



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON TUESDAY 6th APRIL 2021

PRESENT: Councillors Paul Blatchford, Steve Davies, Paul Harding and Paul Philcox.
IN ATTENDANCE: Mrs Liz Shayler (Clerk) and Maggie McCarthy

In the absence of the Chair and Vice Chair then Cllr Blatchford chaired the meeting. He convened the meeting by welcoming everyone.

20/21 To receive apologies for absence (agenda item 1)

Cllr Manley sent his apologies.

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

No interests were declared.

22/21 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 1st of March 2021 be approved as a correct record of the meeting with Cllr Philcox being added as present.

The resolution was correctly proposed and seconded (unanimous)

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

23/21 To discuss North Somersets Street Names request for SNN4117 Taylor Wimpey Site (agenda item 4).

Councillors were asked to let the Clerk have any suggestions by the 12th of April for discussion and agreement at full Council.

Cllr Davies joined the meeting.

24/21 To discuss North Somersets draft Conservation Supplementary Planning Document Consultation (agenda item 5)

Councillors were supportive of the document with a few historical fact amendments however, they raised concerns about the outcome of the number of enforcement cases and retrospective planning which is often permitted against the best interest of the Conservation Area.

25/21 To note and comment upon planning applications (agenda item 6).

- (i) **21/P/0587/LDE Western Fields, Whitley Head, Banwell. BS24 6NA**
Certificate of Lawful Development for the change of use of a building from agricultural to Class B8 (Storage).

This application was noted.

- (ii) **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.

Resolved – That whilst the Committee support the extension to provide additional accommodation, with balcony to the rear at first floor level then it was felt that they could not support the additional garages for the following reasons.

- No justification for an additional double garage and lack of detail about the proposal, especially the scale.
- In front of the property line interfering with the street scene.
- Given the incline on Dark Lane the garage would be in an elevated position which would be seen from the Conservation Area.
- Concern that this could become an annex or a separate dwelling.

The resolution was correctly proposed and seconded (unanimous)

(iii) 21/P/0489/FUH Jana, Wolvershill Road, Banwell. BS29 6DJ

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

Resolved – To not support this application for the following reasons.

- It will create a change to the street scene and therefore become out of keeping among the adjacent dwellings with an increased roof line.
- It will set a precedent for these properties leading to a further reduction of two-bedroom bungalows that are much needed in the village.

The resolution was correctly proposed and seconded (unanimous with 1 abstention)

(iv) 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

This application was noted.

(v) 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

This application was noted.

(vi) 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.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(vii) 21/P/0877/TRCA 39, High Street, Banwell. BS29 6AF

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

This application was noted.

26/21 To note planning decisions – (agenda item 7)

(i) 20/P/0736/FUL Land West of Mayflower Lodge, Box Bush Lane, Rolstone

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

(ii) 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**

(ii) 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**

- (iv) **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**
- (v) **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**
- (vi) **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**
- (vii) **21/P/0159/FUH 11 West Street, Banwell BS29 6DA**
Proposed single storey rear extension. **APPROVED**
- (viii) **21/P/0312/TRCA The Manor, 1 Castle Hill, Banwell BS29 6BL**
T1 - Cedar/Lawson - crown reduce by 1-2m. **NO OBJECTION**
- (ix) **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**

27/21 Date of the next meeting (agenda item 8)

19th April 2021, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>
Tuesday 4th May 2021, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:25

.....Chairman

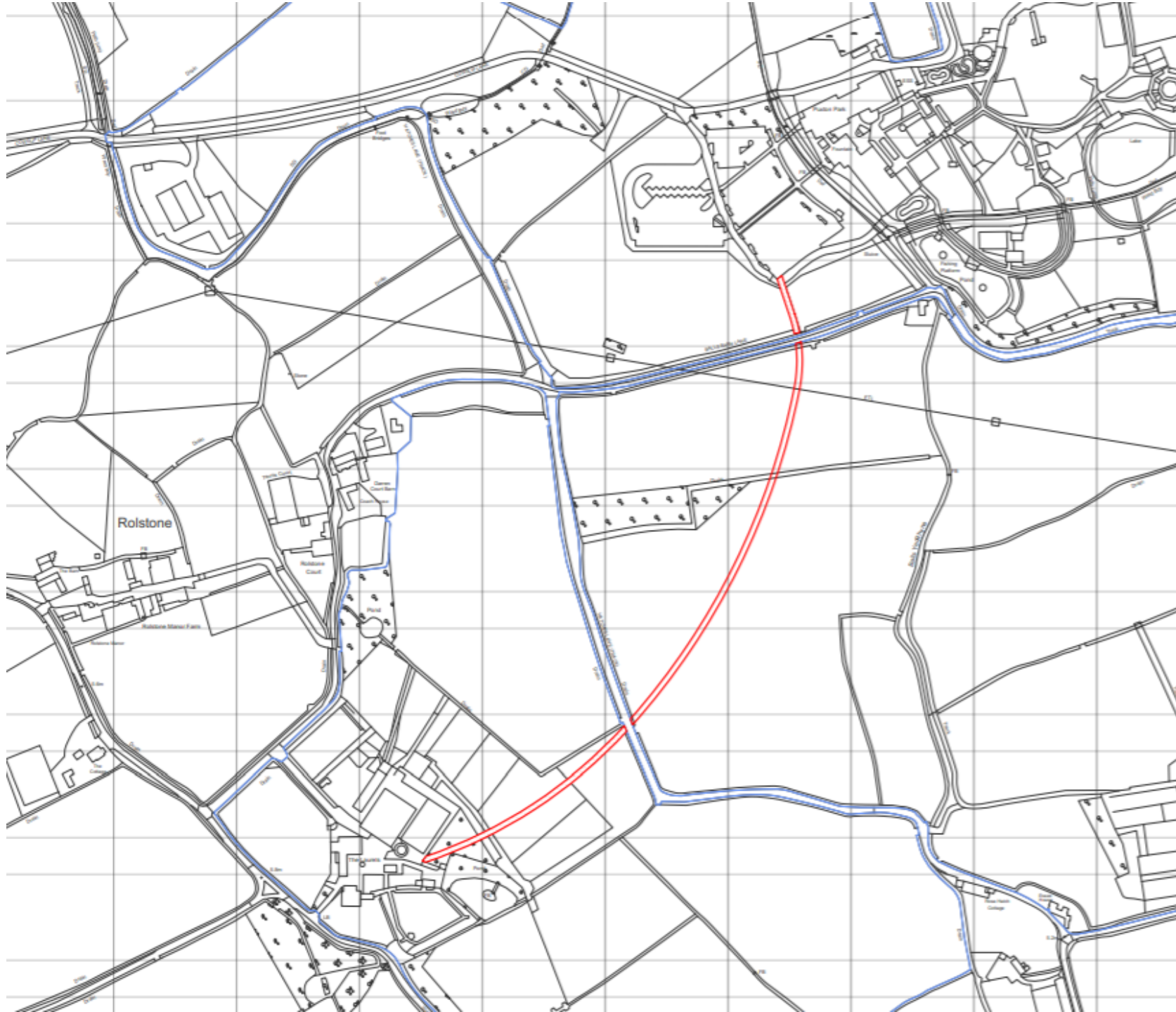
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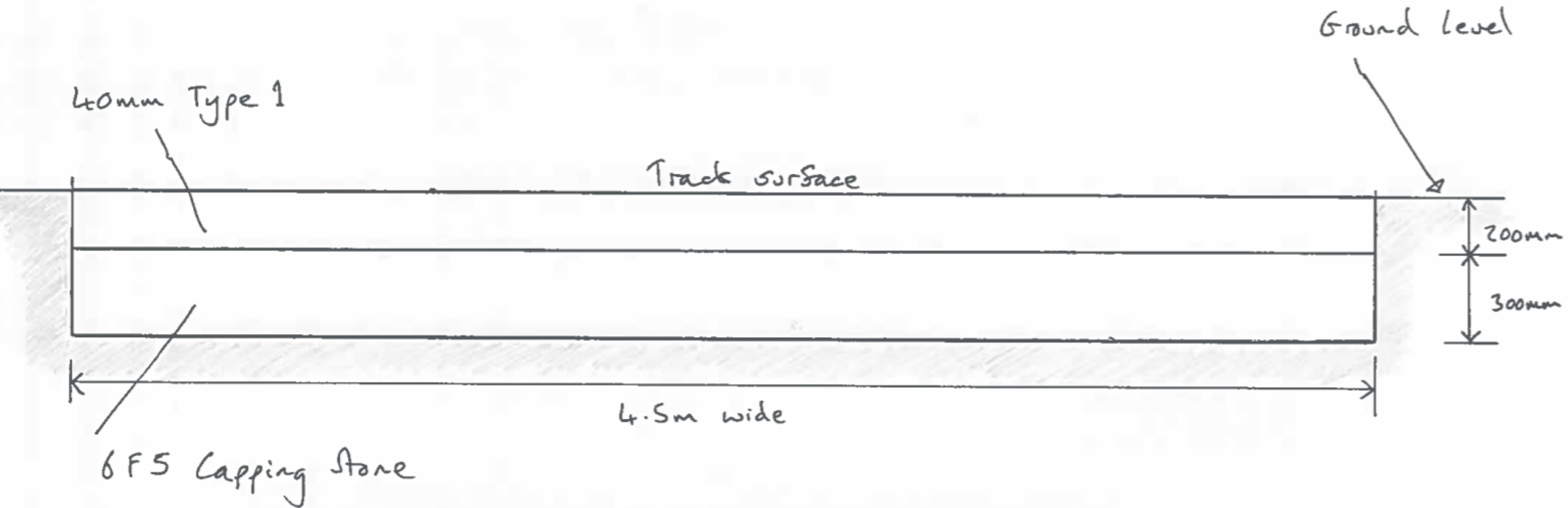
Planning Committee

March 1st 2021

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.

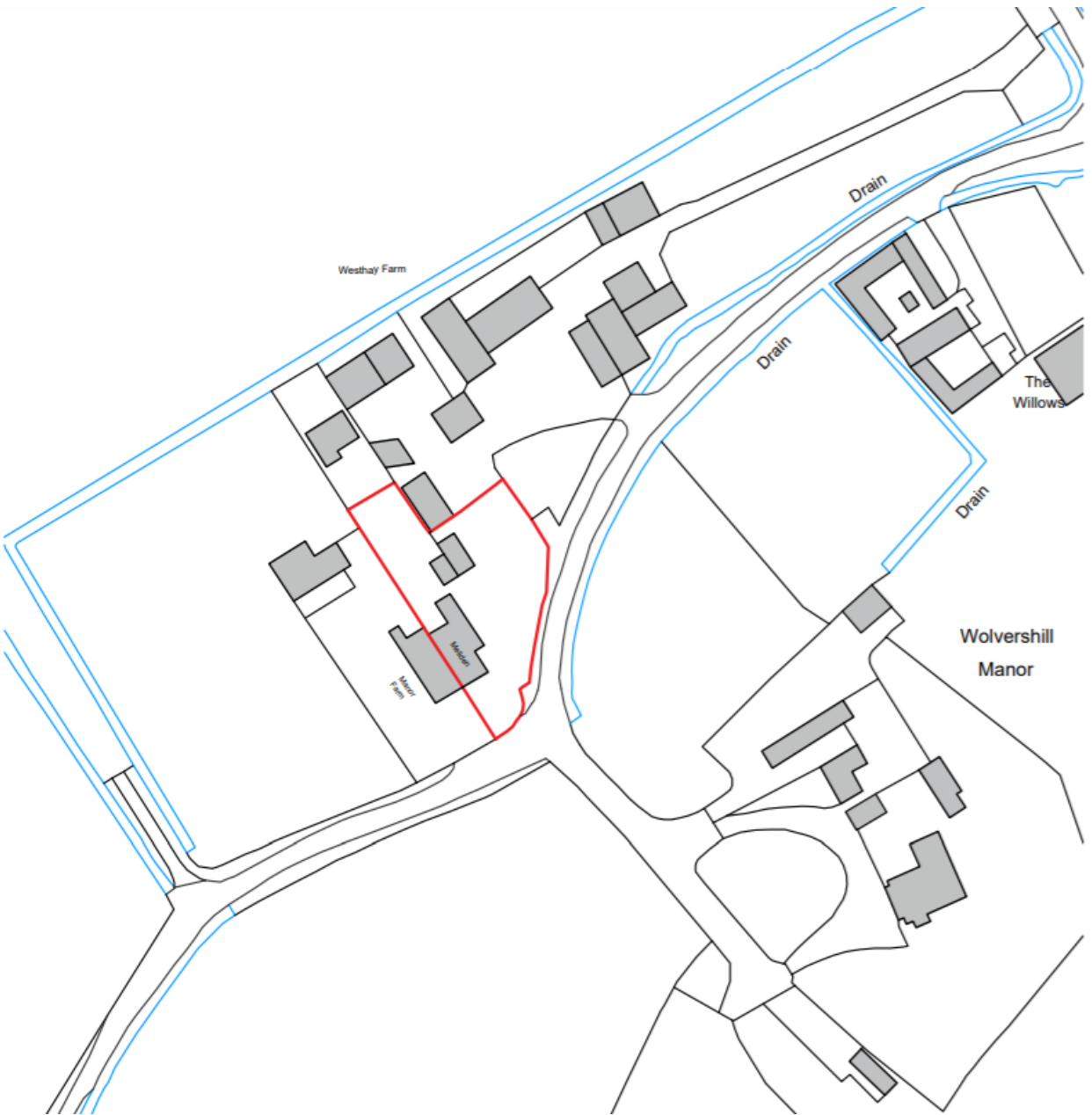


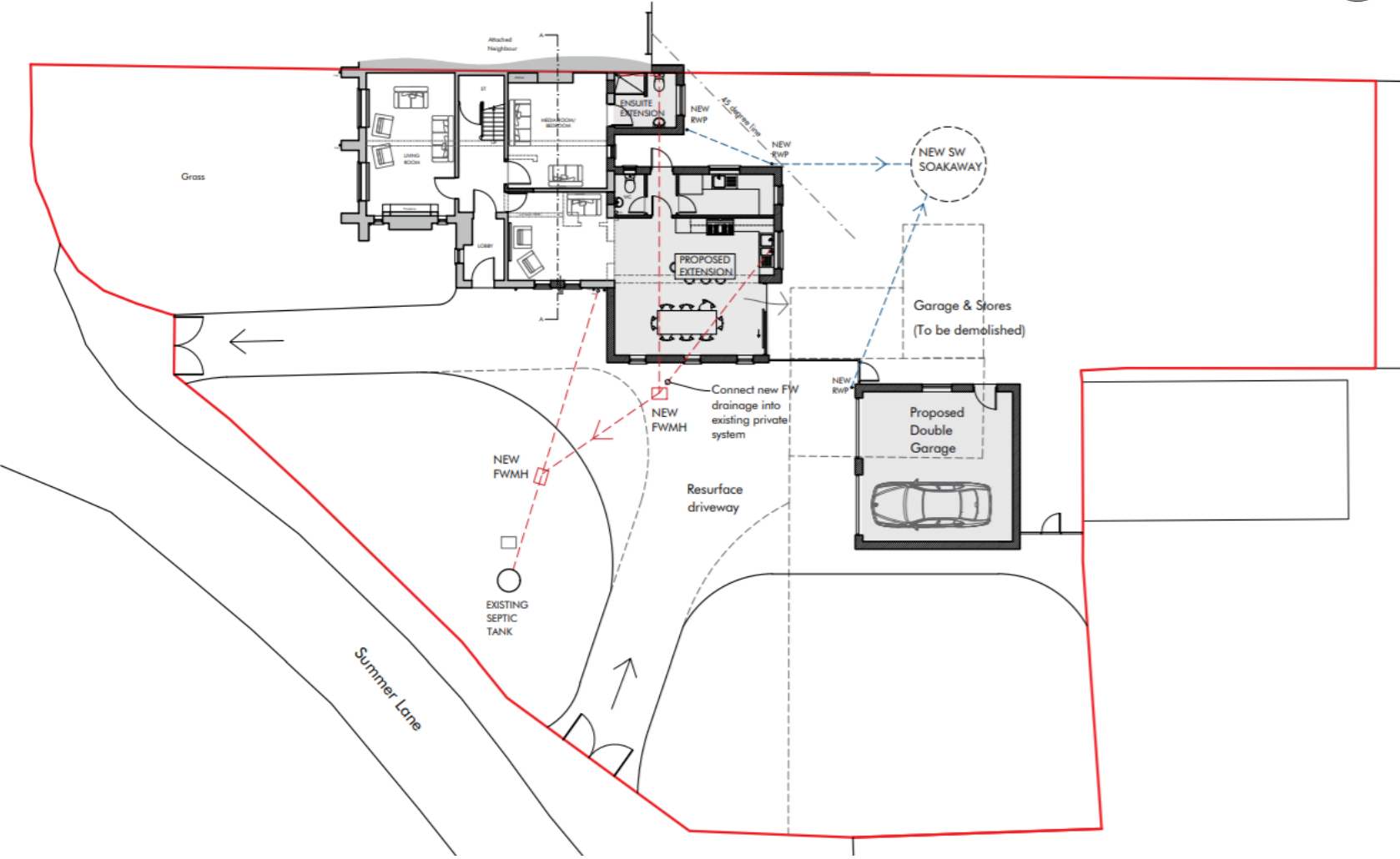


Scale 1:20

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.





EXISTING ELEVATIONS 1:200



NORTH ELEVATION | AS EXISTING



EAST ELEVATION | AS EXISTING

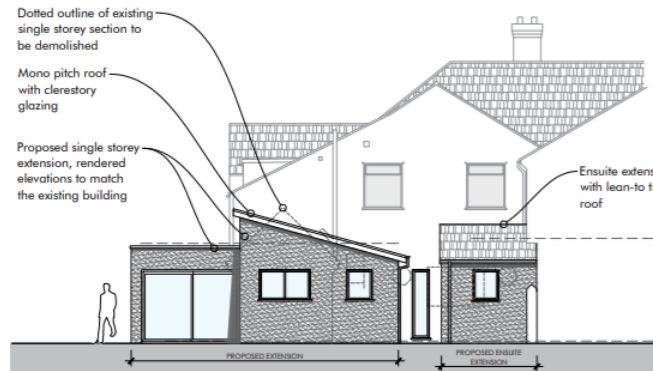


SOUTH ELEVATION | AS EXISTING



SECTION AA | AS EXISTING

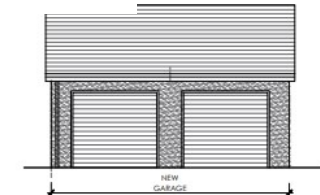
Existing



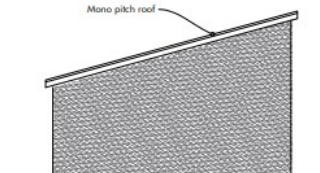
NORTH ELEVATION | AS PROPOSED



EAST ELEVATION | AS PROPOSED

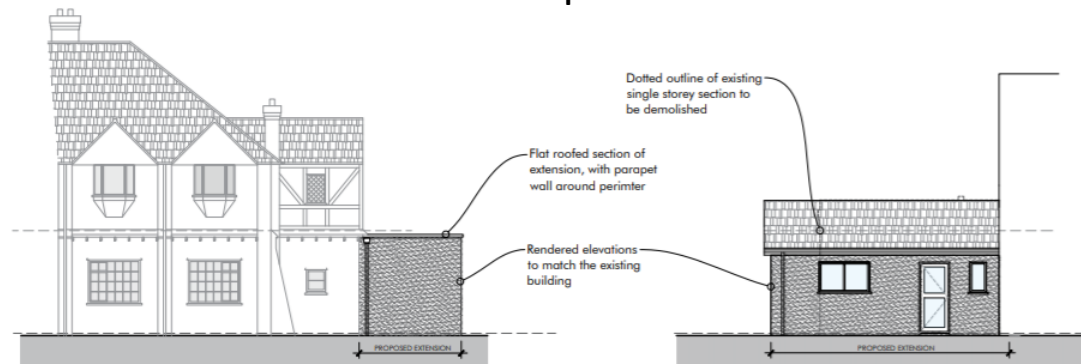


FRONT ELEVATION | AS PROPOSED



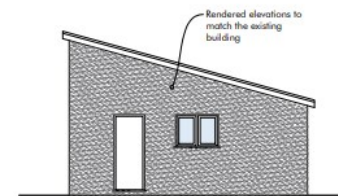
SIDE ELEVATION | AS PROPOSED

Proposed

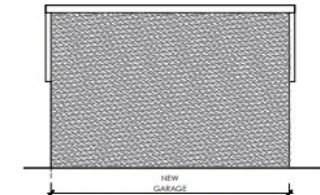


SOUTH ELEVATION | AS PROPOSED

WEST ELEVATION | AS PROPOSED

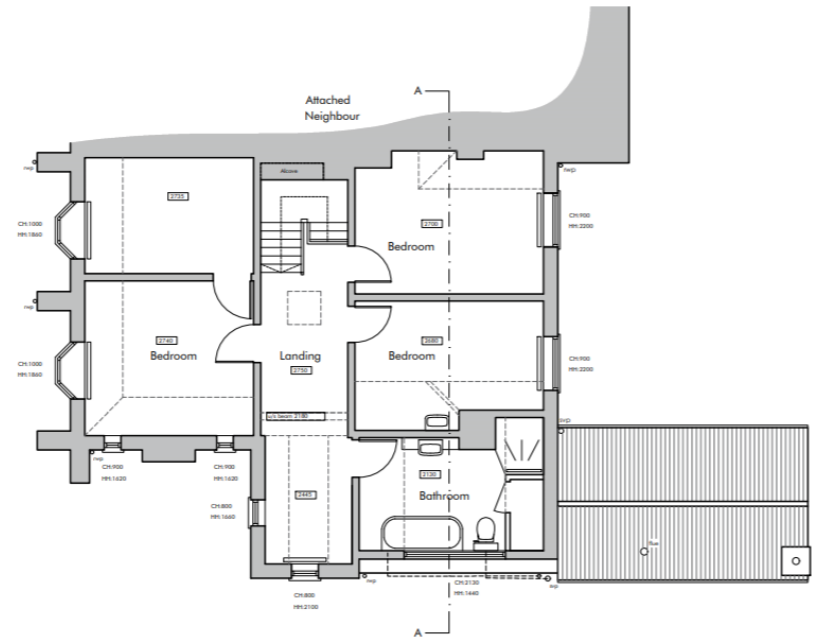


SIDE ELEVATION | AS PROPOSED



REAR ELEVATION | AS PROPOSED

Existing



FIRST FLOOR PLAN | AS EXISTING 1:100

Proposed



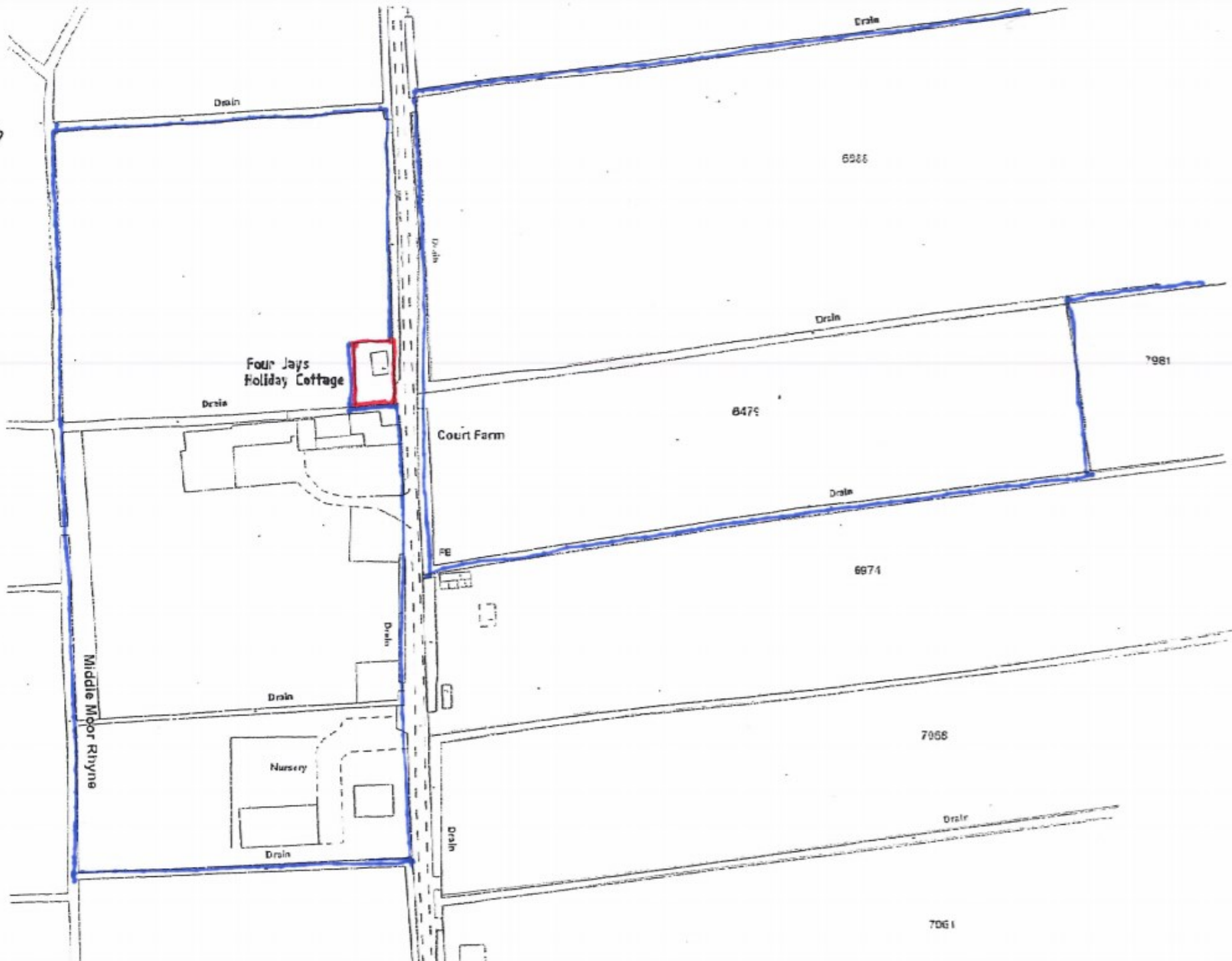
FIRST FLOOR PLAN 1:50 | AS PROPOSED

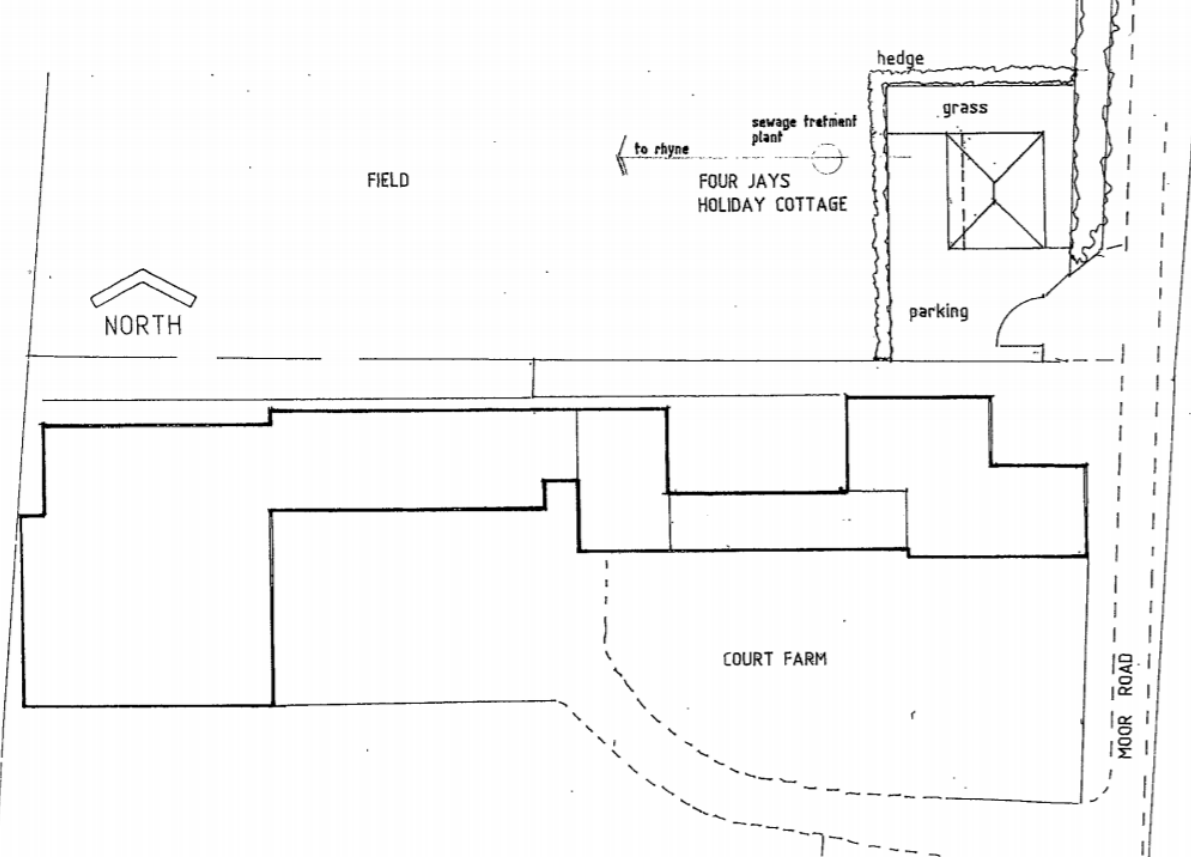
Existing

GROUND FLOOR PLAN | AS EXISTING 1:100

**21/P/1085/FUL Court Farm Moor Road
Banwell BS29 6ET.**

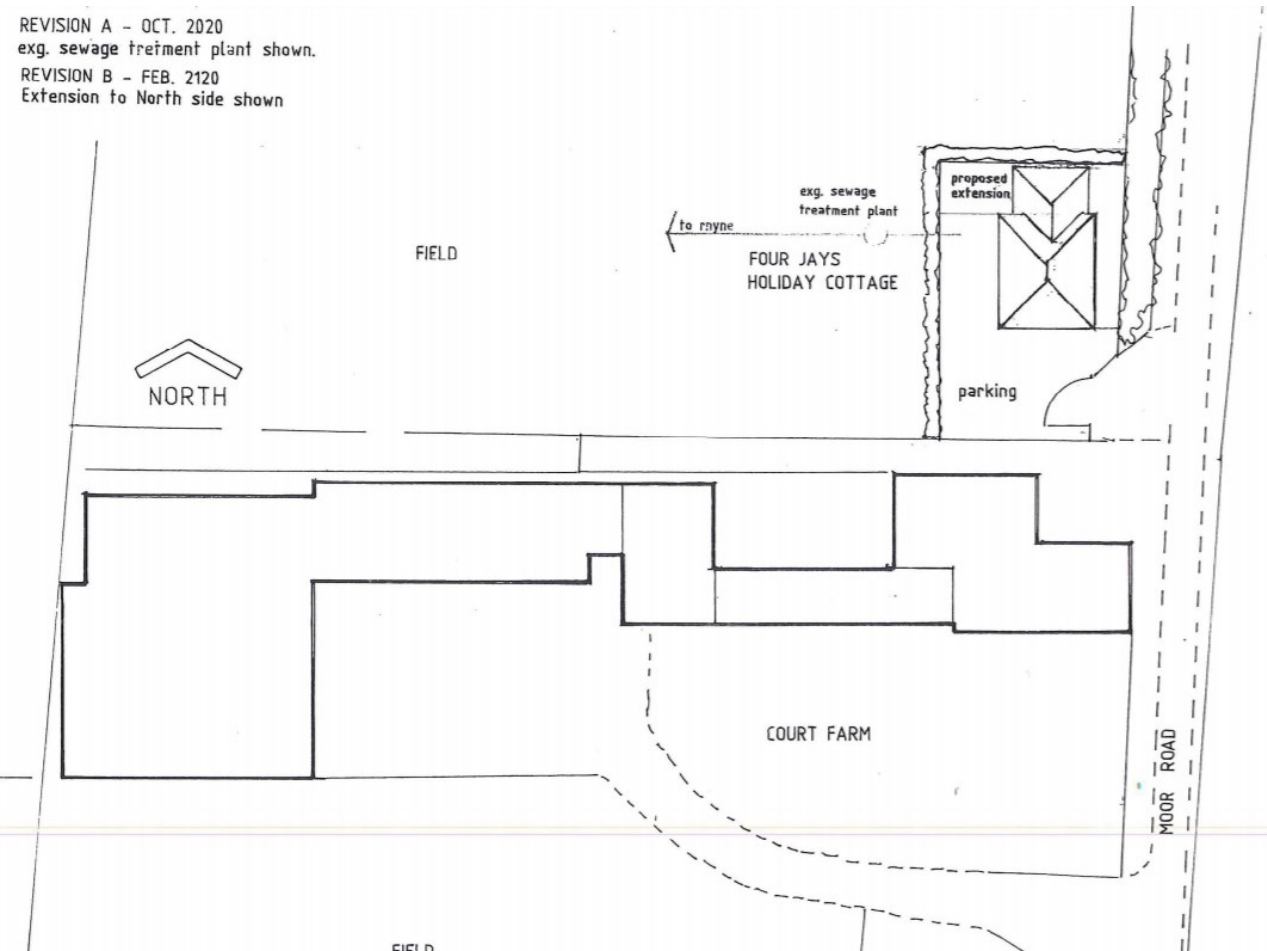
Proposed single storey side extension to existing holiday cottage.



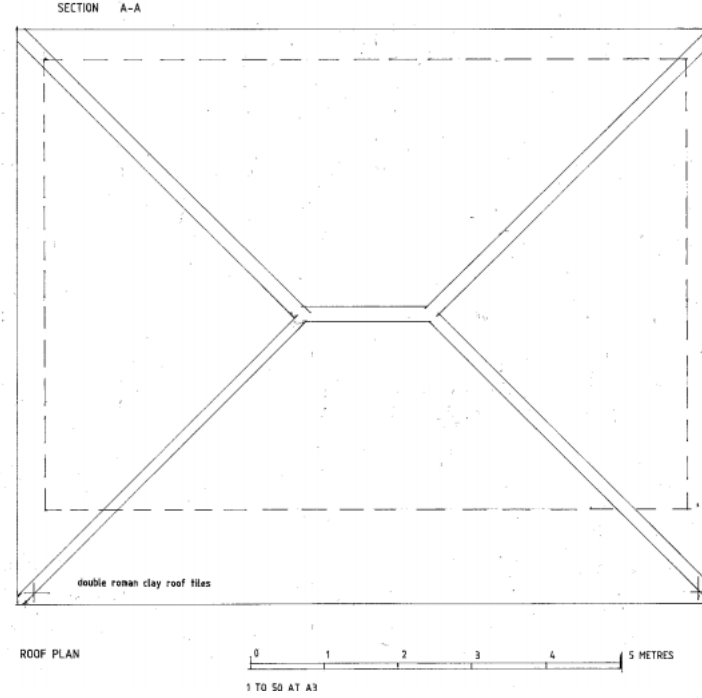
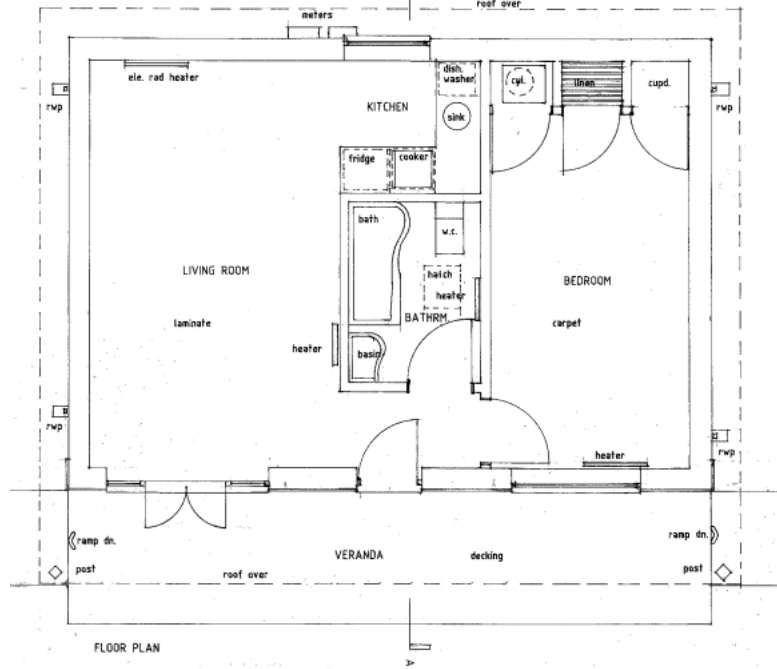


Proposed

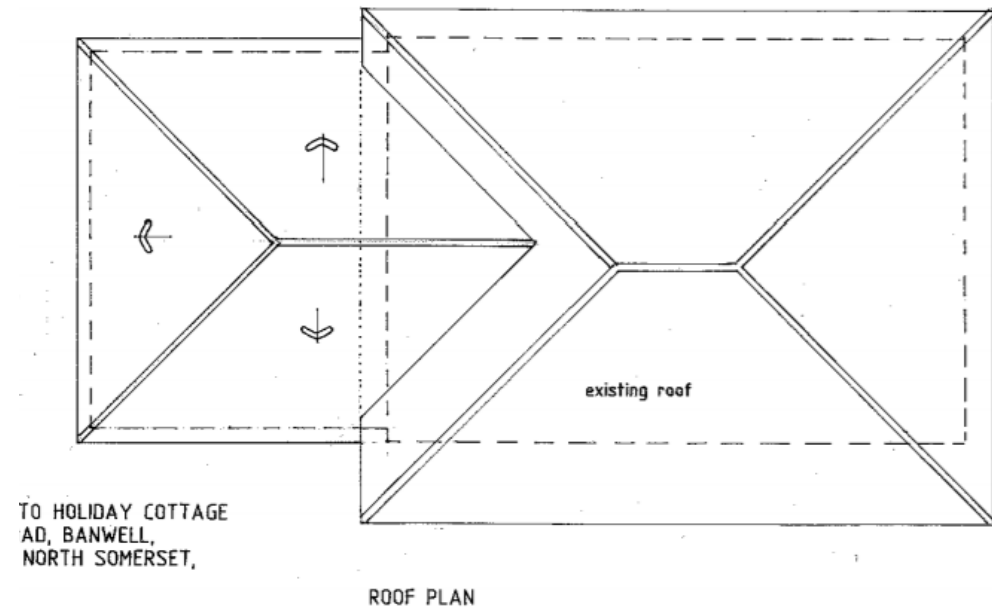
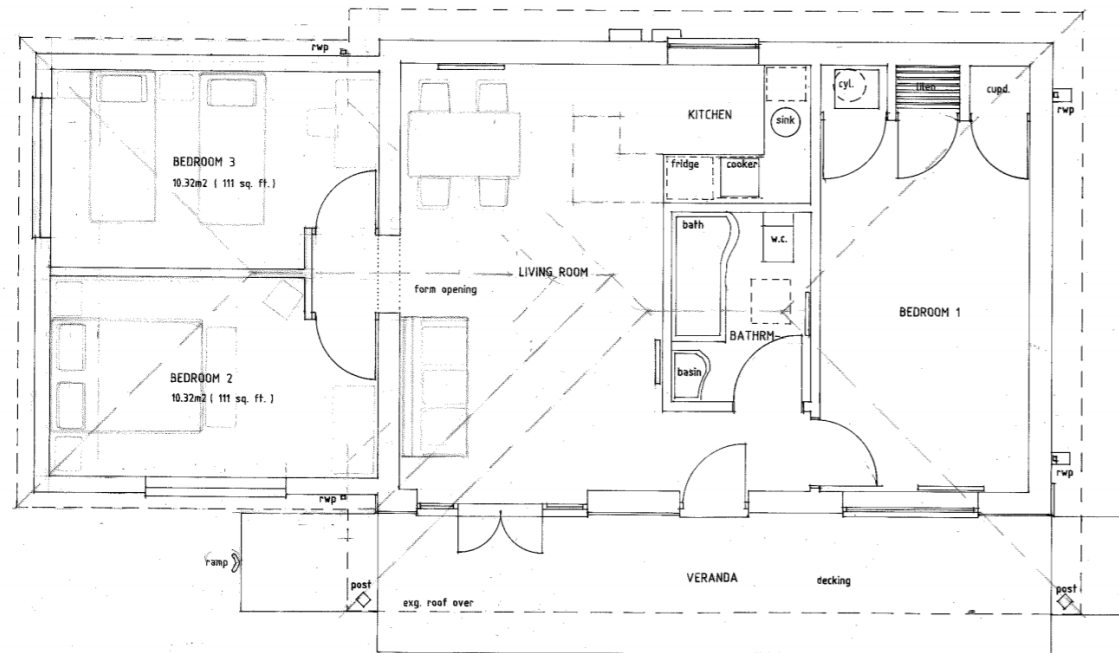
Existing



Existing

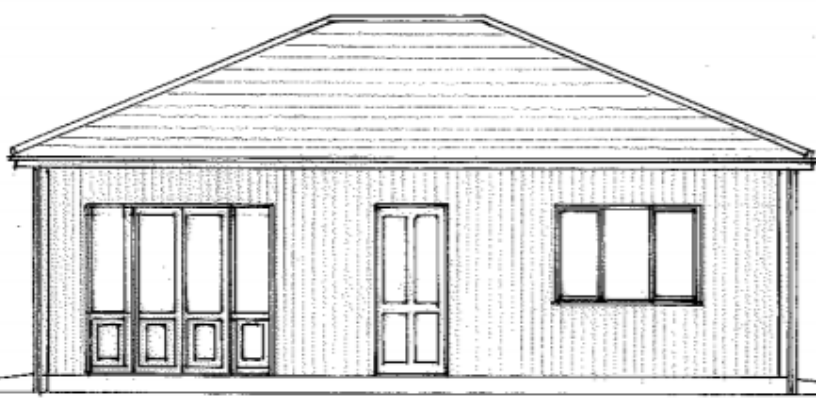


Proposed



Existing

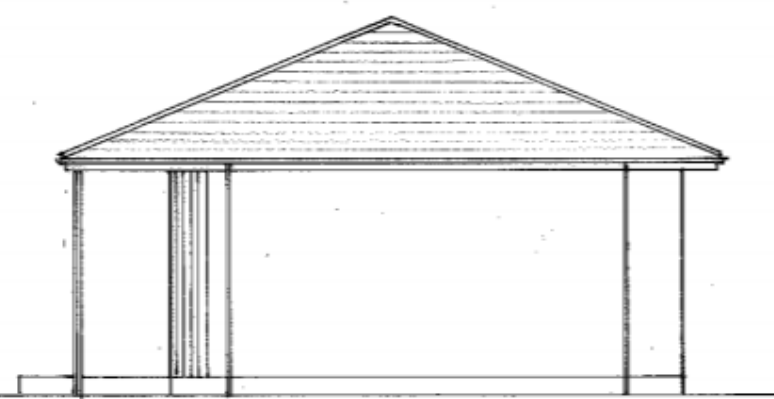
pvc-u windows/doors



double roman clay roof tiles

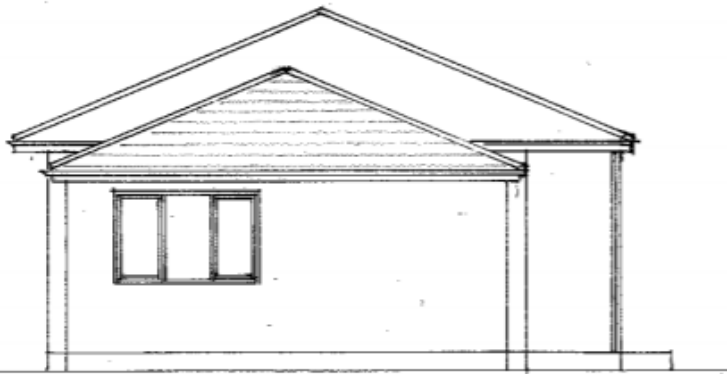
timber cladding to front elevation

rendered walls

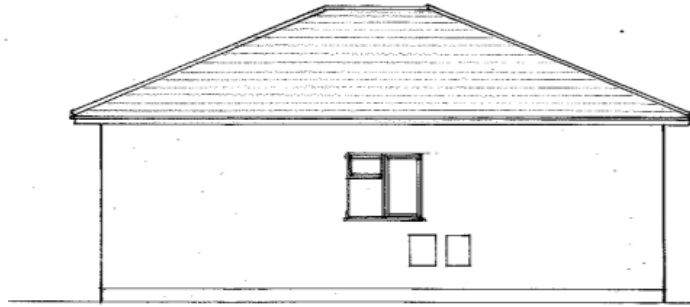


FRONT ELEVATION - WEST

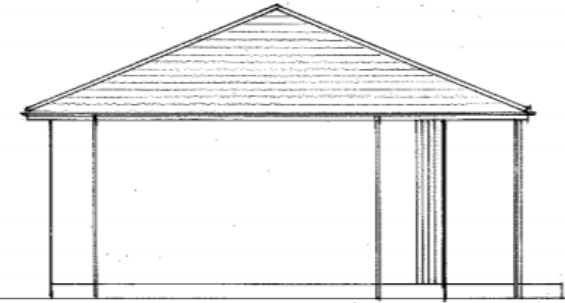
SIDE ELEVATION - SOUTH



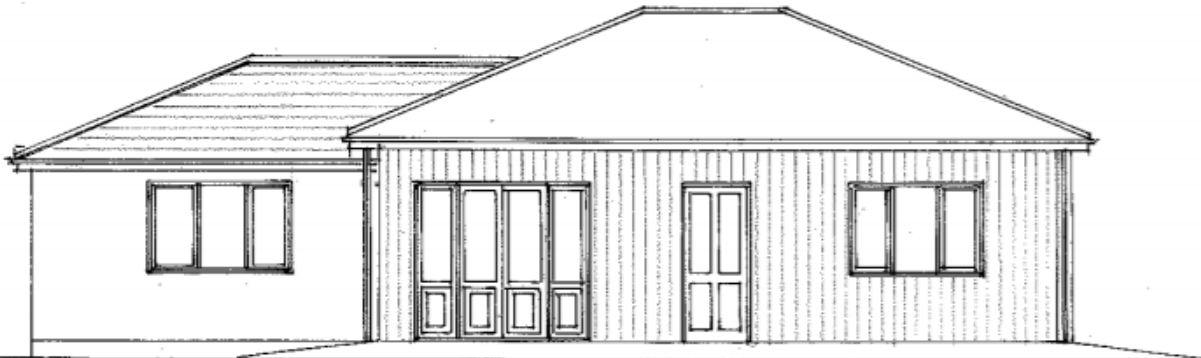
proposed extension
SIDE ELEVATION - NORTH



REAR ELEVATION - EAST

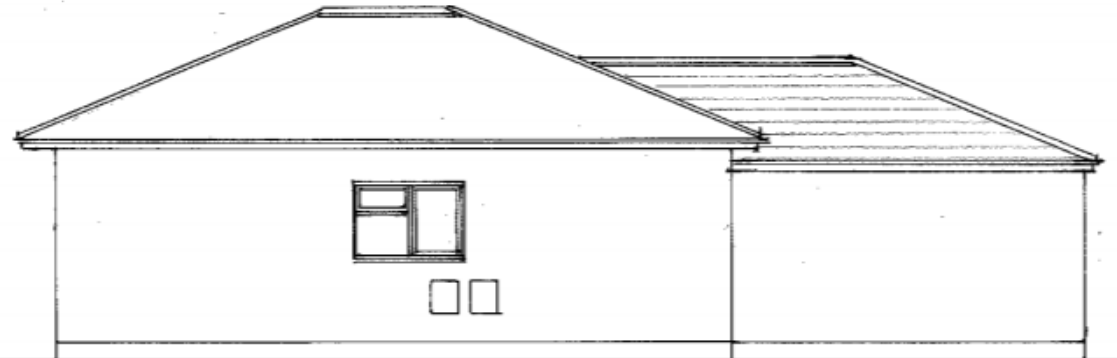


SIDE ELEVATION - NORTH



proposed extension
FRONT ELEVATION - WEST

Proposed

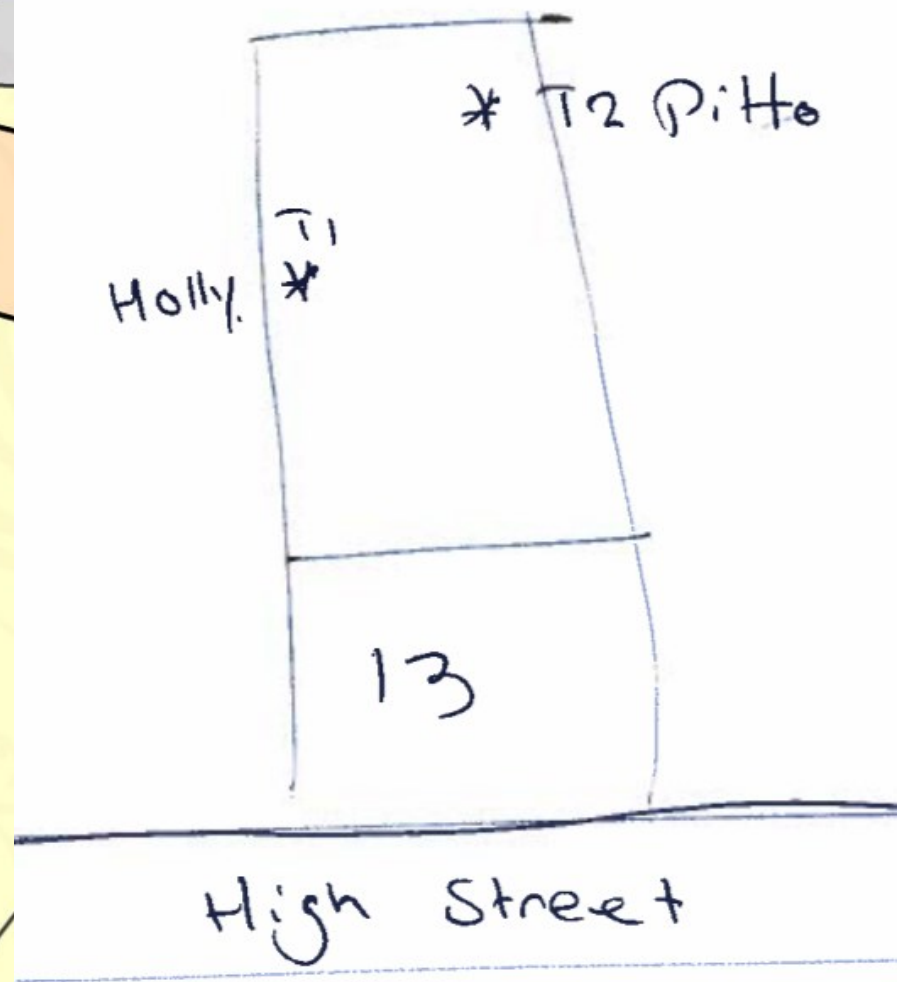
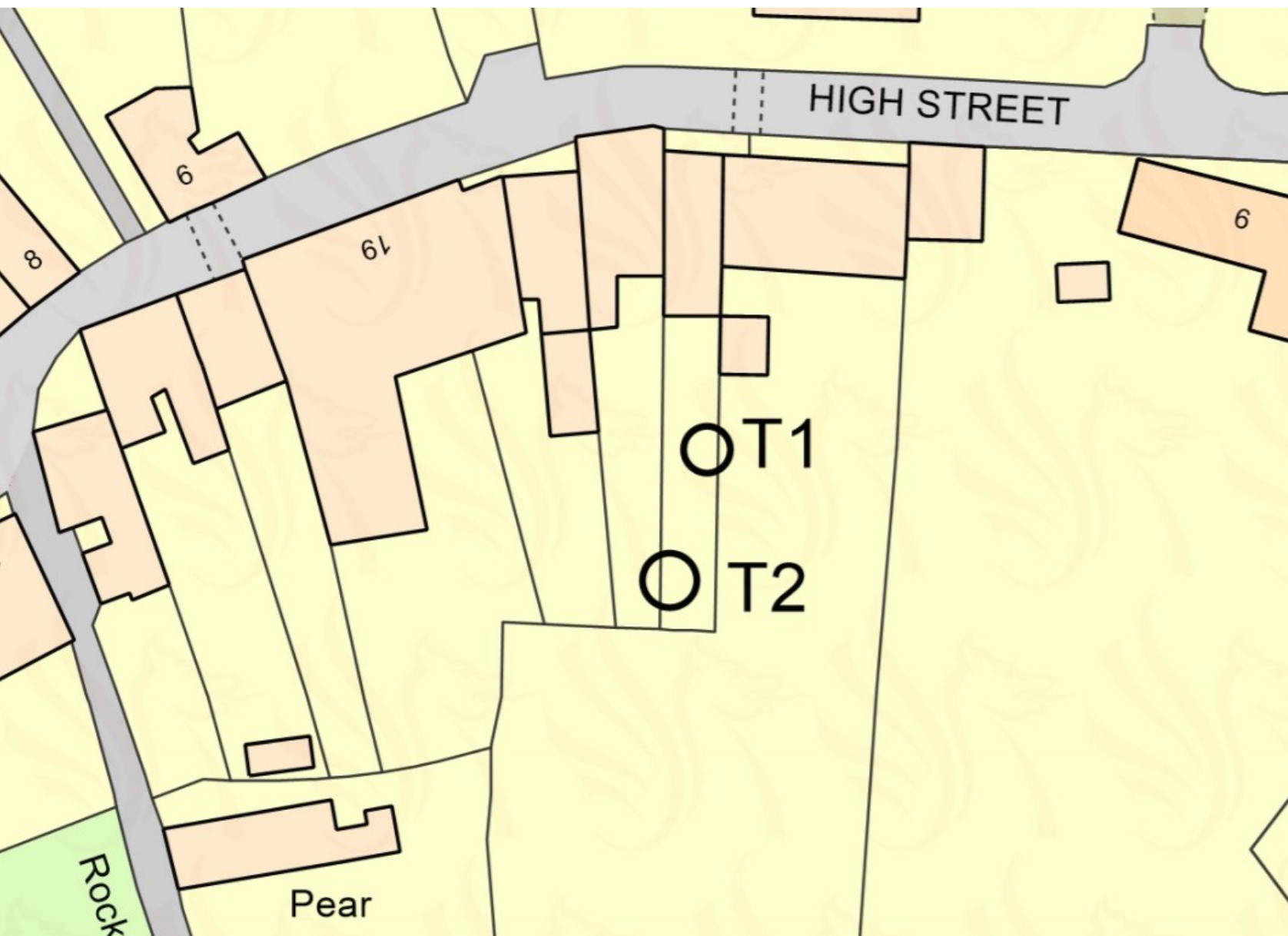


REAR ELEVATION - EAST

proposed extension

**21/P/1181/TRCA 13 High Street Banwell
BS29 6AA**

T1 - Holly - Crown Reduction 2m, T2 - Pitto - Crown
Reduction 2m.



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

Proposed single storey rear extension. **APPROVED**

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**

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 spread by 4m west & 3m east side. **NO OBJECTION**

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**

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

T1 - Ash - Fell. G1 - Ash/Sycamore/Elder - Fell. **NO OBJECTION**