



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 4<sup>th</sup> JANUARY 2021

**PRESENT:** Councillors Paul Blatchford, Steve Davies, Paul Harding, Nick Manley (Chairman), Paul Philcox and Dawn Parry (Vice Chairman).  
**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) Parish Cllr Maggie McCarthy & District Cllr Karin Haverson

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

### **01/21 To receive apologies for absence (agenda item 1)**

Cllr Baird sent his apologies.

### **02/21 To receive declarations of interest (agenda Item 2)**

Cllr Blatchford and Cllr Davies declared an interest in application 20/P/3015/FUH due to the proximity of their properties to the application.

### **03/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> December 2020 (agenda item 3).**

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

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

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

### **04/21 To note and comment upon planning applications (agenda item 4)**

- (i) **20/P/2896/APP CON Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP**  
Submission of addendum to Environmental Statement and associated documents by Bristol Airport Limited in relation to its appeal against the decision of North Somerset Council on 13.3.2020 to refuse planning application 18/P/5118/OUT for outline planning permission for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period and operating within a rolling annualised cap of 4,000 night flights between the hours of 11.30pm and 6am with no seasonal restrictions.

**Resolved** – To note this application but since the Parish Council has declared a climate emergency wish to register concern that there will be an increase in traffic, loss of green belt, air pollution and noise pollution which North Somerset Council should address in its consideration of the application.

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

- (ii) **20/P/2875/FUH 13 Towerhead Road Banwell BS29 6PQ**  
Conversion/extension of existing garage/outbuilding to North West of main house.

**Resolved** – To support this application.

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

- (iii) **20/P/3015/FUH 30 Church Street, Banwell BS29 6EA.**  
Retrospective application for the re-building and raising of the front boundary stone wall, the erection of piers and gates and the erection of fencing to the rear.

This application was noted

- (iv) **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.

**Resolved** – To support this application.

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

**05/21 To note planning decisions – (agenda item 5)**

- (i) **19/P/3100/RM Land South of Churchland Way Wolverhill Road Banwell.**  
Submission of reserved matters for appearance, landscaping, layout and scale for Road Infrastructure pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**
- (ii) **20/P/0560/FUH The Coach House Cooks Lane Banwell BS29 6DS**  
Demolition of existing timber garden house. New timber framed home work unit within front garden. **APPROVED**
- (iii) **20/P/0620/FUL Bowerhouse Land, Havage Drove, Off Box Bush Lane, Rolstone. BS24 6UA.**  
Installation of ground mounted photovoltaic units and associated works to extend the existing solar farm. **APPROVED**
- (iv) **20/P/2565/FUH Towerhead Barn Towerhead Road Banwell BS29 6PQ**  
Proposed detached garage with extension of driveway to form access to same. **WITHDRAWN**
- (v) **20/P/2601/FUH 22 Knightcott Park Banwell BS29 6HB**  
Proposed dormer extension to the front elevation. **REFUSED**
- (vi) **20/P/2715/TRCA Abbey Cloisters East Street Banwell BS29 6BW**  
Holm Oak - Fell | Abbey Cloisters East Street Banwell BS29 6BW **NO OBJECTION**
- (vii) **20/P/2747/FUH Pennyard House East Street Banwell BS29 6BW**  
Demolition of front conservatory and replace with porch, removal and infill of 1st floor window (west side) and replacement of all existing sliding aluminium framed windows with "heritage style" uPVC woodgrain casement windows, re-rendering of external elevations and the erection of a 1.4 metre wall at the front of the property. **APPROVED**
- (viii) **20/P/2925/TRCA 6 High Street Banwell BS24 6AA**  
T1 – Monkey Puzzle – Fell. **NO OBJECTION**
- (ix) **20/P/2927/TRCA 16 East Street Banwell BS29 6BN**  
T1 - Magnolia – Crown reduce by 1m. **NO OBJECTION**
- (x) **20/P/3001/TRCA Banwell House, Wolverhill Road, Banwell BS29 6DG**  
T1 - Willow - fell; T2 - Yew - fell; T3 - Holm Oak - reduce house side laterals by up to 3m **NO OBJECTION**

**06/21 Date of the next meeting (agenda item 6)**

18<sup>th</sup> January 2021, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>  
1<sup>st</sup> February 2021, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:16

.....Chairman

.....Date

# Planning Committee

February 1<sup>st</sup> 2021

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

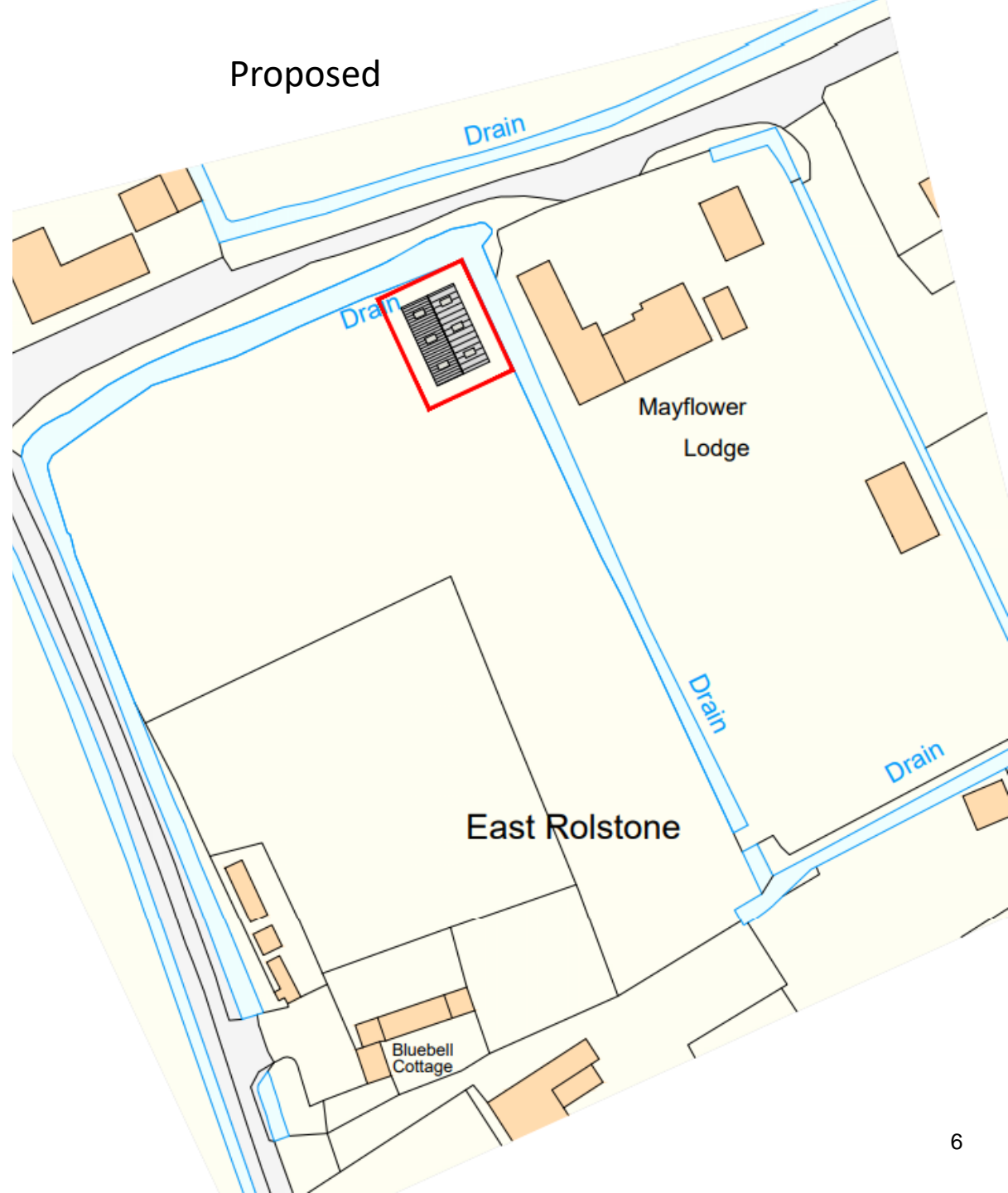
Erection of a fodder, machinery and equipment store.

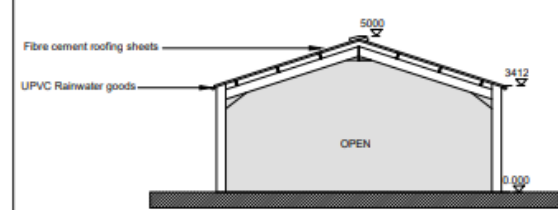


# Existing

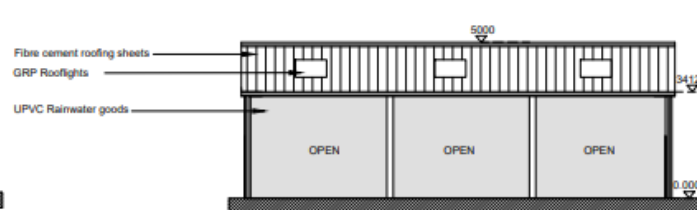


# Proposed

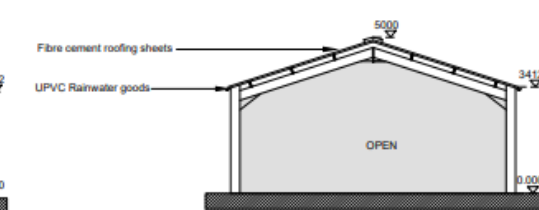




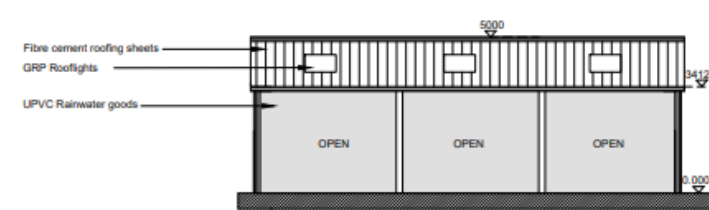
Proposed North Elevation  
SCALE 1:100



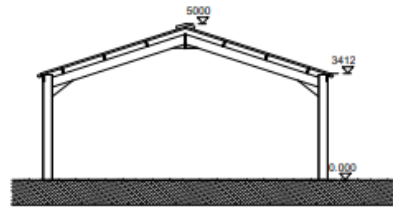
Proposed East Elevation  
SCALE 1:100



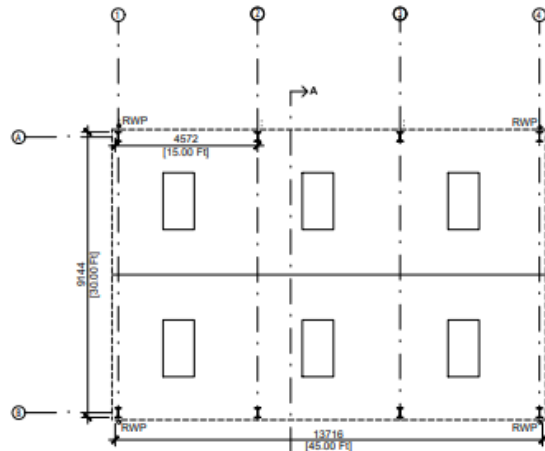
Proposed South Elevation  
SCALE 1:100



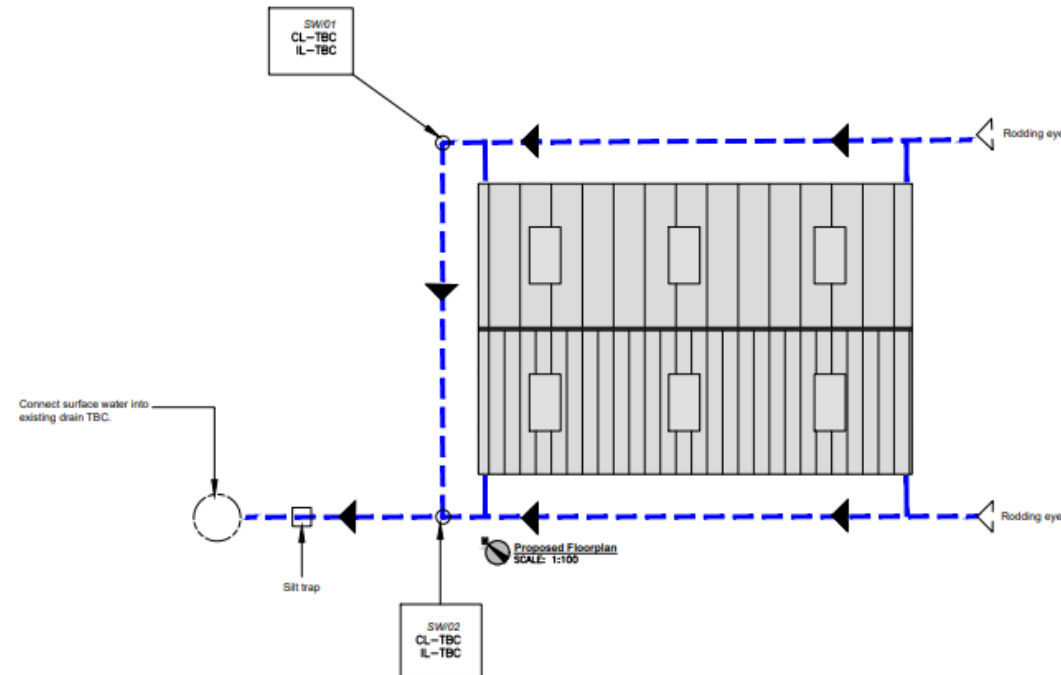
Proposed East Elevation  
SCALE 1:100



Proposed section A-A  
SCALE 1:100



Proposed Floorplan  
SCALE 1:100



Proposed Floorplan  
SCALE 1:100

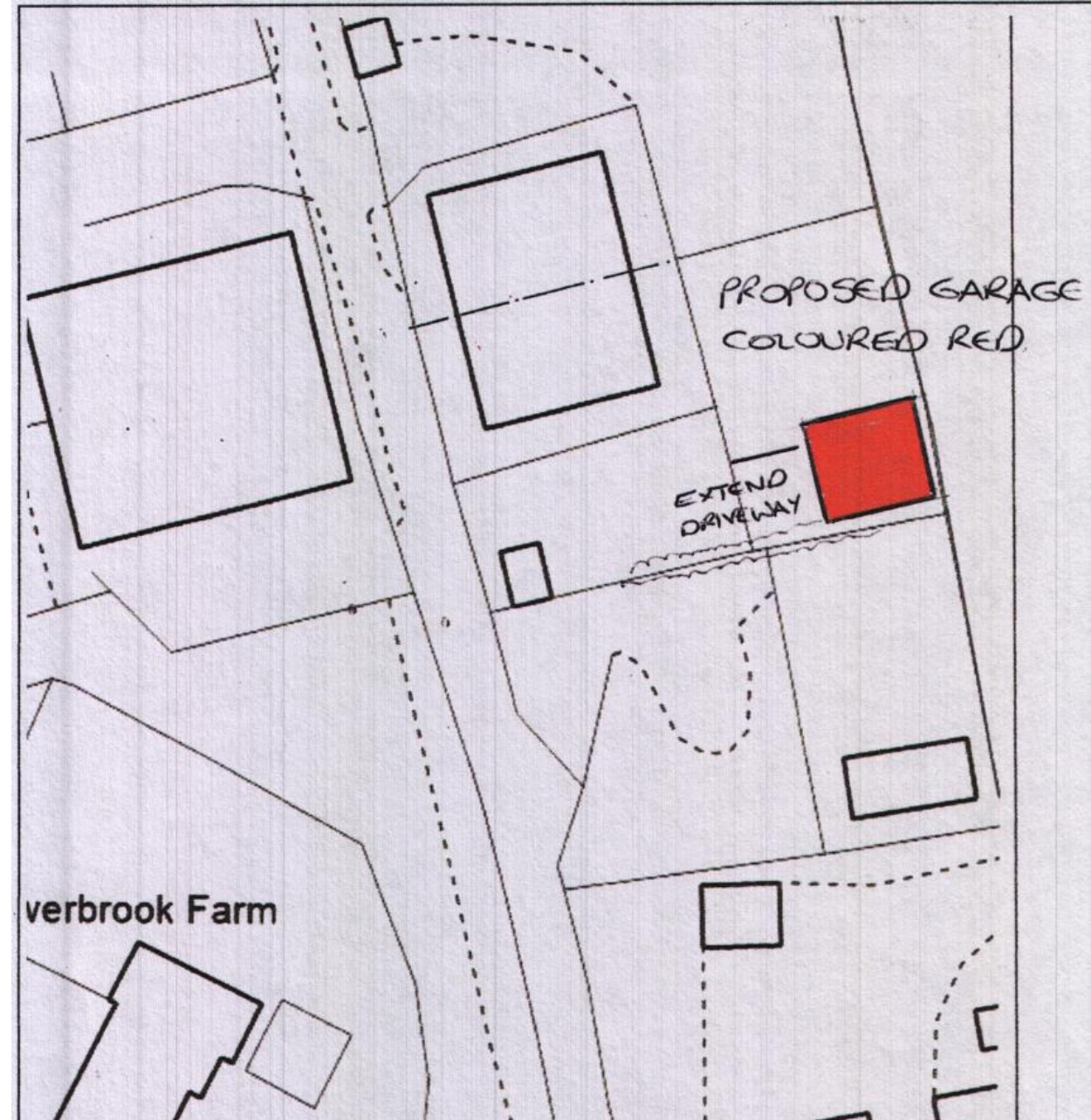
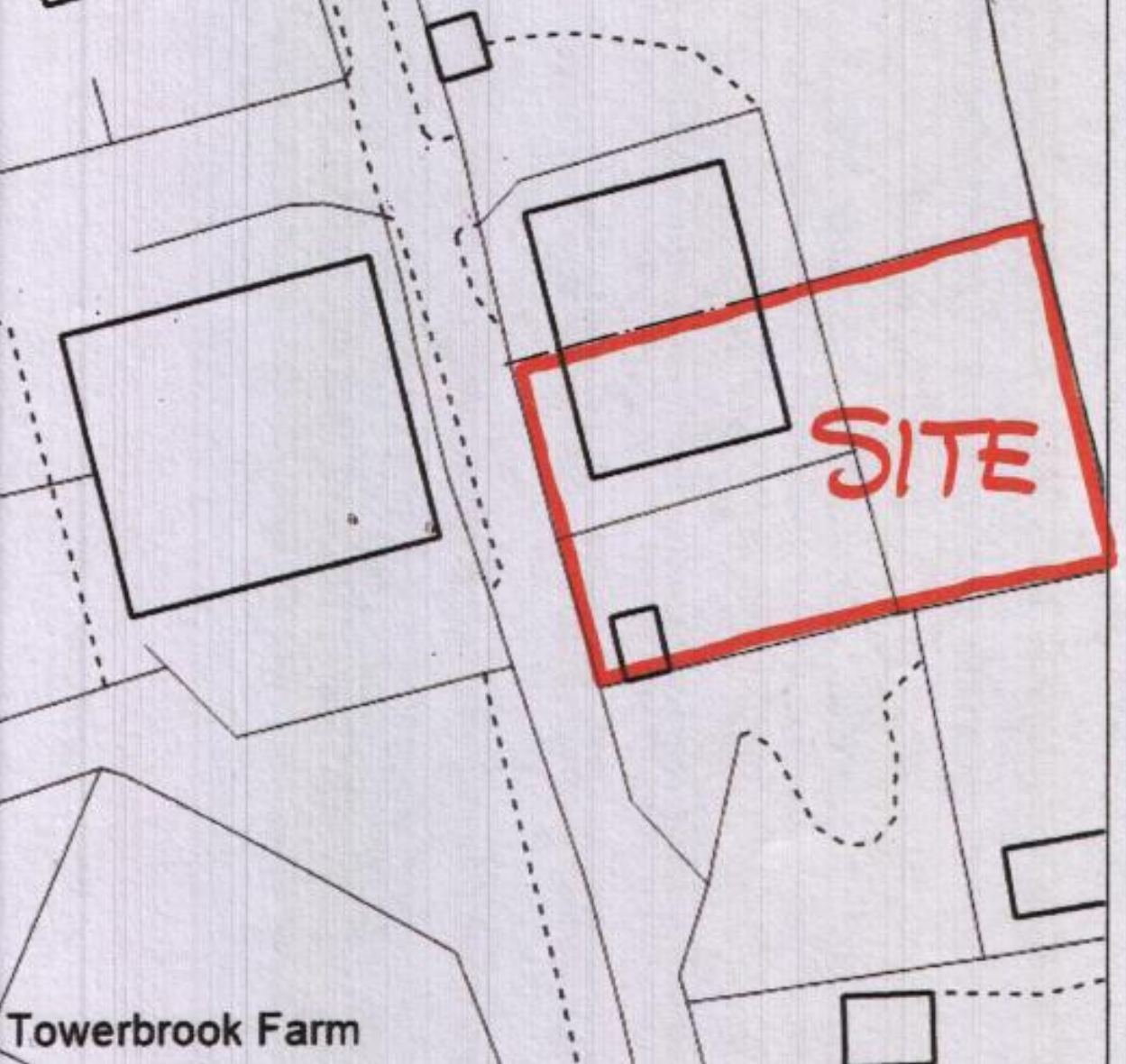
Drawing status:		
PLANNING		
<b>NOTES:</b>		
This drawing is copyright of David James and Partners Ltd and must not be reproduced in whole or in part without written permission.		
The contractor is to check and verify all building and site dimensions, load capacities and other access details or construction points before work commences.		
Use only figured dimensions and any discrepancies to be reported immediately.		
This drawing is to be read with and checked against any structural or other specialist drawings.		
The contractor is to comply in all respects with current Building Regulations unless British Standards / codes of practice otherwise specifically stated on drawing or not.		
Use of this drawing does not absolve the client from their responsibility for Health and Safety Compliance (Design and management) regulations 2013.		
Revisions:		
Ref.	Date	Revision
A	02/2020	Amendments to site boundary
Scale: 1:100 (2 A1)		
Date: February 2020		
Drawing by: PH		
Client: Mr H. Whitcombe Playdown Lodge Box Bath Lane Weston Super Mare BD24 6JA		
Project Title: New Agricultural Barns adjacent to Playdown Lodge Box Bath Lane Weston Super Mare BD24 6JA Easting (x): 340100 Northing (y): 161900		
Drawing Title: Proposed Plans and Elevations		
Drawing No: 24461/10/102 REV		

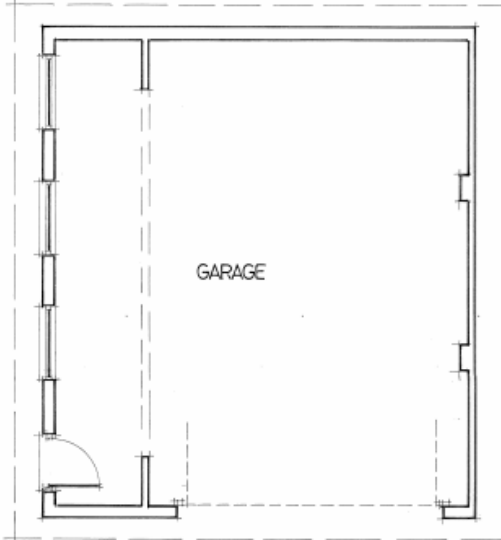
DAVID  
JAMES

# **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.



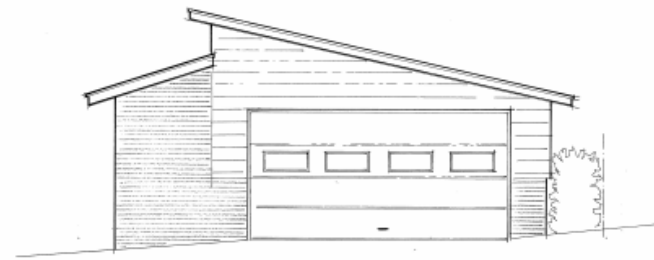




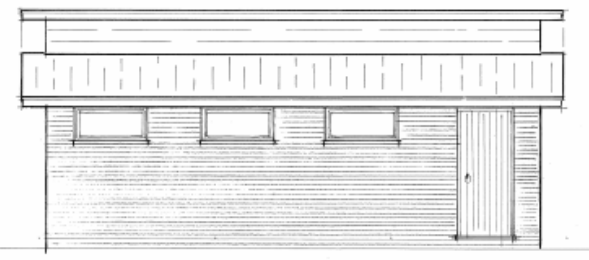
FLOOR PLAN 1:50

path to house

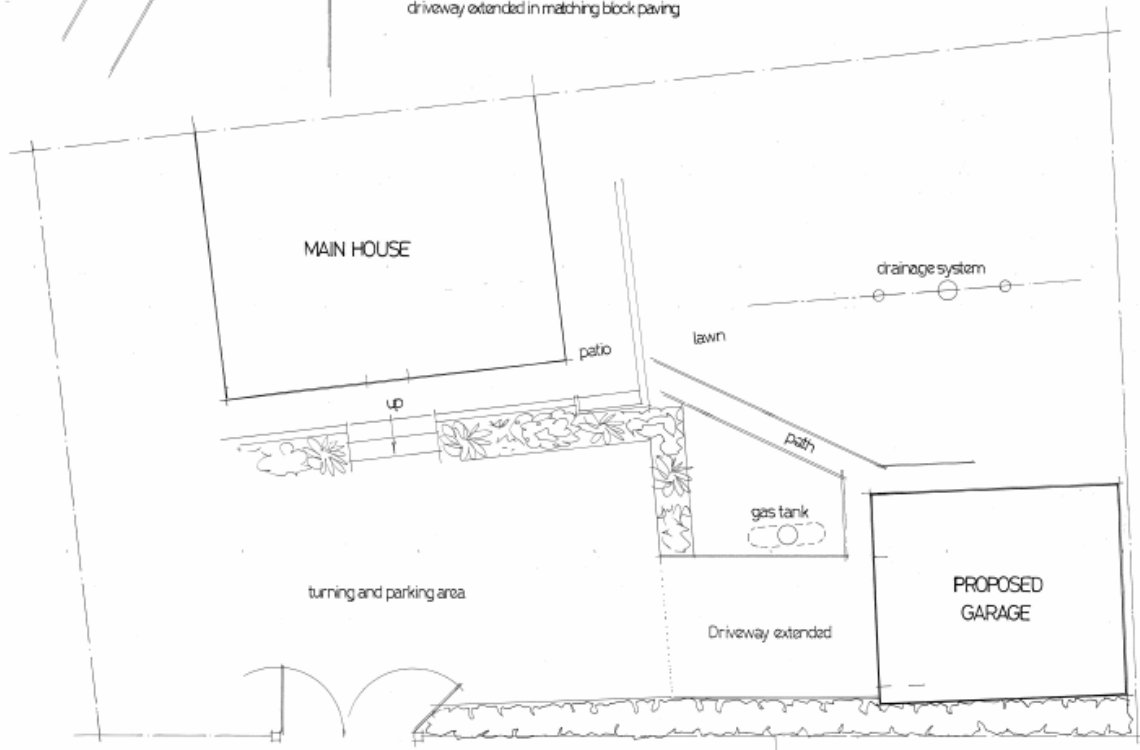
driveway extended in matching block paving



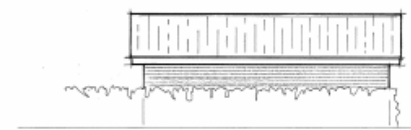
FRONT 1:50  
all materials to match main house



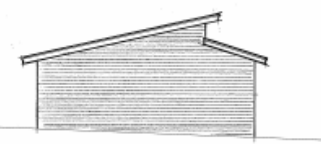
SIDE facing garden 1:50



SITE LAYOUT PLAN 1:100



SIDE to boundary



REAR

# **20/P/3222/FUH 18 Westfield Road Banwell BS29 6BA.**

Proposed two storey side extension and associated internal alteration.





EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION

EXISTING EXTERNAL FINISHES

- ROOF: Red profiled concrete tiles
- FASCIA/SOFFITS: White upvc
- GUTTERS/DOWNPIPES: Black upvc
- EXTERNAL WALLS: Grey render
- WINDOWS: White upvc double glazed units

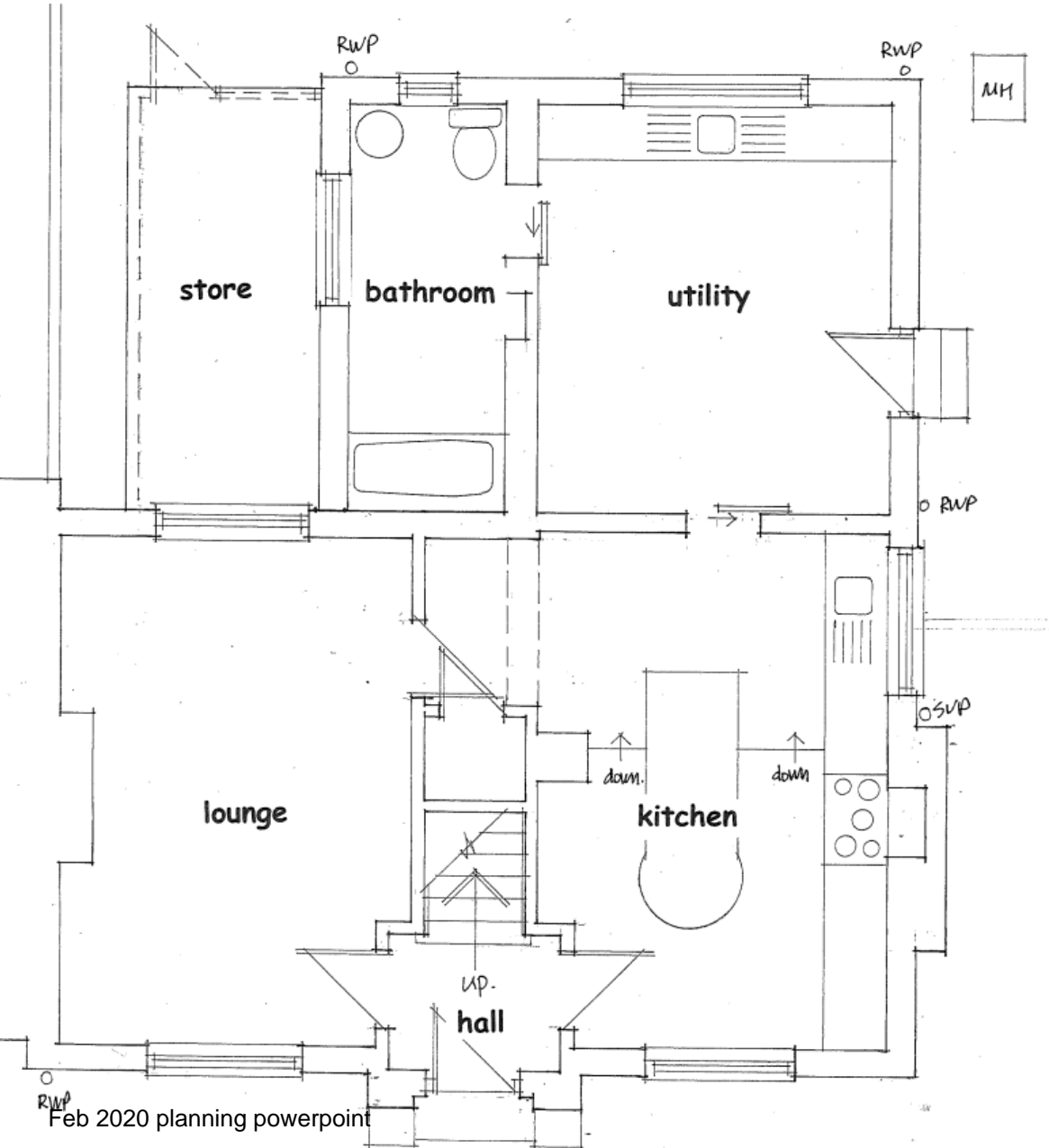


PROPOSED SIDE ELEVATION

PROPOSED EXTENSION EXTERNAL FINISHES

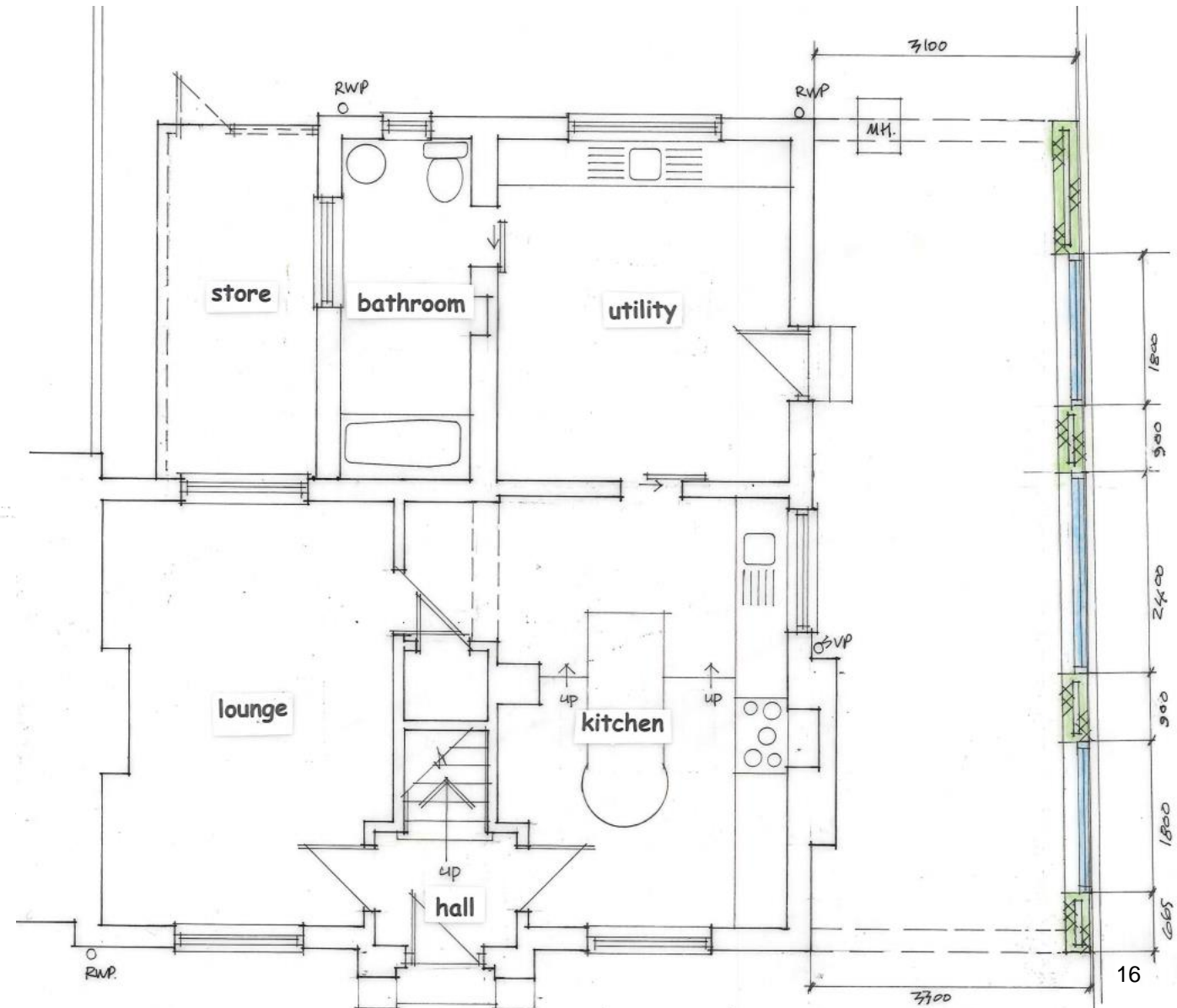
- ROOFS: Concrete tiles to match
- FASCIA/SOFFITS: White upvc to match
- GUTTERS/DOWNPIPES: Black upvc to match
- EXTERNAL WALLS: Render to match
- WINDOWS: White upvc double glazed units to match

# Existing

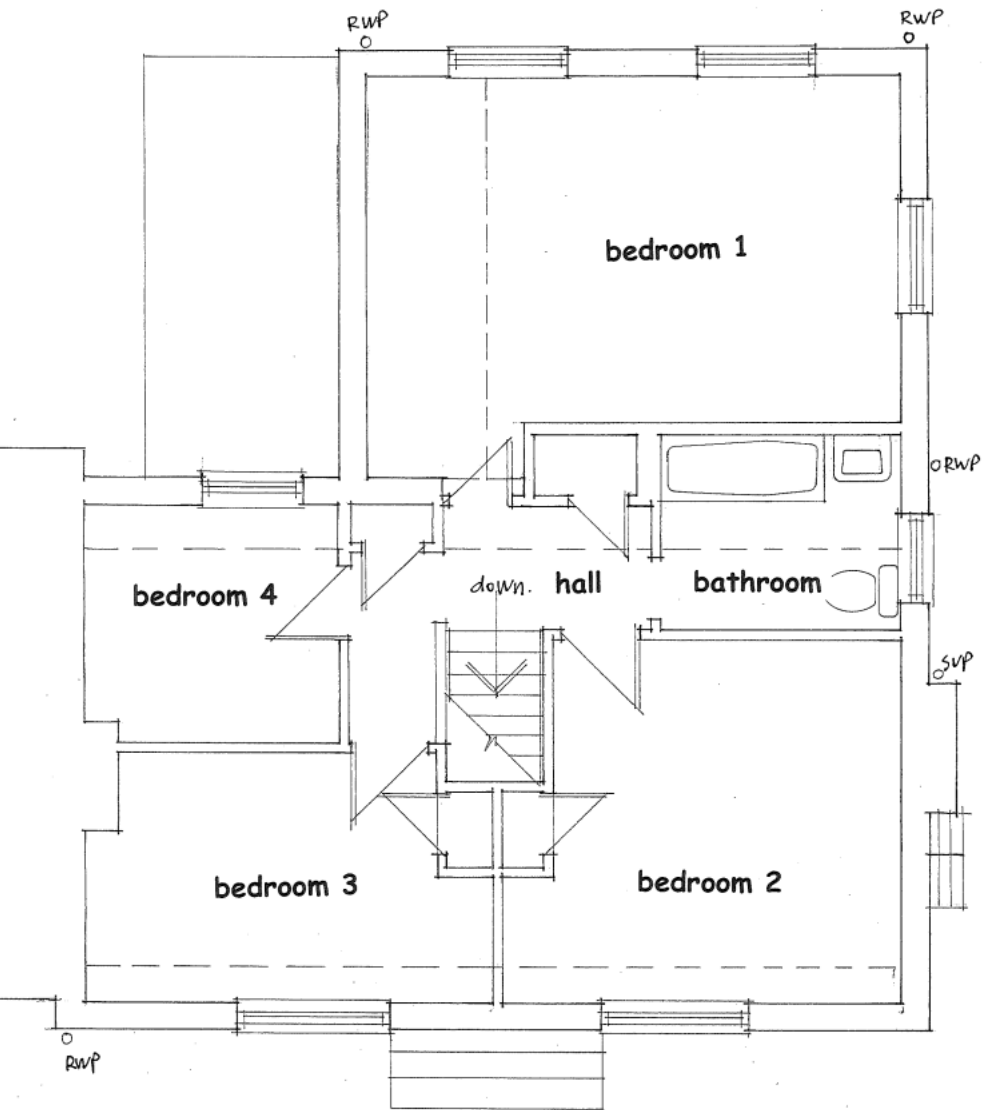


Feb 2020 planning powerpoint

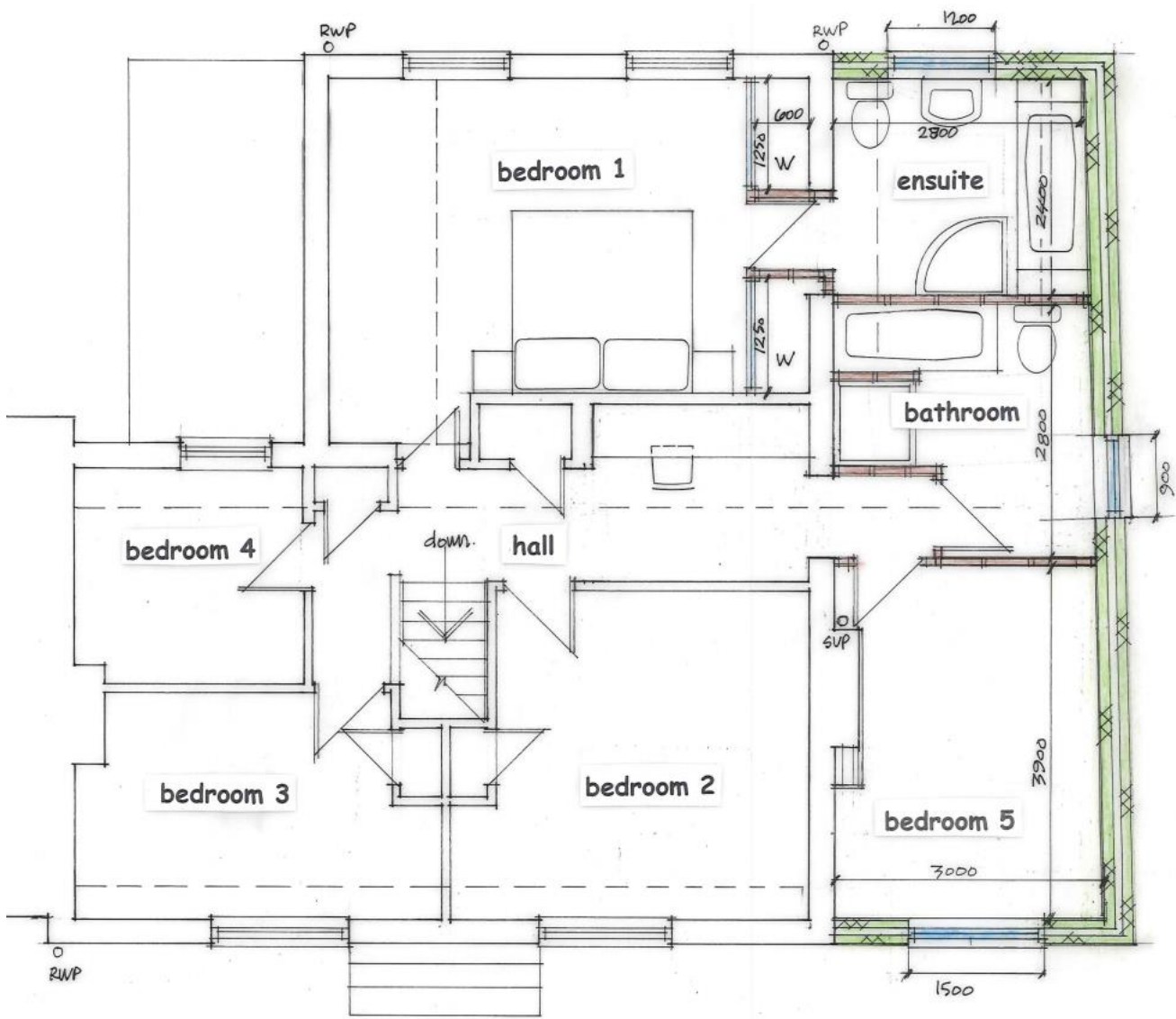
# Proposed



Existing



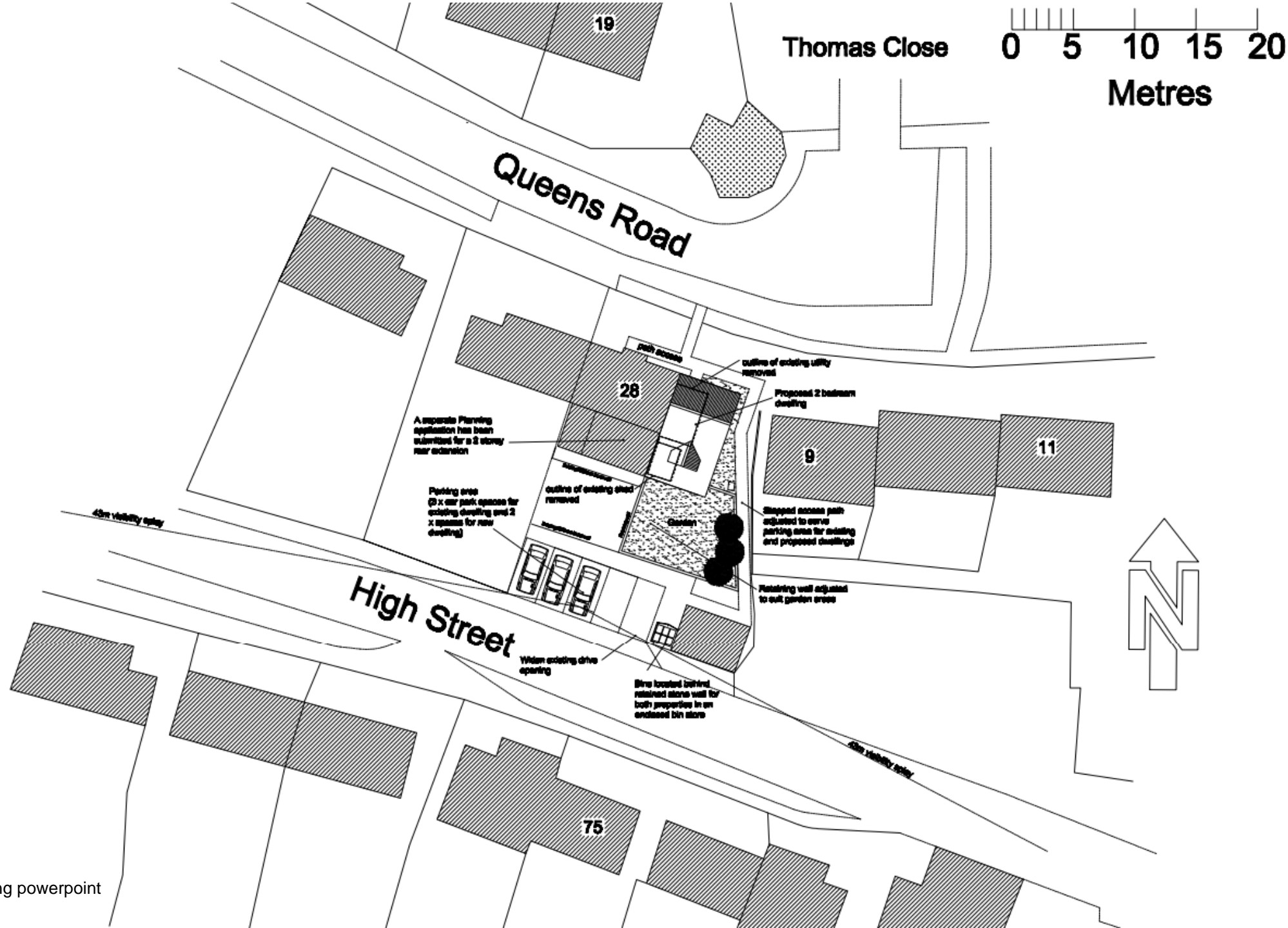
Proposed



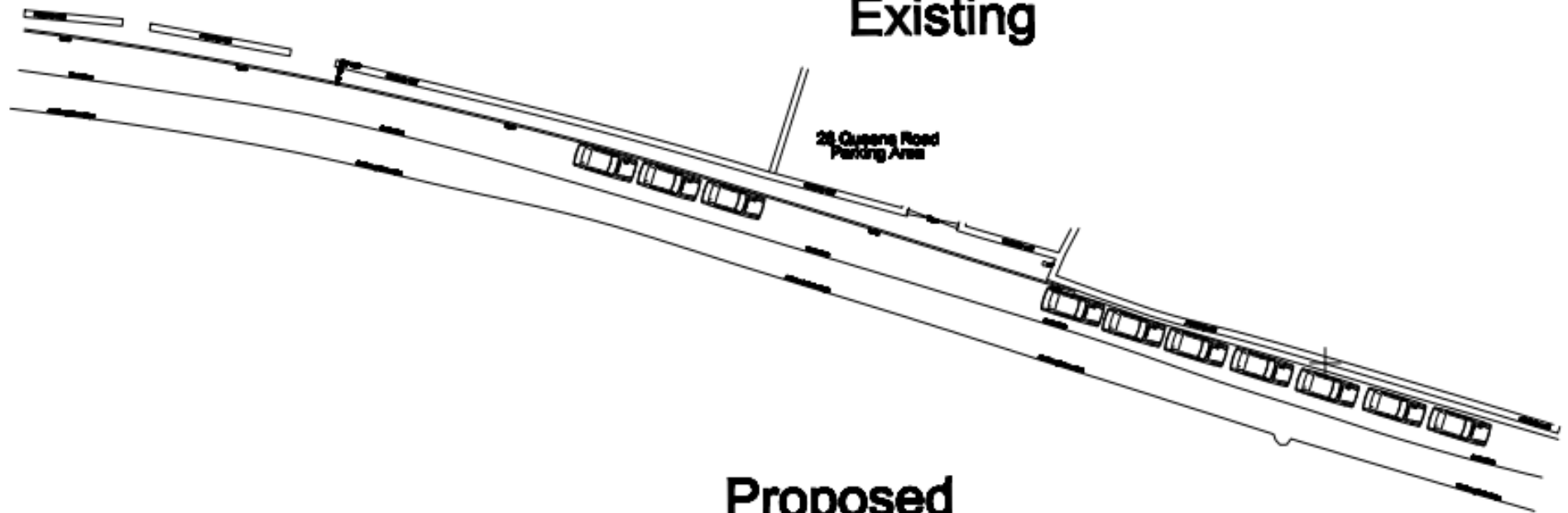
# **20/P/3223/OUT – 28m Queens Rd, Banwell BS29 6BB**

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).

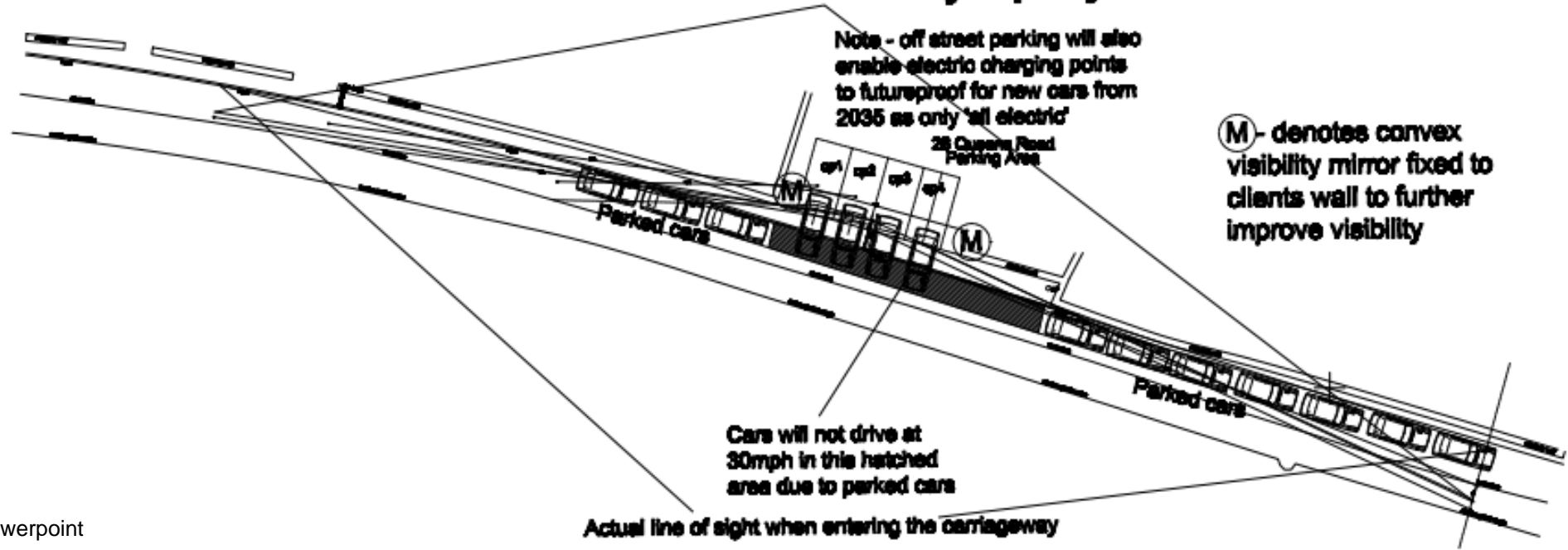




# Existing

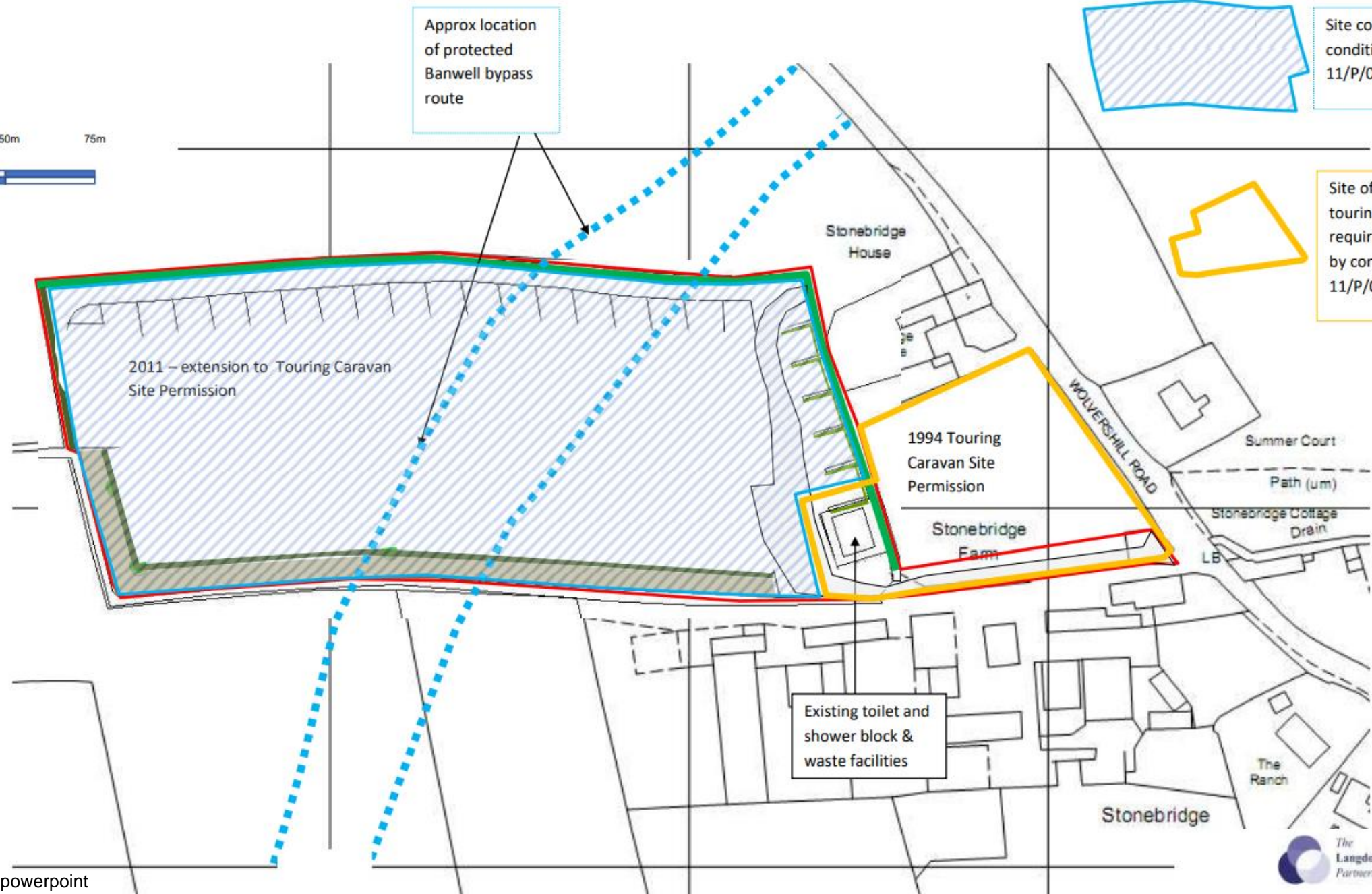


# Proposed 43m visibility splay



# **20/P/3250/FUL Caravan Park Stonebridge Farm Wolvershill Road, Banwell BS29 6AE**

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.



Approx location of protected Banwell bypass route

Site covered by condition 2 in permission 11/P/0297/F

Site of 1994 original touring caravan site not required to be restored by condition 2 of 11/P/0297/F

2011 - extension to Touring Caravan Site Permission

1994 Touring Caravan Site Permission

Existing toilet and shower block & waste facilities

**20/P/2345/FUL Lower Rhodyate Farm, The Rhodyate, Banwell BS29 6NR.**

Change of use of agricultural land to form 14 no. caravan pitches for the occupation of construction workers and erection of W/C and shower block. **REFUSED**

**20/P/2732/FUL Lower Rhodyate Farm, The Rhodyate, Banwell BS29 6NR**

Change of use of agricultural building to workshop falling in Use Classes E(g) (Business) and B8 (Storage and Distribution). **APPROVED**