



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 1st FEBRUARY 2021

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

Cllr Manley Convened the meeting by welcoming everyone.

07/21 To receive apologies for absence (agenda item 1)

Cllr Philcox and District Councillor Harley sent their apologies.

08/21 To receive declarations of interest (agenda Item 2)

No interests were declared.

09/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th January 2021 (agenda item 3)

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

10/21 To note and comment upon planning applications (agenda item 4)

- (i) **20/P/0736/FUL Land West of Mayflower Lodge, Box Bush Lane, Rolstone**
Erection of a fodder, machinery and equipment store.

Resolved – That whilst the Parish Council normally support agricultural building, to object to this application for the following reasons.

- An objection from the internal drainage board due to the proximity of the building to the rhynes.
- Lack of detail about any access to the agricultural building.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **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.

This application was noted.

- (iii) **20/P/3222/FUH 18 Westfield Road Banwell BS29 6BA**
Proposed two storey side extension and associated internal alteration.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) **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).

Resolved – To strongly object to this application because of the failure to address any of the concerns raised by the refusal of the earlier planning application which were:

- The creation of an access onto High Street which does not exist as no dropped kerb.
- Inappropriate car parking scheme leading to displacement of vehicles that currently park there for both residents and carers.
- Destruction of the wall which will disturb the street scene.

The resolution was correctly proposed and seconded (unanimous).

(v) **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.

This application was noted.

11/21 To note planning decisions – (agenda item 5)

(i) **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**

(ii) **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**

The Clerk informed the Committee that three more applications had been decided since the agenda had been published.

(iii) **20/2257/FUL Land At Former Western Trade Centre Knightcott Road Banwell**

Outline planning permission for erection of 20no. dwellings with access, landscaping, layout and scale for approval with appearance reserved for subsequent approval. **REFUSED**

(iv) **20/P/2341/FUL Land At Whitley Head House Barn Whitley Road Banwell**

Proposed installation of all-weather equestrian arena for private use, retrospective permission for change of use of agricultural land to form equestrian use and installation of stables & hay store all for private use. **APPROVED**

(v) **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. **APPROVED**

12/21 Date of the next meeting (agenda item 6)

15th February 2021, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

1st March 2021, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:30

.....Chairman

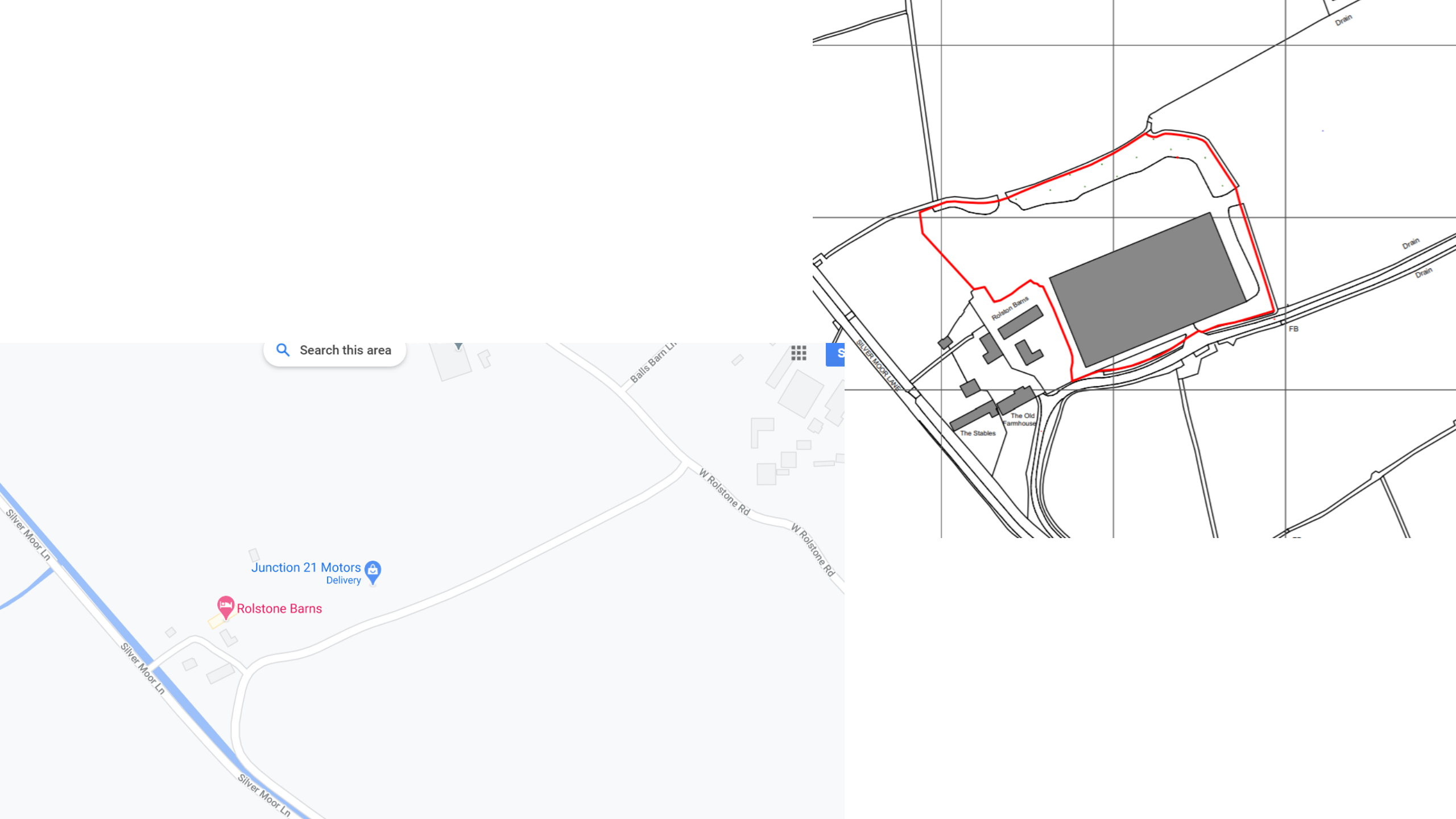
.....Date

Planning Committee

March 1st 2021

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.



Search this area

Junction 21 Motors Delivery

Rolstone Barns

Rolston Barns

The Old Farmhouse

The Stables

Balls Barn Ln

W Rolstone Rd

W Rolstone Rd

SILVER MOOR LN

FB

Drain

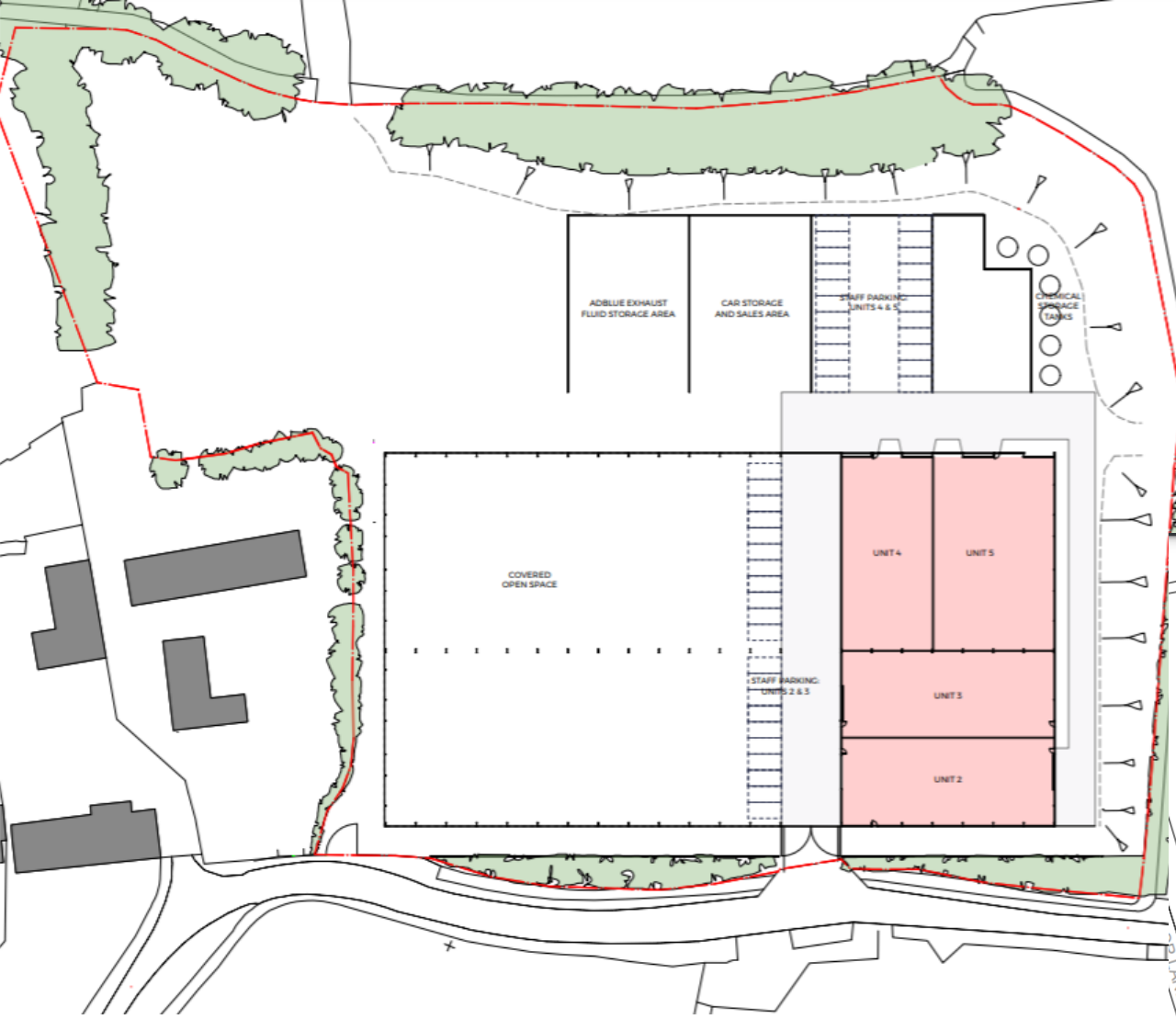
Drain

Drain

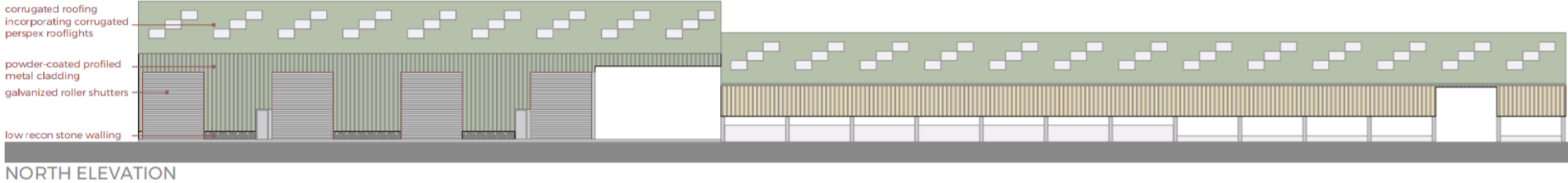
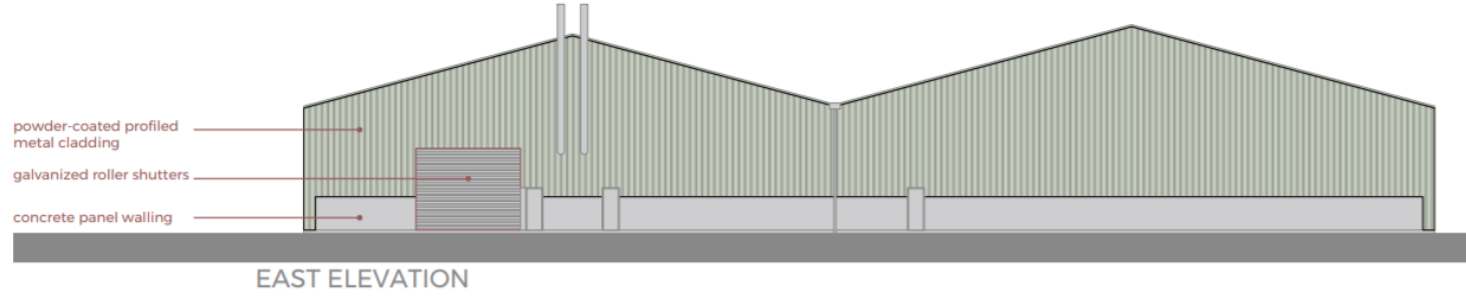
Silver Moor Ln

Silver Moor Ln

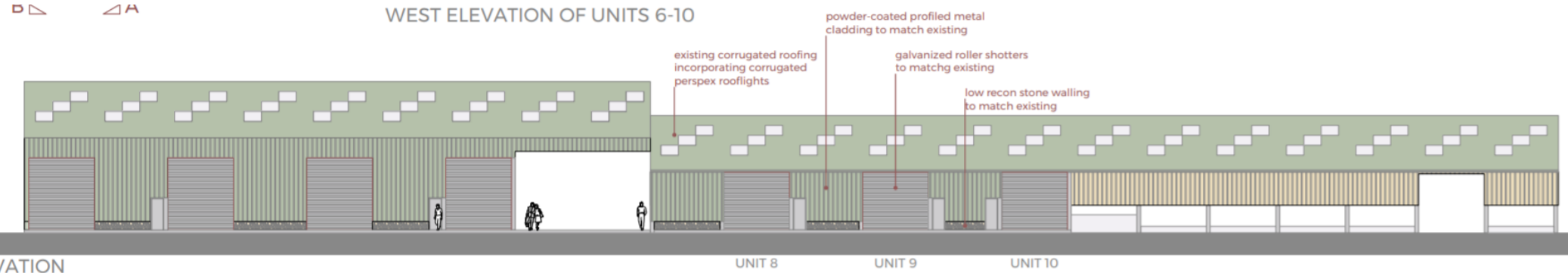
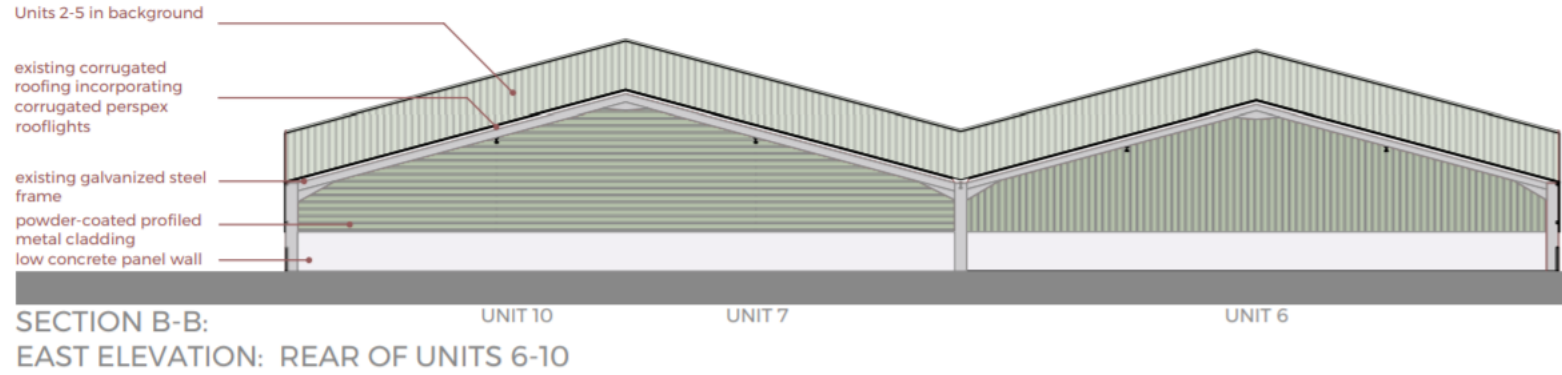
Silver Moor Ln



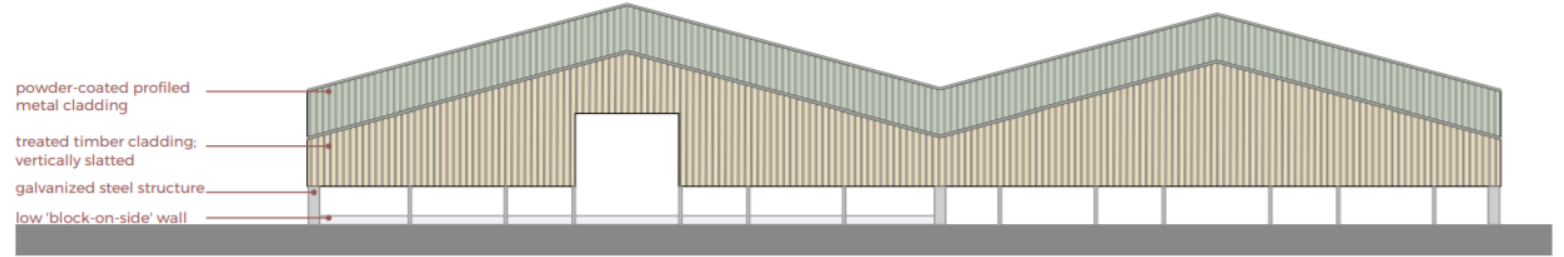
Existing



Proposed

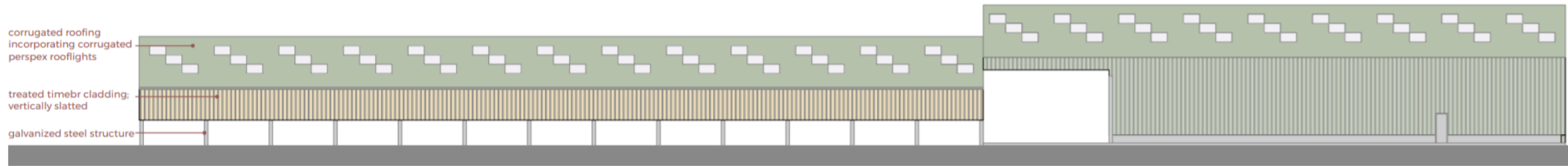


NORTH ELEVATION

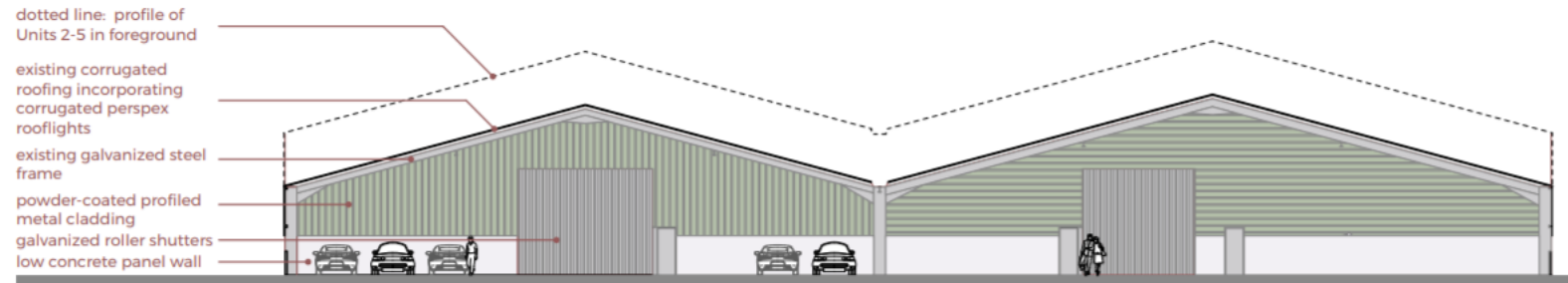


WEST ELEVATION

Existing

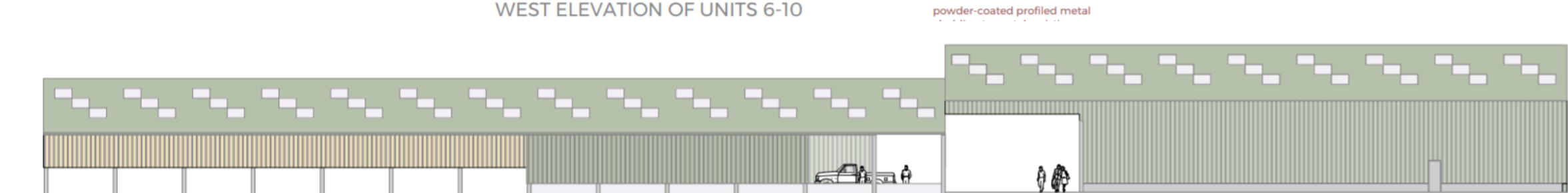


SOUTH ELEVATION



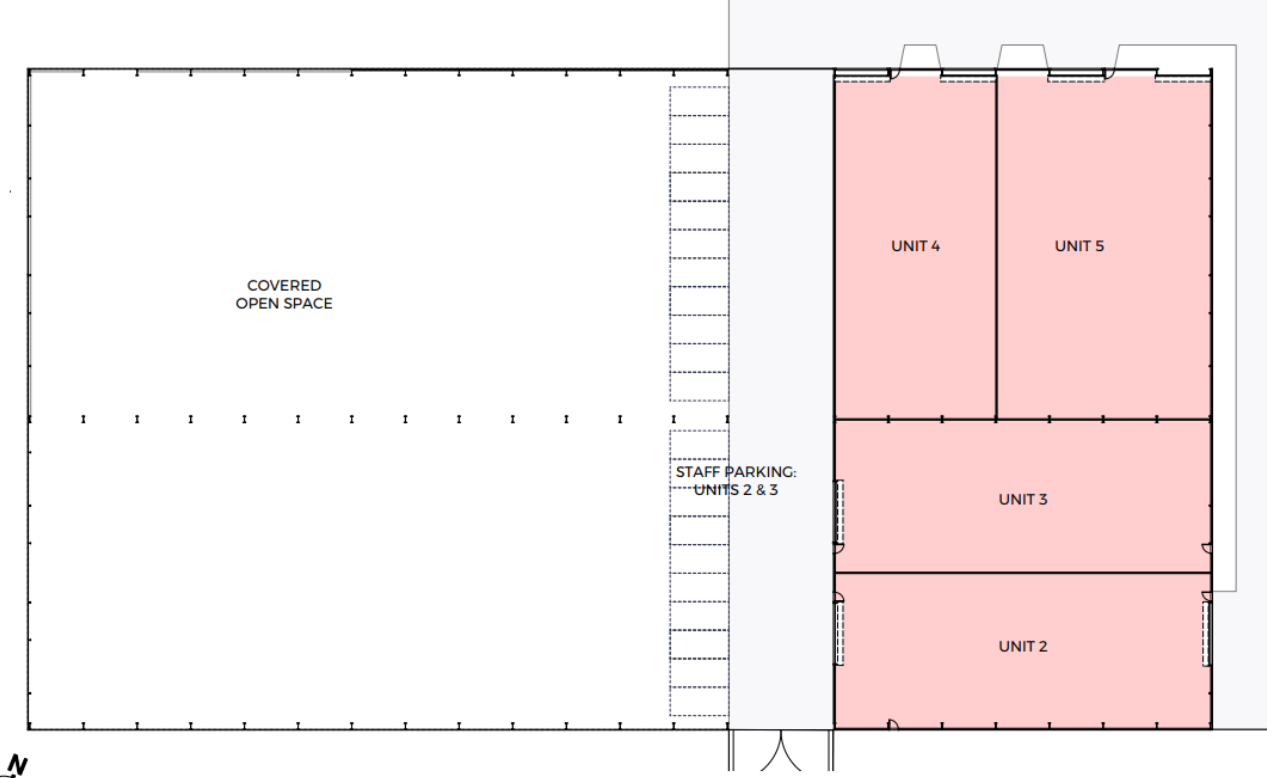
SECTION A-A:
WEST ELEVATION OF UNITS 6-10

Proposed



SOUTH ELEVATION

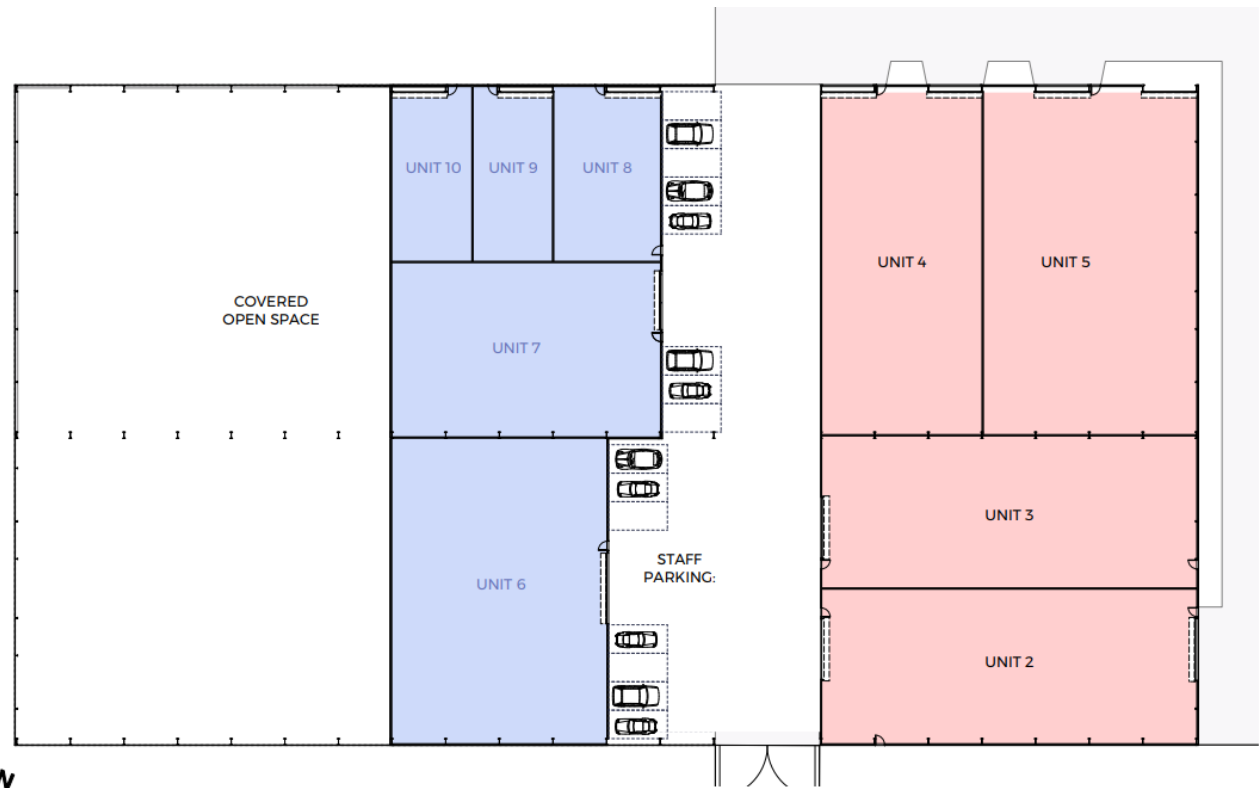
UNIT 6



Existing



Proposed



21/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.





LEGEND

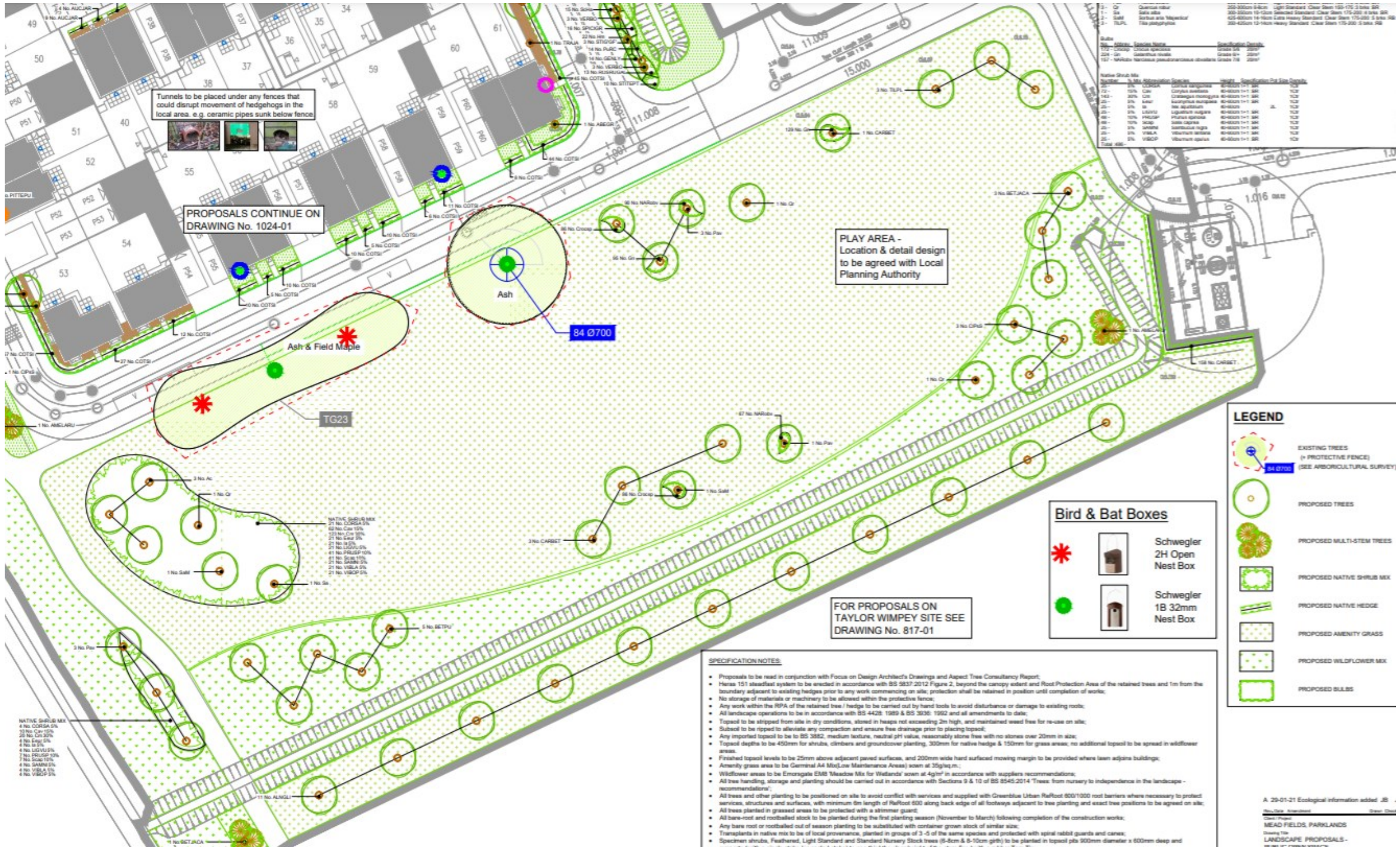
1 STOREY

2 STOREY

2.5 STOREY

3 STOREY





Tunnels to be placed under any fences that could disrupt movement of hedgehogs in the local area. e.g. ceramic pipes sunk below fence



PROPOSALS CONTINUE ON DRAWING No. 1024-01

PLAY AREA - Location & detail design to be agreed with Local Planning Authority

FOR PROPOSALS ON TAYLOR WIMPEY SITE SEE DRAWING No. 817-01

Bird & Bat Boxes

Schweger 2H Open Nest Box

Schweger 1B 32mm Nest Box

LEGEND

- EXISTING TREES (+ PROTECTIVE FENCE) (SEE ARBORICULTURAL SURVEY)
- PROPOSED TREES
- PROPOSED MULTI-STEM TREES
- PROPOSED NATIVE SHRUB MIX
- PROPOSED NATIVE HEDGE
- PROPOSED AMENITY GRASS
- PROPOSED WILDFLOWER MIX
- PROPOSED BILBS

- ### SPECIFICATION NOTES
- Proposals to be read in conjunction with Focus on Design Architect's Drawings and Aspect Tree Consultancy Report;
 - Herra 151 stainless system to be erected in accordance with BS 5837:2012 Figure 2, beyond the canopy extent and Root Protection Area of the retained trees and 1m from the boundary adjacent to existing hedges prior to any work commencing on site; protection shall be retained in position until completion of works;
 - No storage of materials or machinery to be allowed within the protective fence;
 - Any work within the RPA of the retained tree / hedge to be carried out by hand tools to avoid disturbance or damage to existing roots;
 - All landscape operations to be in accordance with BS 4428: 1989 & BS 3036: 1992 and all amendments to date;
 - Topsoil to be stripped from site in dry conditions, stored in heaps not exceeding 2m high, and maintained weed free for re-use on site;
 - Subsoil to be ripped to alleviate any compaction and ensure free drainage prior to placing topsoil;
 - Any imported topsoil to be to BS 3882, medium texture, neutral pH value, reasonably stone free with no stones over 20mm in size;
 - Topsoil depths to be 450mm for shrubs, climbers and groundcover planting, 300mm for native hedge & 150mm for grass areas; no additional topsoil to be spread in wildflower areas;
 - Finished topsoil levels to be 25mm above adjacent paved surfaces, and 200mm wide hard surfaced mowing margin to be provided where lawn adjoins buildings;
 - Amenity grass area to be Germin 44 Mix (Low Maintenance Areas) sown at 35g/m²;
 - Wildflower areas to be Emeragale EMB Meadow Mix for Wildlands sown at 4g/m² in accordance with suppliers recommendations;
 - All tree handling, storage and planting should be carried out in accordance with Sections 9 & 10 of BS 5545:2014 'Trees: from nursery to independence in the landscape - recommendations';
 - All trees and other planting to be positioned on site to avoid conflict with services and supplied with Greenblue Urban RfRoot 600/1000 root barriers where necessary to protect services, structures and surfaces, with minimum 6m length of RfRoot 600 along back edge of all footways adjacent to tree planting and exact tree positions to be agreed on site;
 - All trees planted in grassed areas to be protected with a strimmer guard;
 - All bare-root and rootballed stock to be planted during the first planting season (November to March) following completion of the construction works;
 - Any bare root or rootballed stock to be substituted with container grown stock of similar size;
 - Transplants in native mix to be of local provenance, planted in groups of 3-5 of the same species and protected with spiral rabbit guards and canes;
 - Specimen shrubs, Feathered, Light Standard and Standard Nursery Stock trees (6-8cm & 8-10cm girth) to be planted in topsoil pits 900mm diameter x 600mm deep and

Code	Quantity	Species Name	Confirmation Details
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103	1	103 - 103	103 - 103
104	1	104 - 104	104 - 104
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PLOT 12

PLOT 13

PLOT 14

PLOT 15

PLOT 16

PLOT 17

PLOT 18

PLOT 44

STREET SCENE I



PLOT 18

PLOT 19

PLOT 20

PLOT 29

PLOT 30

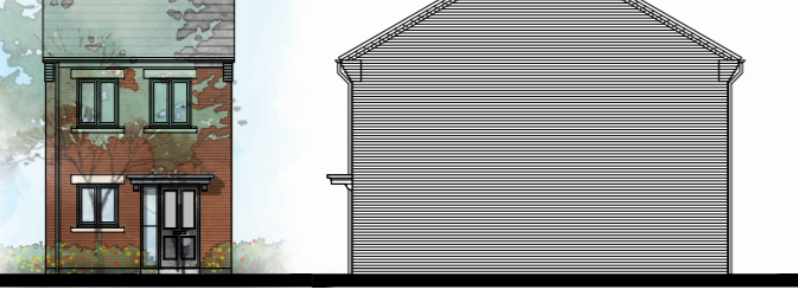
PLOT 70



STREET SCENE 3

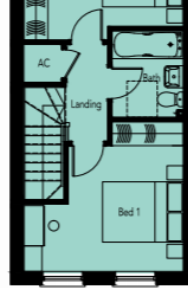


STREET SCENE 4

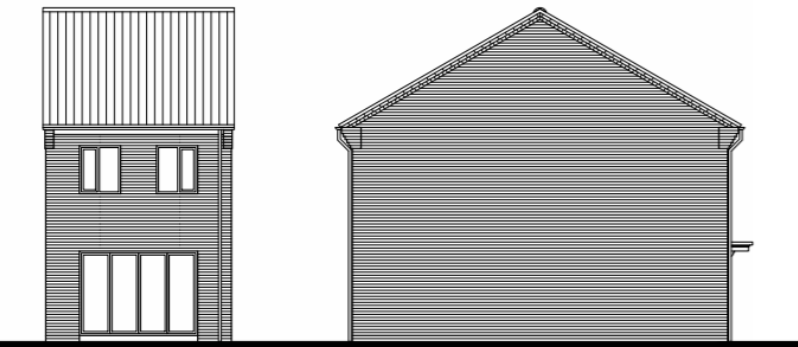


FRONT ELEVATION

SIDE ELEVATION

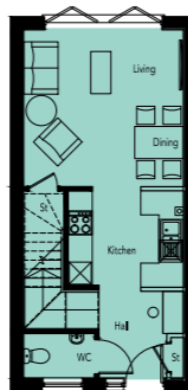


FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

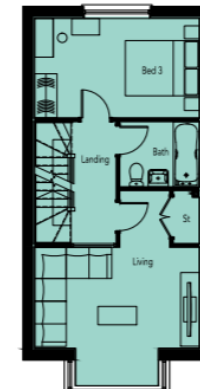


GROUND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN

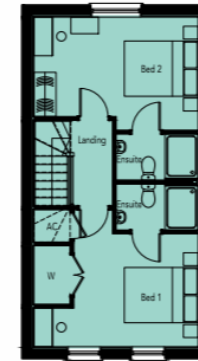


REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



SECOND FLOOR PLAN

REVISION/S:

GRUMPLELLI
WEST KEY

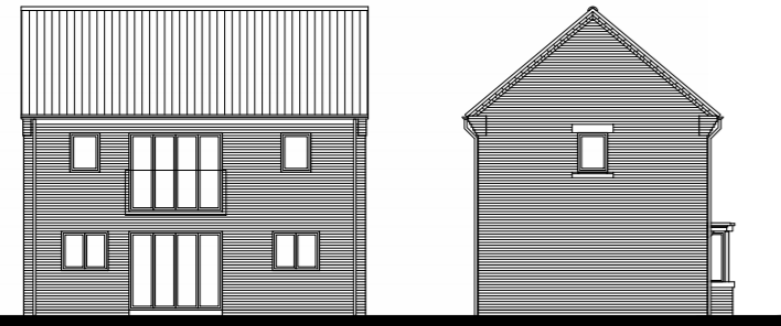


FRONT ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

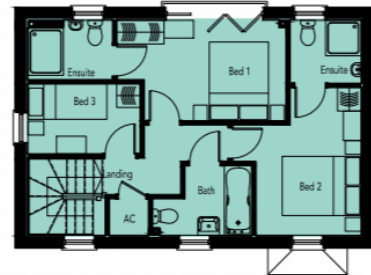


GROUND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

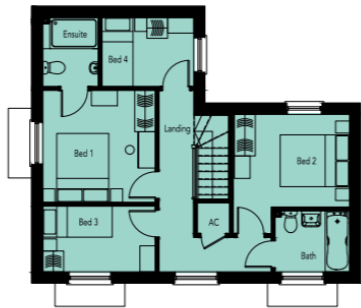


GROUND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

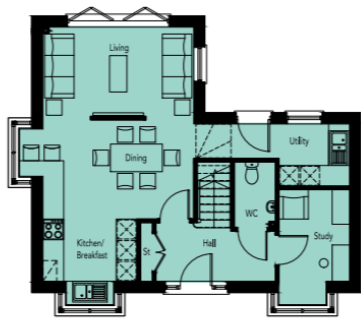


FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

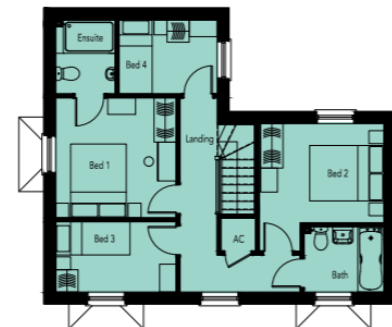


GROUND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN

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

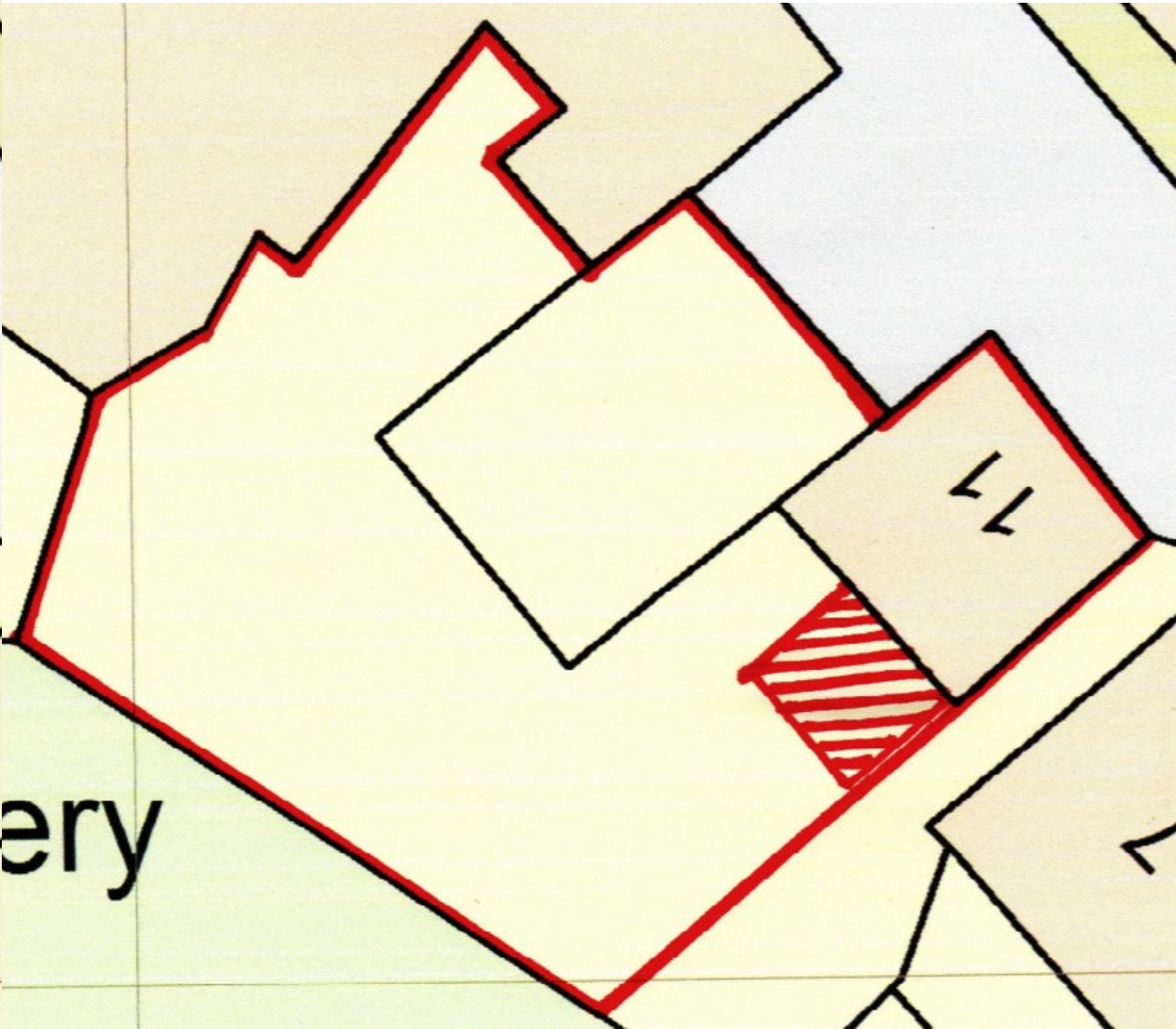
Proposed single storey rear extension.

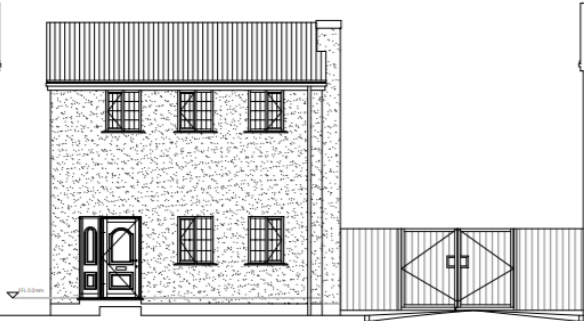


Existing



Proposed





11 WEST ST (NO CHANGE)
EXISTING NE ELEVATION (WEST ST FRONT)

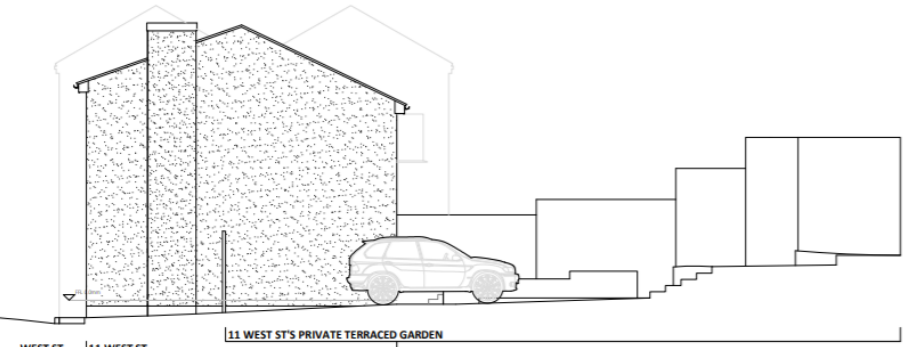
0 2
SCALE 1/100 @ A3

PRIVATE ACCESS TO REAR GARDEN & PARKING



11 WEST ST
EXISTING SW ELEVATION (REAR)

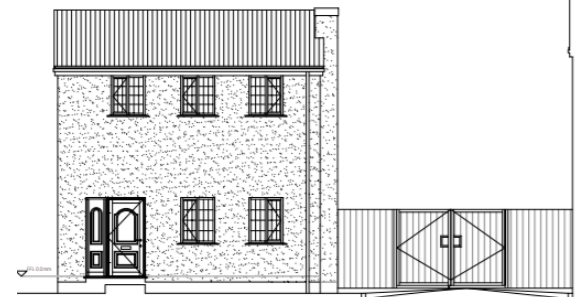
0 2
SCALE 1/100 @ A3



WEST ST | 11 WEST ST
EXISTING SW ELEVATION (SIDE)

11 WEST ST'S PRIVATE TERRACED GARDEN

- KEY:
-  ROOF - BROWN ROOF TILES
 -  WALLS, PAINTED RENDER (OFF WHITE)
 -  FENCE & GATE, TREATED HARDWOOD 2.1M HIGH



11 WEST ST (NO CHANGE)
PROPOSED NE ELEVATION (WEST ST FRONT)

0 2
SCALE 1/100 @ A3

PRIVATE ACCESS TO REAR GARDEN & PARKING



11 WEST ST
PROPOSED SW ELEVATION (REAR)

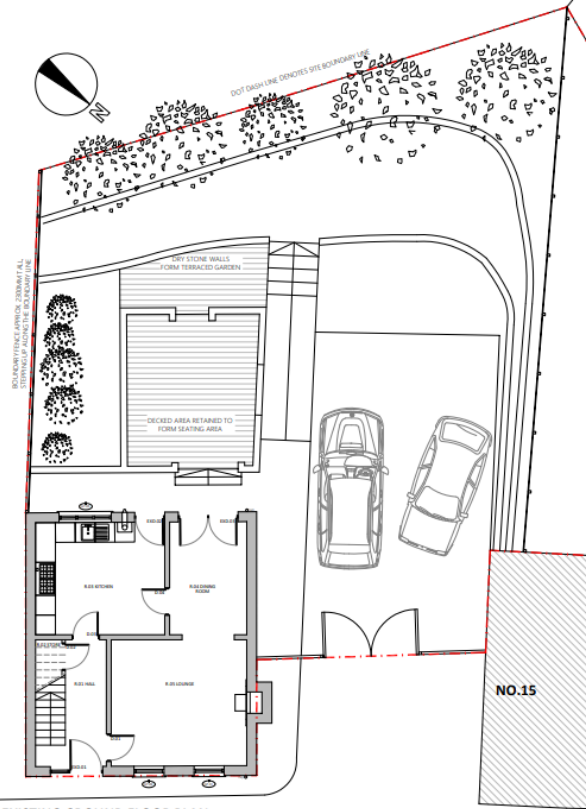
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SCALE 1/100 @ A3



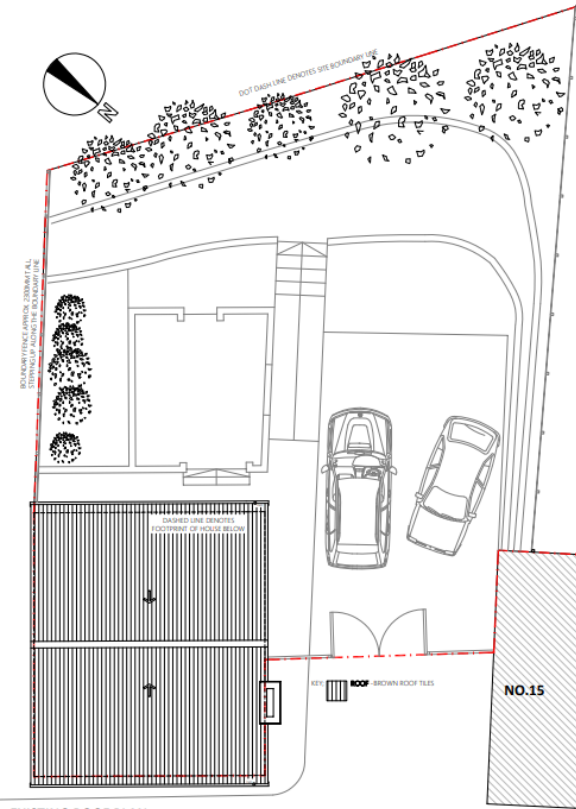
WEST ST | 11 WEST ST
PROPOSED SW ELEVATION (SIDE)

11 WEST ST'S PRIVATE TERRACED GARDEN

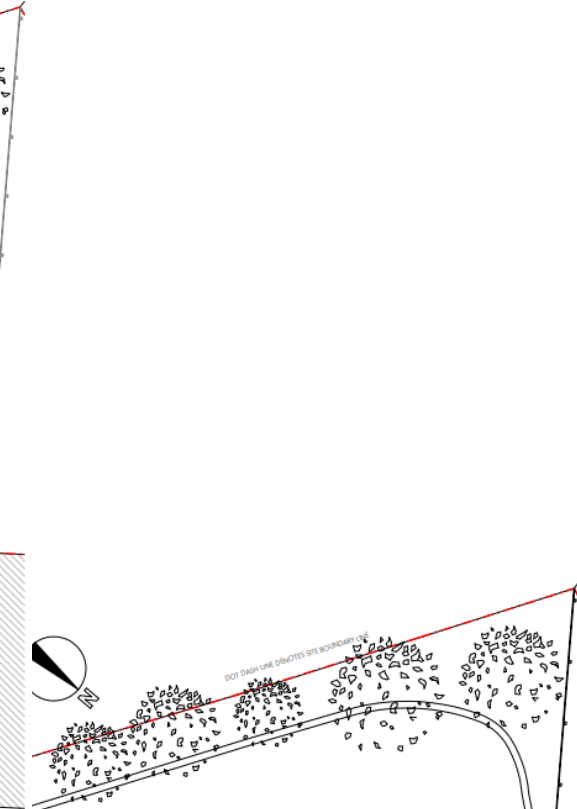
- KEY:
-  ROOF - BROWN ROOF TILES
 -  WALLS, PAINTED RENDER (OFF WHITE)
 -  FENCE & GATE, TREATED HARDWOOD 2.1M HIGH



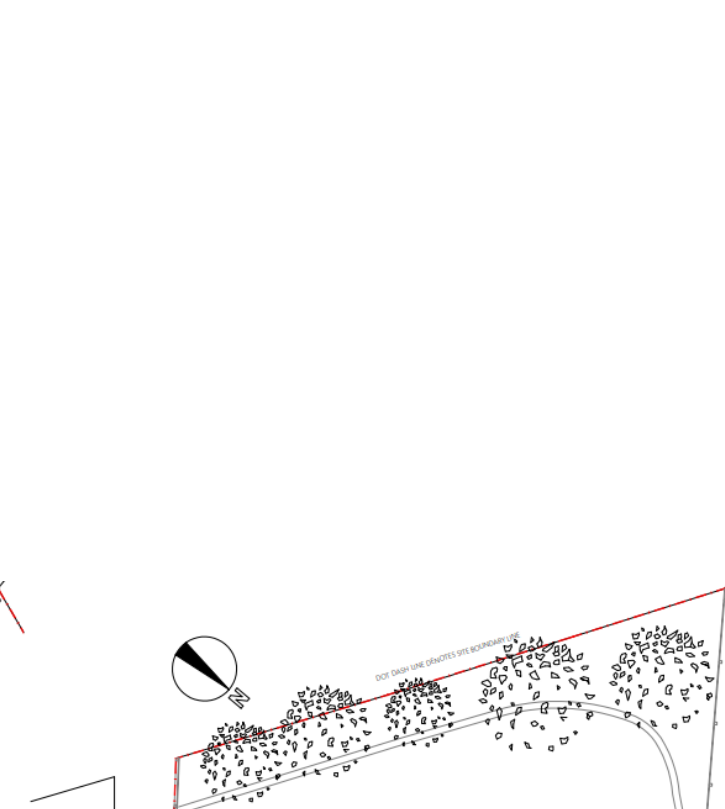
EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED GROUND FLOOR PLAN

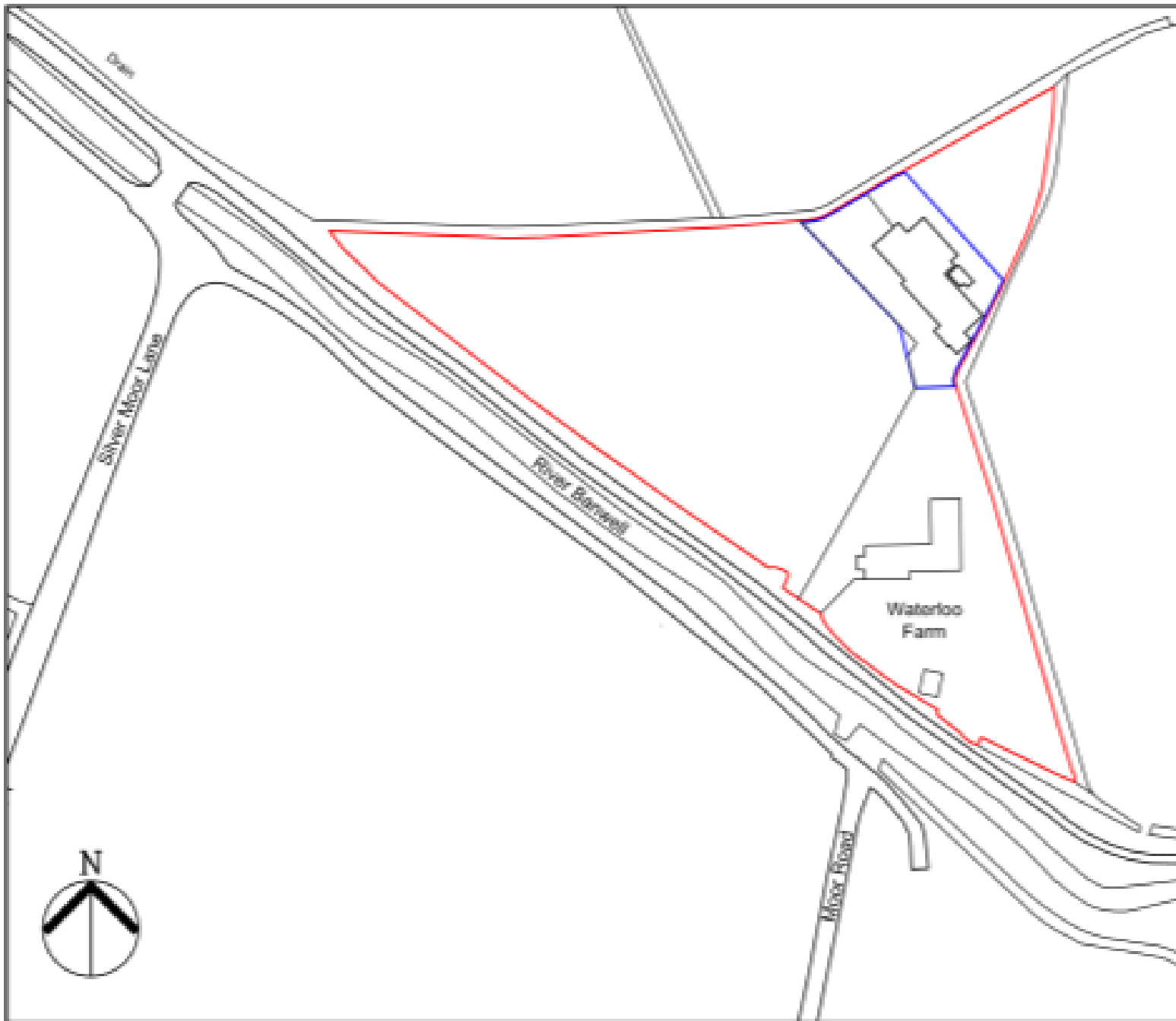


PROPOSED ROOF PLAN

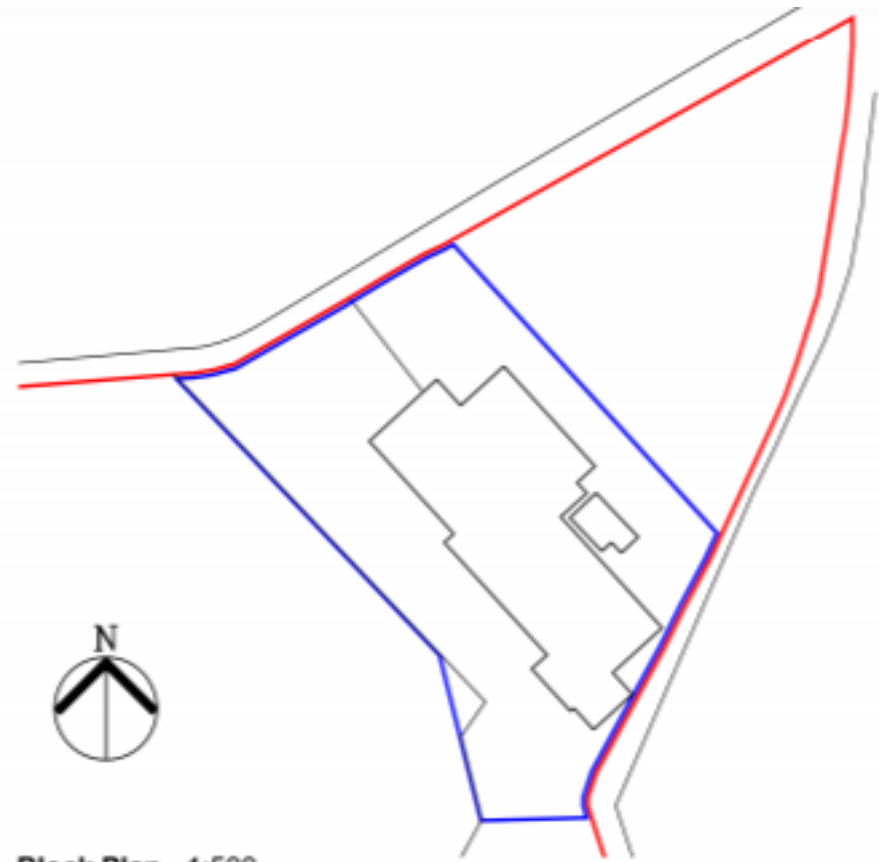
NOTE: 100MM WIDE X 200MM LONG ROOF LANTERN OR EQUAL, APPROVED TO BE INSTALLED ABOVE NEW EXTENSION, WITH ASSOCIATED UPSTAIRS & FLASHINGS IN ACCORDANCE TO CURRENT BUILDING REGS.

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

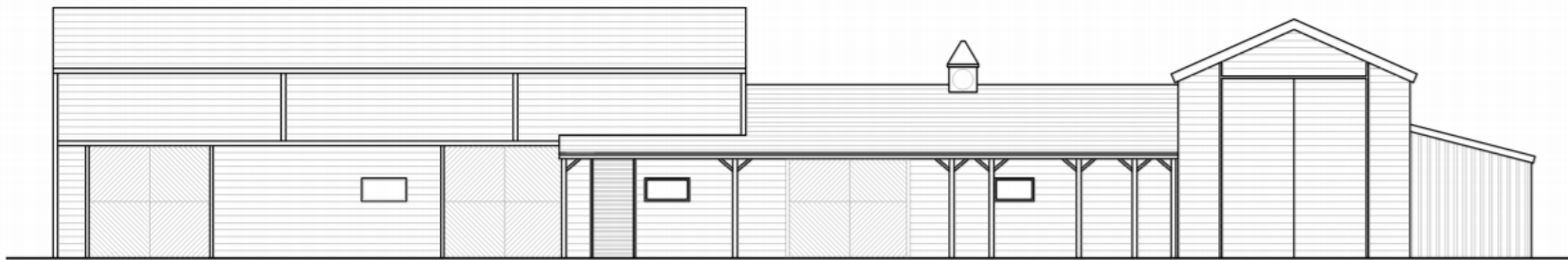
Change of use from former agricultural building
/equestrian to light industrial use (Use Class E)
(retrospective)



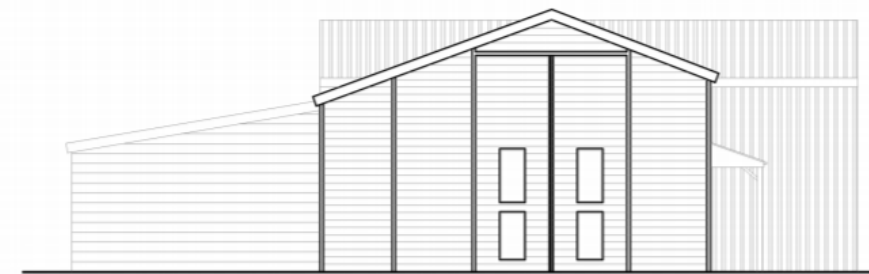
Site Location Plan - 1:1250



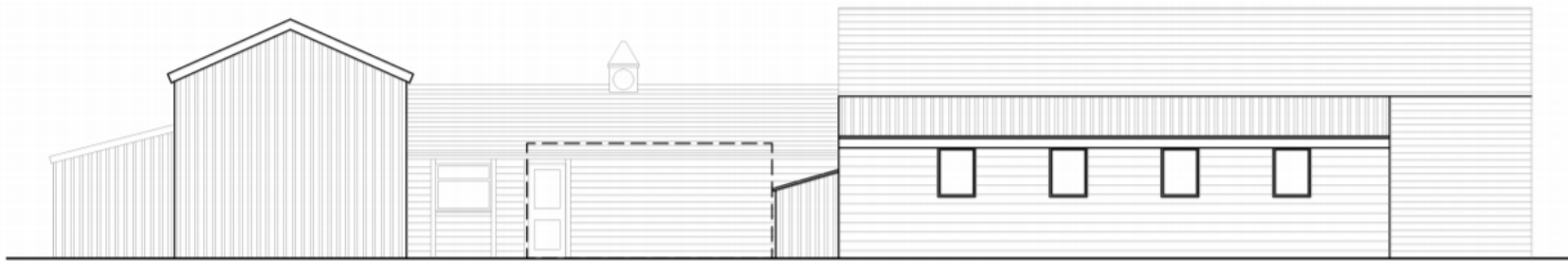
Block Plan - 1:500



Elevation A - 1:100

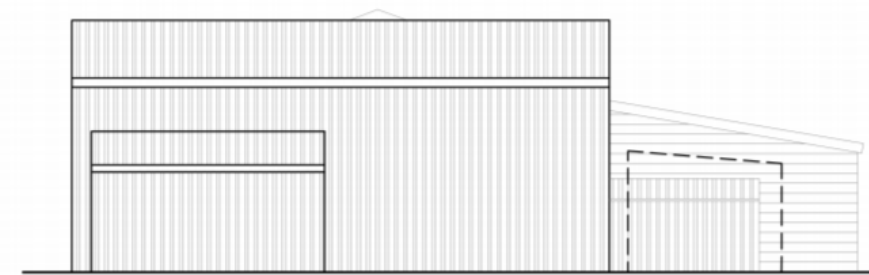


Elevation B - 1:100



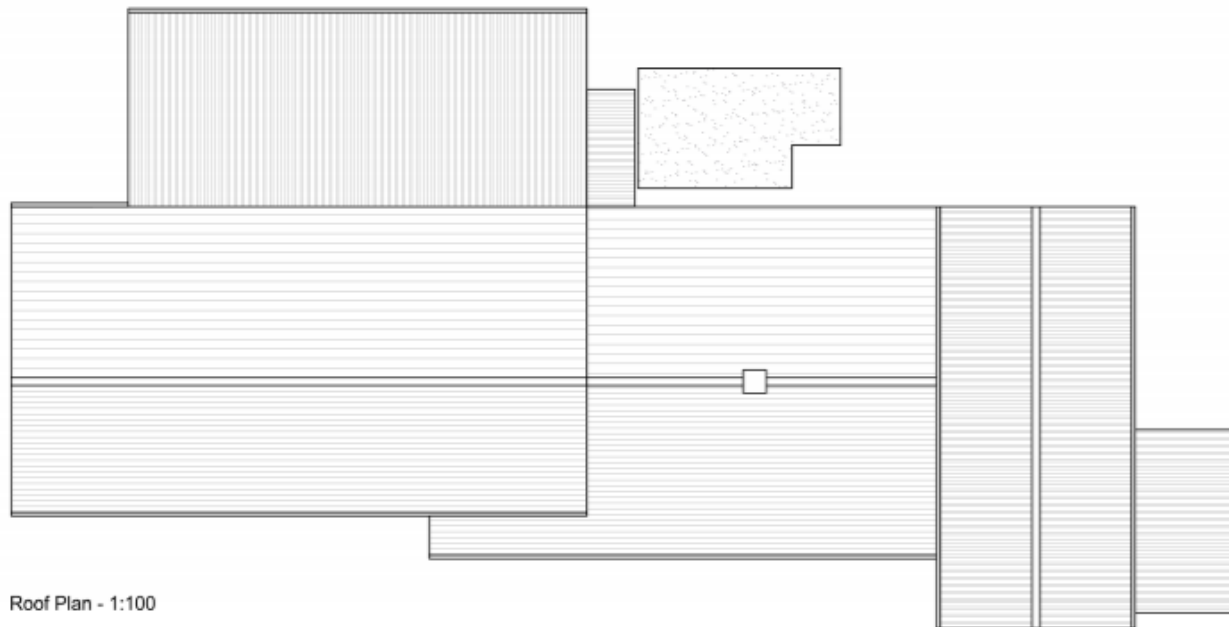
Elevation C - 1:100

Shed outline



Elevation D - 1:100

Shed outline



Roof Plan - 1:100



Ground Floor Plan - 1:100



21/P/0201/AOC Land South of Churchland Way, Wolvershill Road, Banwell.

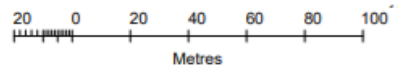
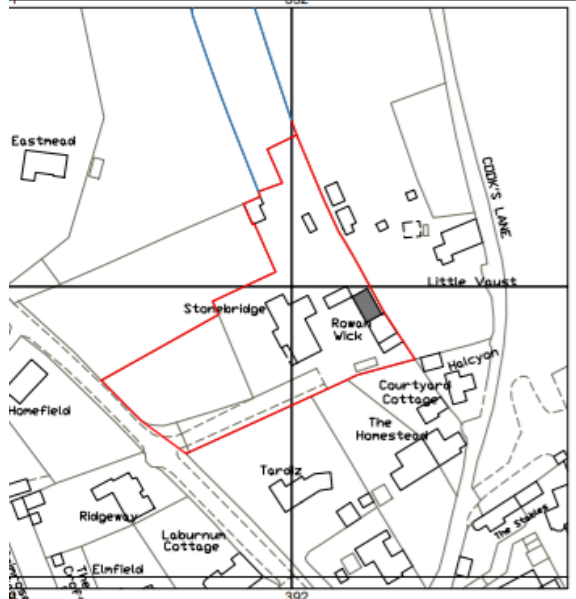
Request to discharge condition Nos. 12, 28, 30, 31, 34, 37, 38, 39, 40, 46 and 48 on application 17/P/5586/RM

21/P/0223/FUL Land South of Wolvershill Road, Banwell.

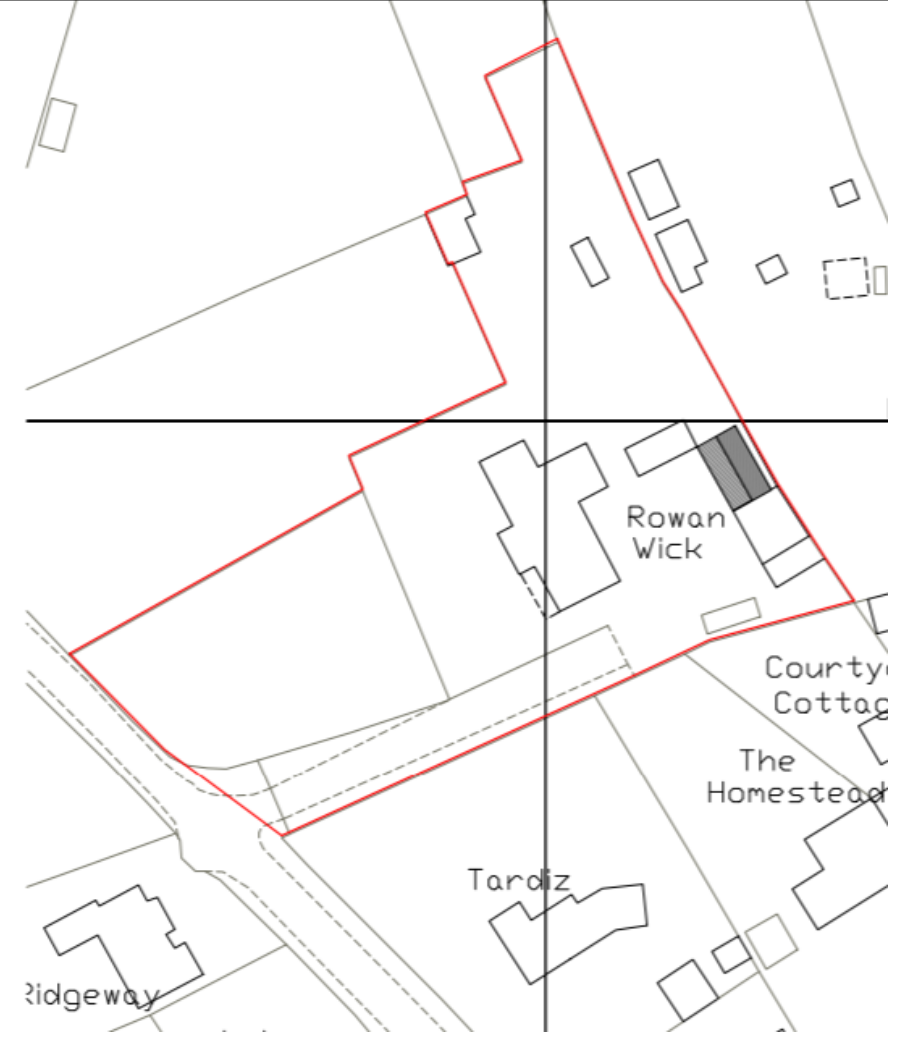
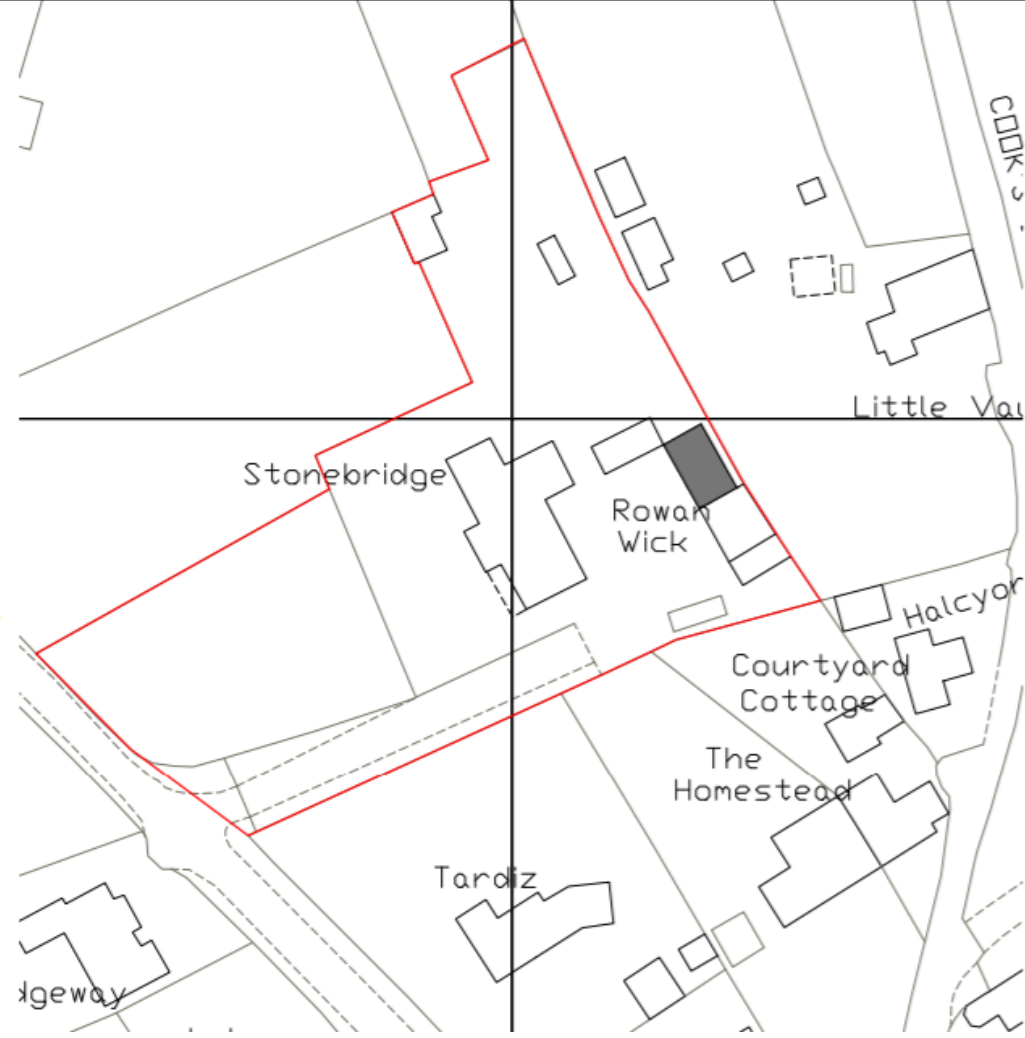
Variation of Condition 8 (Noise Mitigation) of approved application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow the noise bund to be delivered in 2 phases.

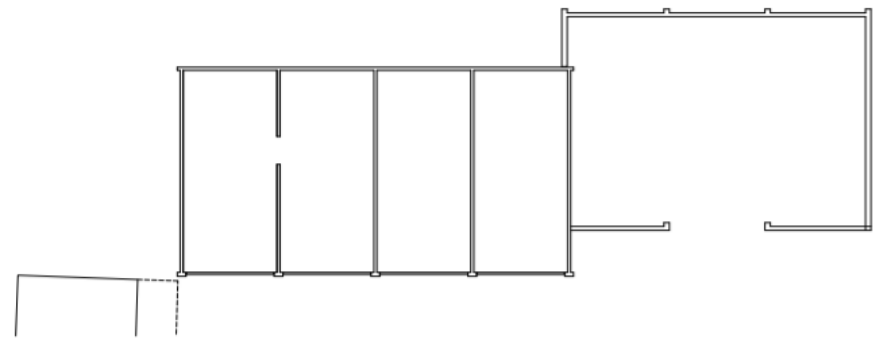
21/P/0247/FUH Rowan Wick Wolverhill Road Banwell BS29 6DR

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

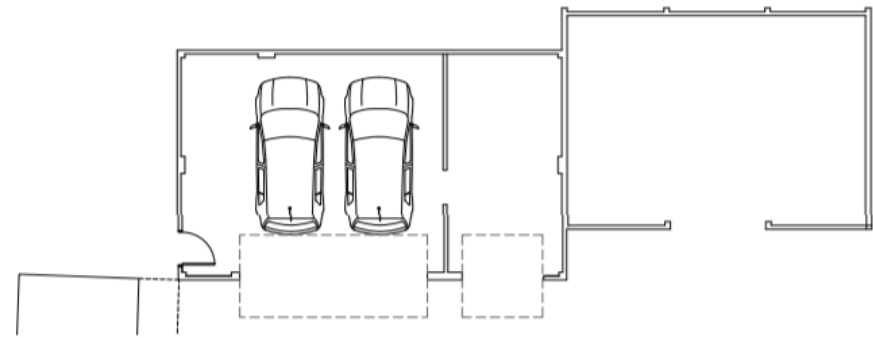


N
LOCATION PLAN 1:1250

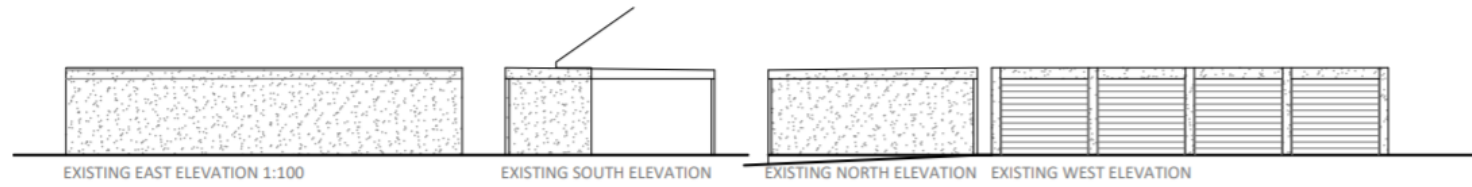




EXISTING PLAN 1:100



PROPOSED PLAN 1:100

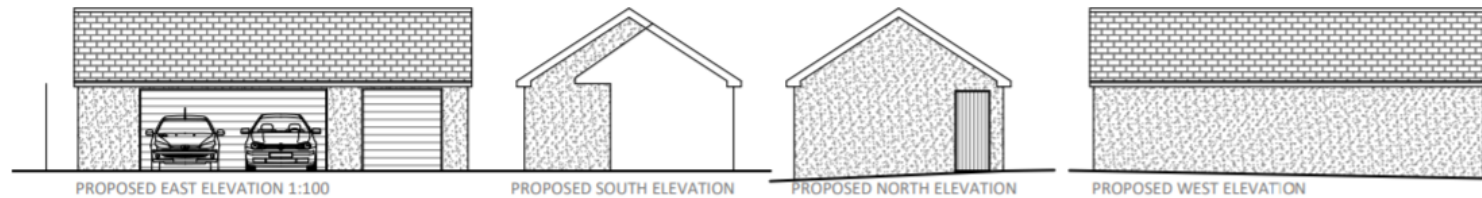


EXISTING EAST ELEVATION 1:100

EXISTING SOUTH ELEVATION

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION



PROPOSED EAST ELEVATION 1:100

PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

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

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



Hotel

Ship Hotel

(PH)

El

Sub

Sta

16.2m

The Square

A368

T1

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**

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**

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**

20/P/2875/FUH 13 Towerhead Road Banwell BS29 6PQ

Conversion/extension of existing garage/outbuilding to North West of main house. **APPROVED**

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**

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

Proposed two storey side extension and associated internal alteration. **APPROVED**

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**