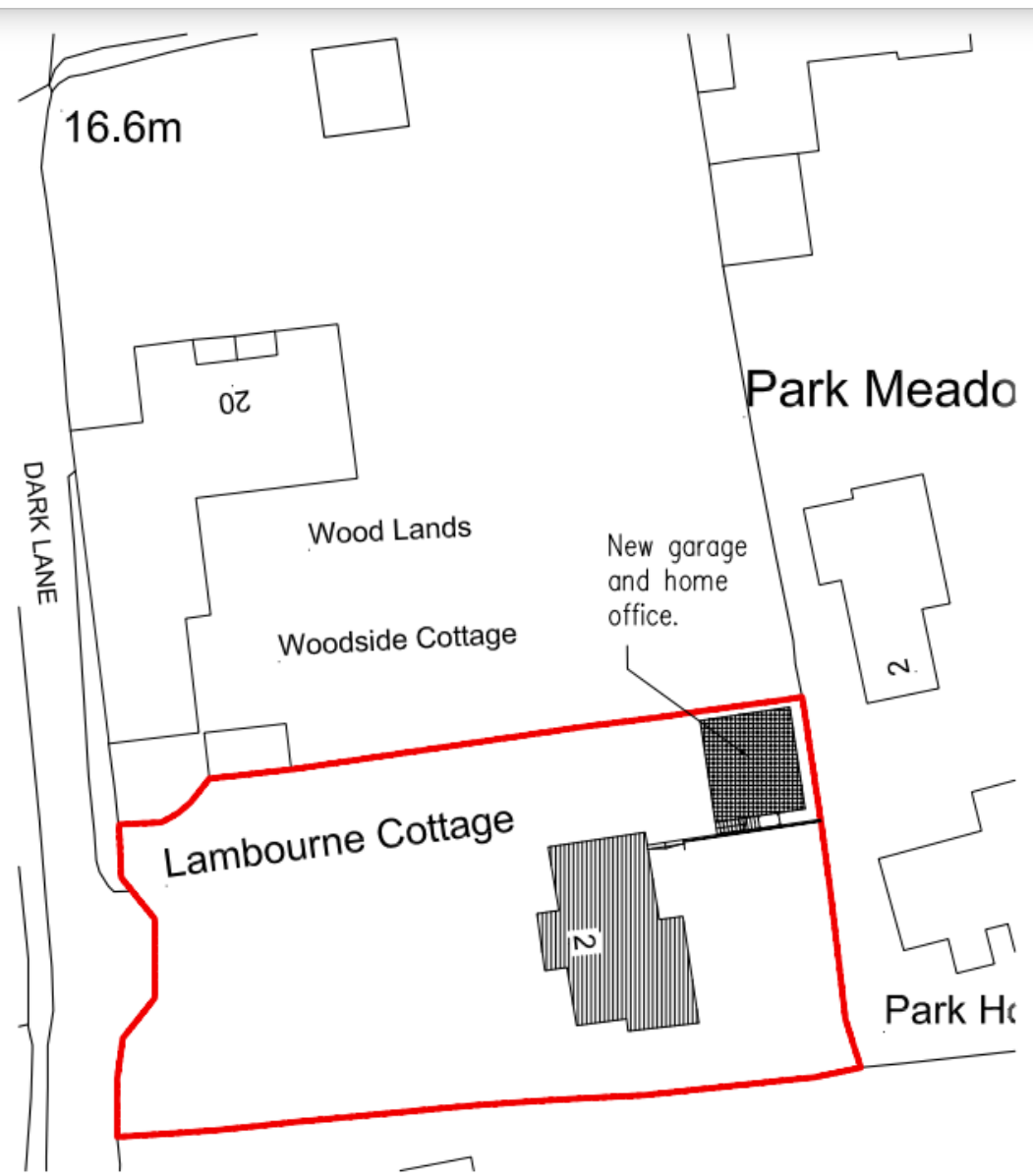
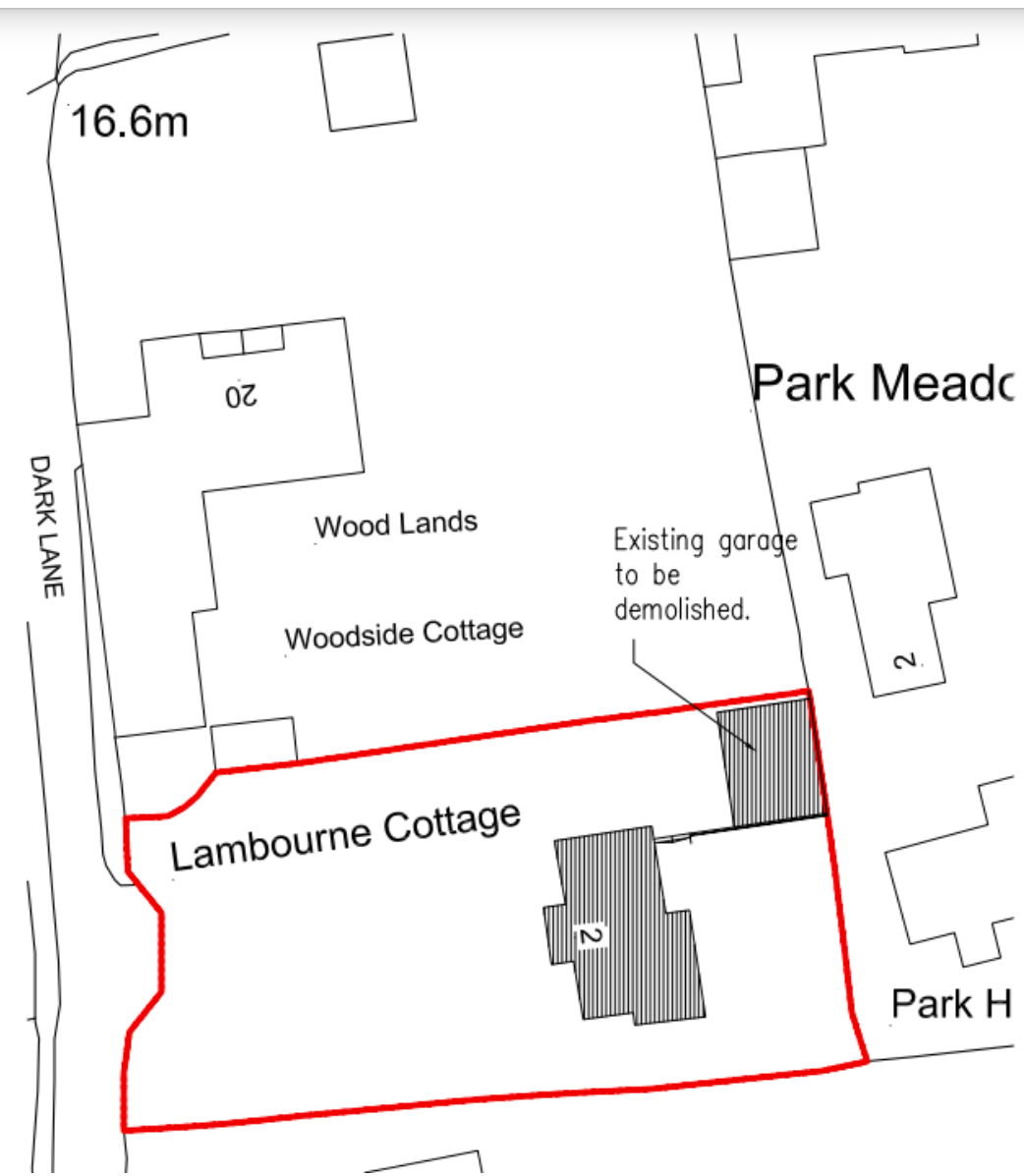
42 & 44 West Street

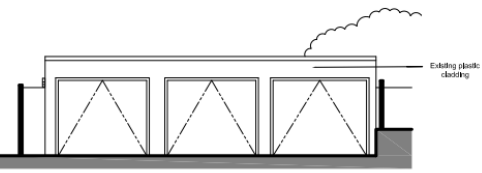


ALLIANCE HOME
40 MARTINGALE
PORTISHEAD
N SOMERSET
BS48 3NQ

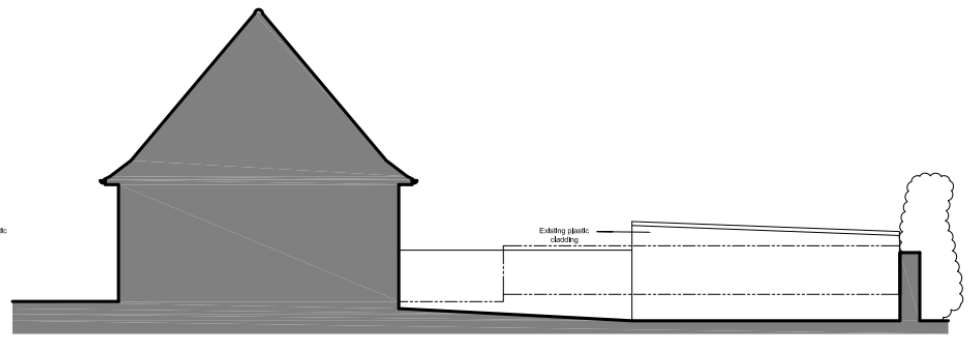
**21/P/1882/FUH Lambourne Cottage Dark Lane
Banwell North Somerset BS29 6BP**

Demolition of existing garages and proposed erection of a replacement double garage and home office above with 2no Dormers to the front elevation and external staircase to the side elevation.

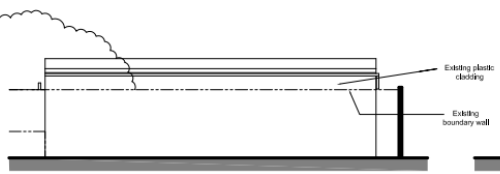




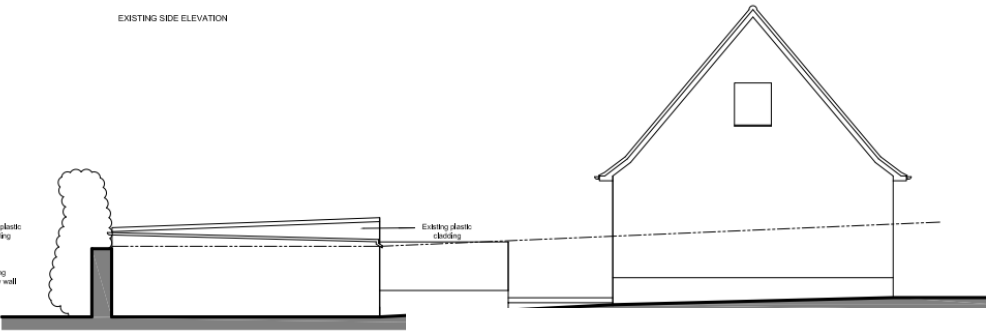
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



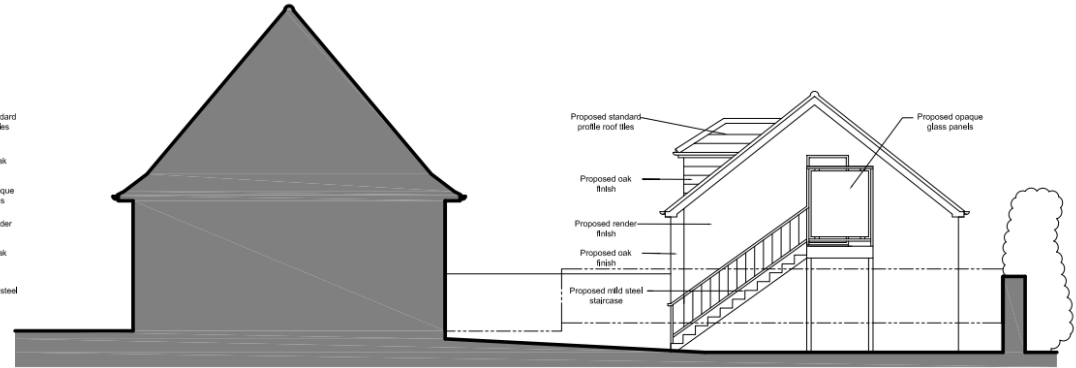
EXISTING REAR ELEVATION



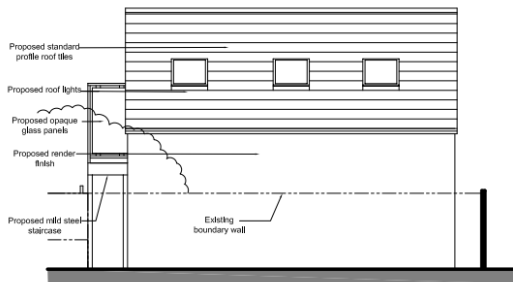
EXISTING SIDE ELEVATION



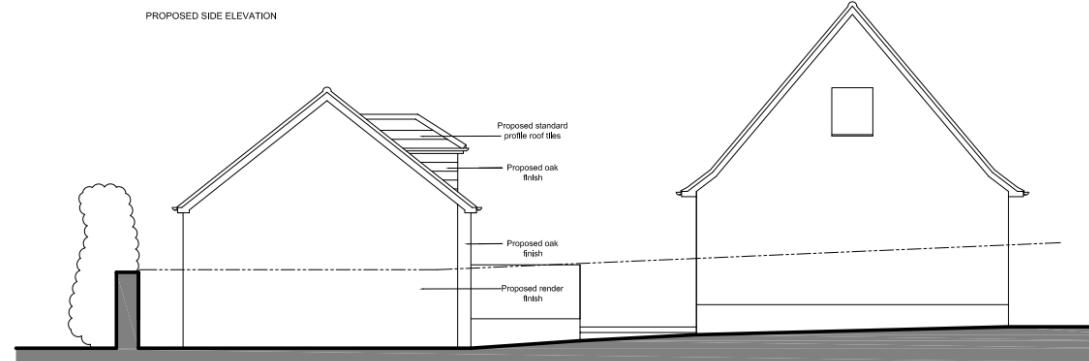
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

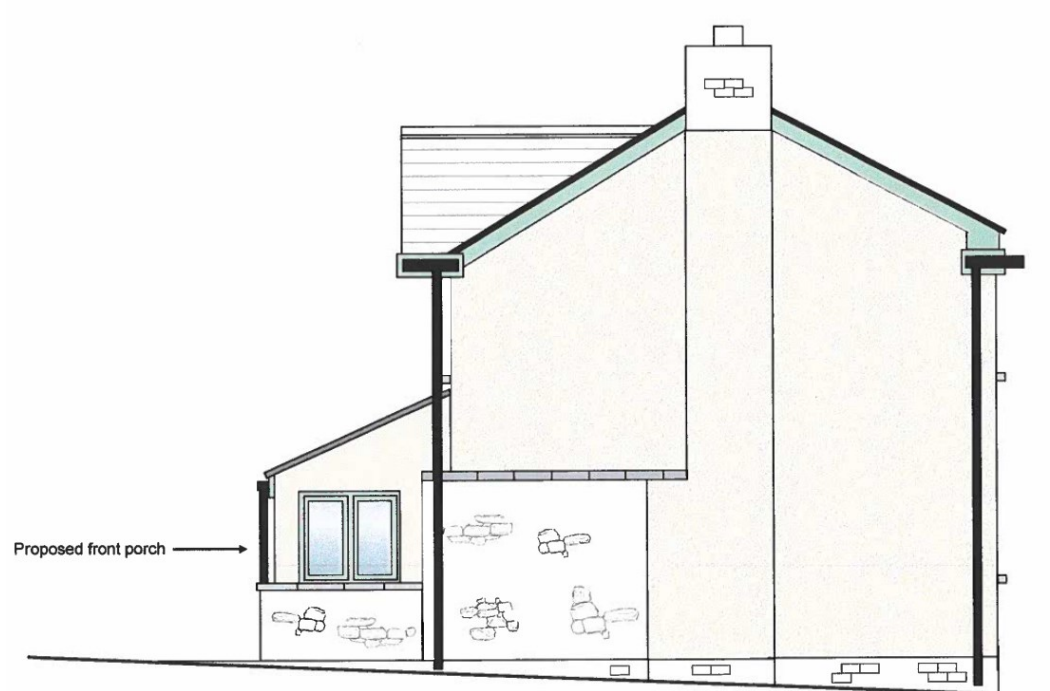
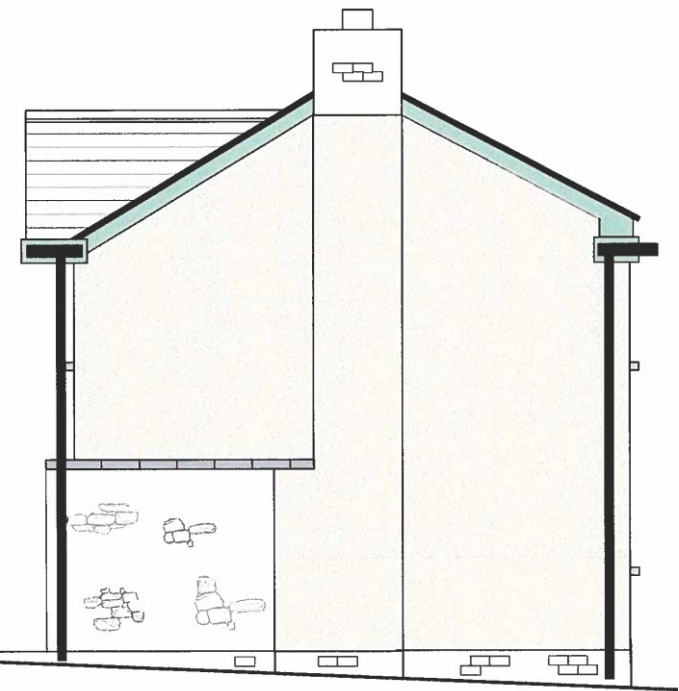


PROPOSED SIDE ELEVATION

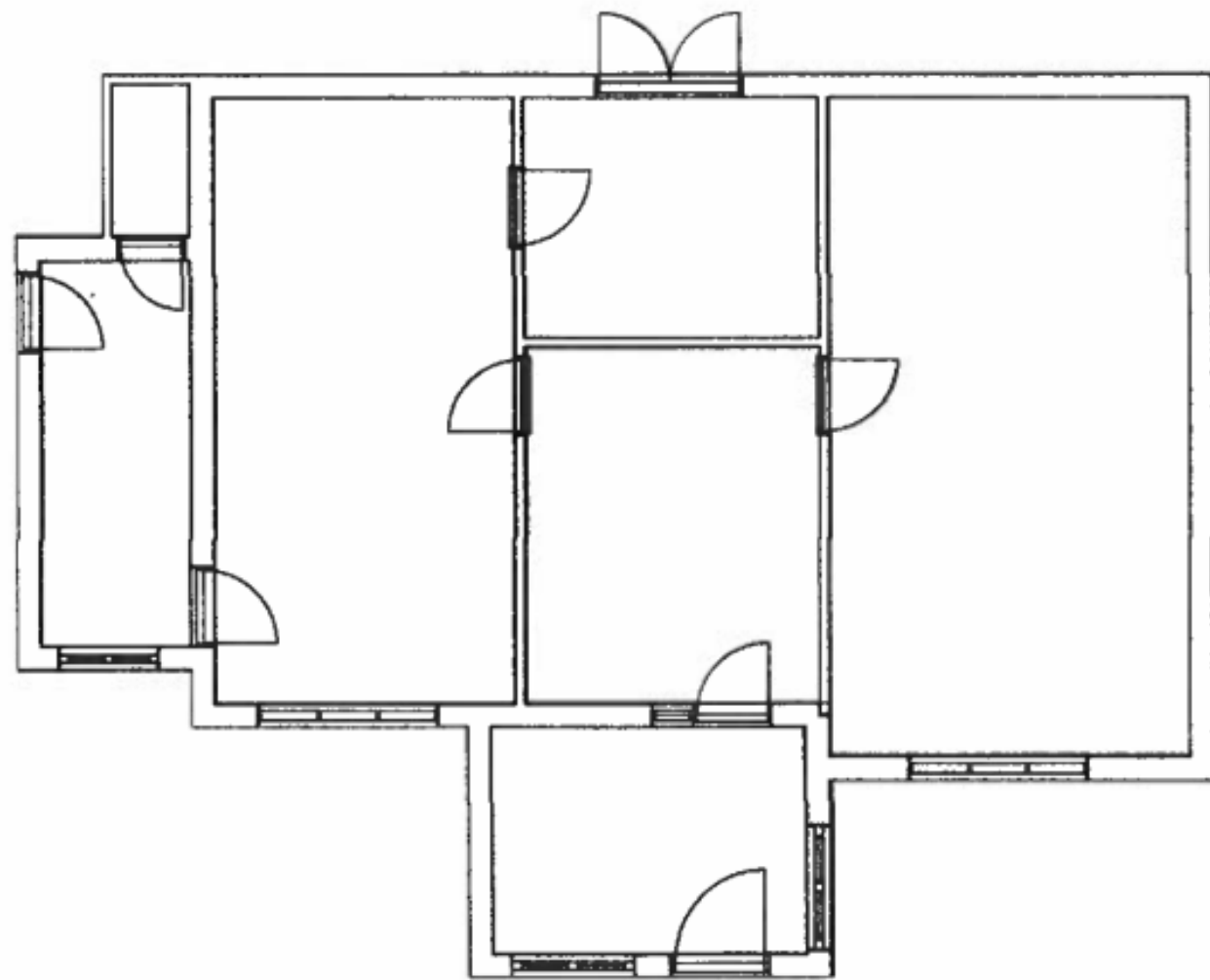
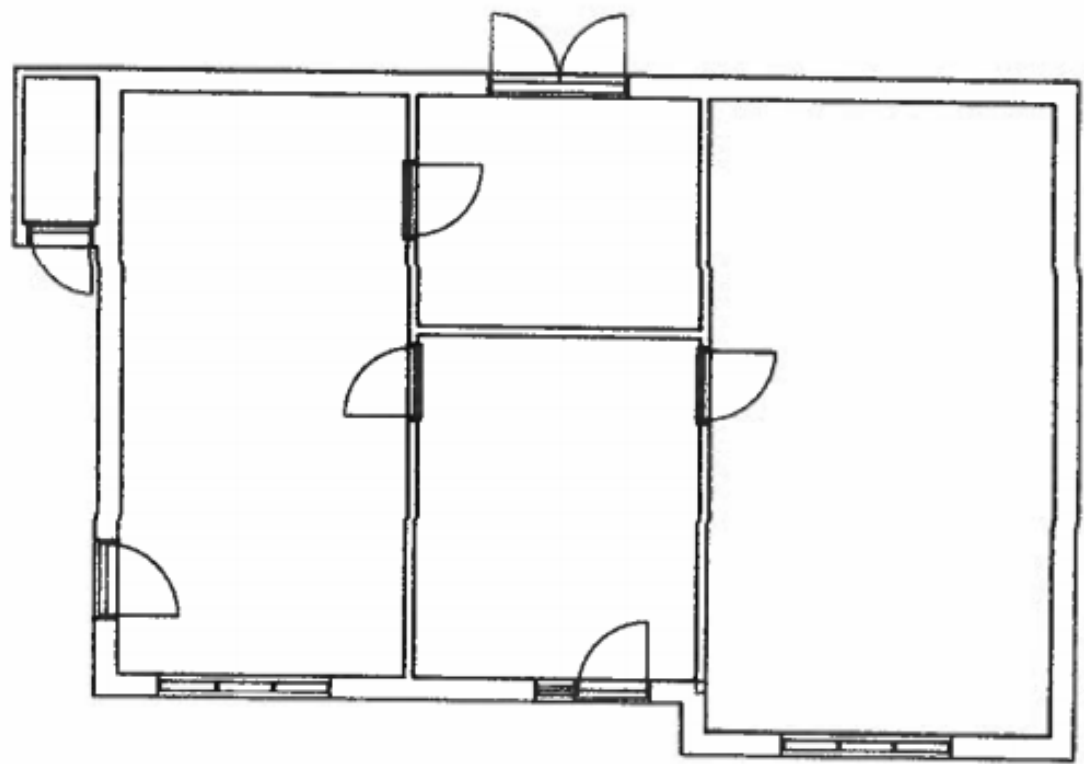
**21/P/2032/FUH Pennyard House East Street
Banwell North Somerset BS29 6BW**

Erection of a front porch/extension and a single storey side extension



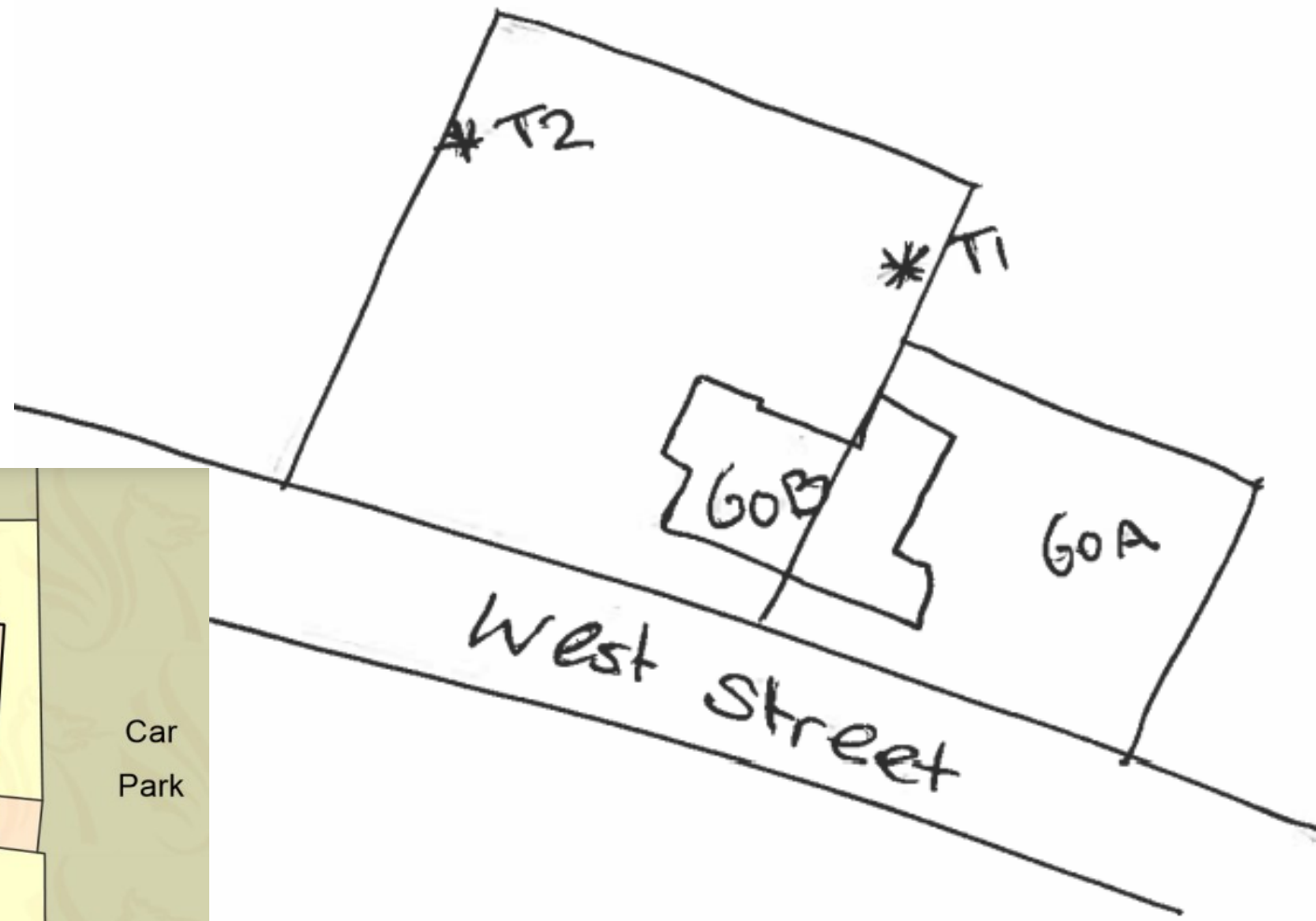
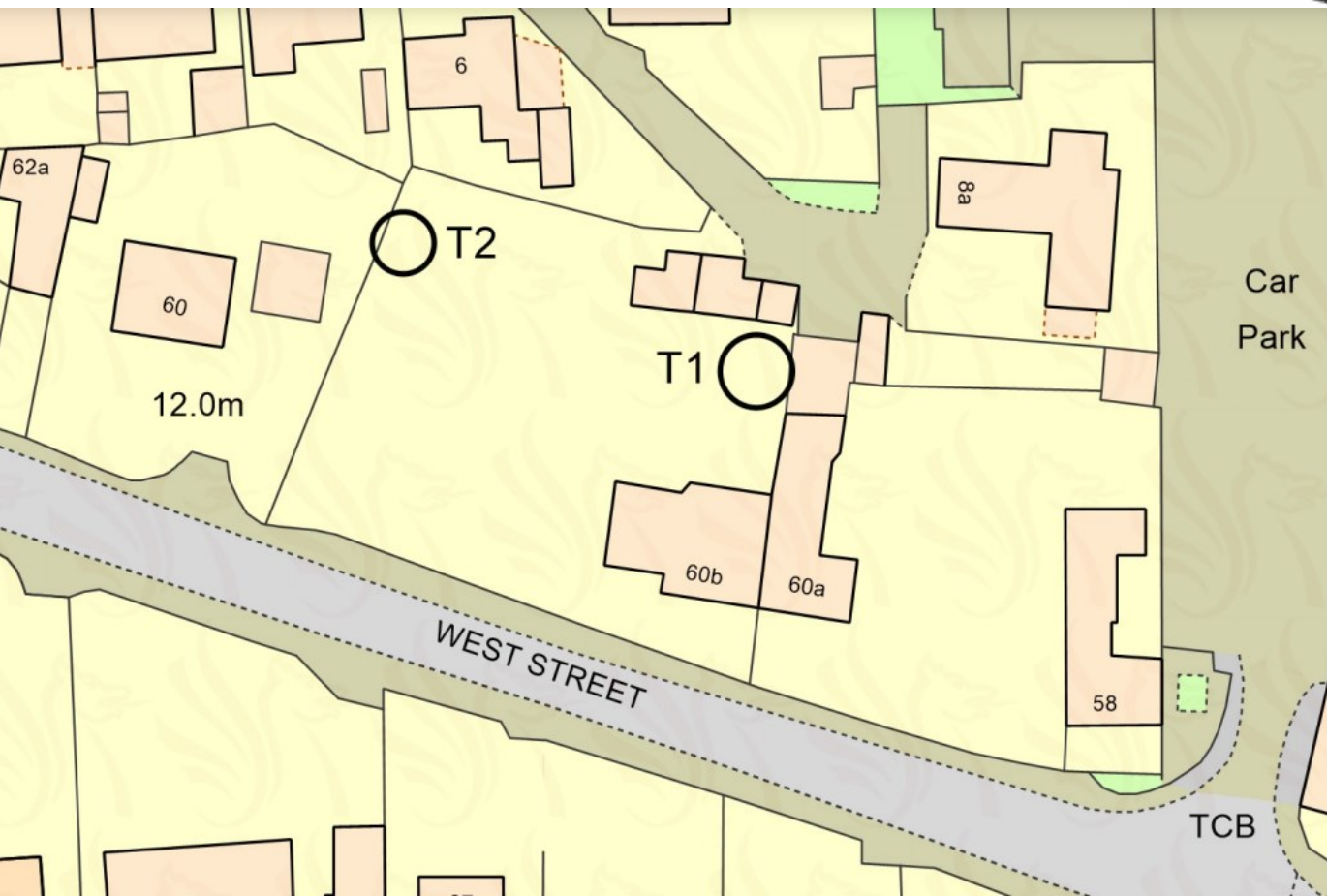






**21/P/2111/TRCA The Grange 60B West
Street Banwell North Somerset BS29 6DB**

T1 - Magnolia - Crown reduction by 1m, T2 - Dogwood - Cut back
over lawn by 3m



18/P/4735/OUT Land west of Wolvershill Rd, North of Wolvershill Pk & Knightcott Pk. Outline planning application for the erection of up to 54no. dwellings (including 16 no. affordable housing units (30). **APPROVED**

20/P/2695/MMA Land South of Churchland Way Wolvershill Road Banwell. Minor material amendment to permission 18/P/4723/RM to allow for alteration to design of noise bund. **WITHDRAWN**

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. **APPROVED**

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. **APPROVED**

21/P/0796/TPO T1 Land South Of Churchland Way Wolvershill Road Banwell. Oak - Fell. G2 - Ash - Fell. G3 - Willow - Fell. Due to planned development of Weston Parklands project. **APPROVED**

21/P/0901/FUH 4 Gables Close Banwell BS29 6DD Proposed French doors to side elevation. **APPROVED**

21/P/1032/AGA Land between Puxton Park, Cowslip Lane & The Laurels, West Rolstone Rd. Application to determine if prior approval is required for a proposed private road for agricultural use. **REFUSED**

21/P/1085/FUL Court Farm Moor Road Banwell BS29 6ET. Proposed single storey side extension to existing holiday cottage. **APPROVED**

21/P/1111/FUH Brick House Farm Waywick Lane Weston-super-Mare BS24 6UZ. Erection of a two storey and single storey front extension, formation of an annexe and cart store to west side elevation. **APPROVED**

21/P/1143/FUL Land at Gas PR Station Haybow Hewish Weston-super-Mare BS24 6RD. Upgrading of existing 15m monopole with installation of sector/dish antennas on mast with ancillary antenna support apparatus; installation of ground-based radio housing equipment within compound and installation of cabling and associated development. **APPROVED**

21/P/1158/FUL & 21/P/1159/LBC Stuntree Farm West Rolstone Road Hewish BS24 6UR. Conversion of redundant outbuildings to create a residential annexe and a home office. Demolition of redundant workshop, erection of replacement residential annexe and re-roofing of existing barn structure. **APPROVED**

21/P/1181/TRCA 13 High Street Banwell BS29 6AA. T1 - Holly - Crown Reduction 2m, T2 - Pitto - Crown Reduction 2m. **APPROVED**

21/P/1375/FUL Land Adjacent to Lower Laurel Farm Summer Lane Banwell. Request Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757; additional window to south elevation, 2no. additional windows to east elevation, change of window to door on west elevation. **APPROVED**

21/P/1500/FUL Catworthy Barn Towerhead Road Banwell BS29 6PQ. Retrospective change of land use from agricultural land to domestic curtilage. **APPROVED**

21/P/1612/TRCA 16-18 Castle Hill Banwell BS29 6NY. T1 - Laurel - Remove overhang over road and streetlight. **APPROVED**

21/P/1762/AOC 1 Littlefields Avenue Banwell North Somerset BS29 6BE. Discharge of condition 7 (renewable energy) on application 20/P/0767/FUL. **APPROVED**

21/P/1974/TEN Land at Boulders Yard Summer Lane Banwell. Notification under Regulation 5 of the Electronic Communications Code Regulations of the proposed upgrade to the existing telecommunications apparatus. **PN reg5 noted (unconditional)**