



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7th of March 2022.

PRESENT: Councillors Steve Davies, Paul Blatchford (Vice Chairman), Paul Harding and Nick Manley (Chairman),

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Cllr McCarthy & 2 members of the public

07/22 To receive apologies for absence (agenda item 1)

No apologies were received

08/22 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

09/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7th of February 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 7th of February 2022 be approved as a correct record of the meeting.

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

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

10/22 To note and comment upon planning applications (agenda item 4).

Given that the applicants of 22/P/0476/FUH were present the Chairman moved agenda item 4 (ix) to the beginning of the applications considered.

(ix) **22/P/0476/FUH – 73 Knightcott Road Banwell North Somerset BS29 6HE.**

Demolition of existing carport and proposed erection of a single-storey rear extension, new front porch and new detached garage.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(i) **21/P/3423/LBC Stonebridge Wolvershill Road Banwell Somerset BS29 6DR**

Refurbishment of windows, with the exception of the noted replacement window to west elevation; replacement of existing modern doors with a similar pattern to the current kitchen door to provide a better symmetrical and more traditional design for the building; renovation of existing porch and replacement porch on rear (south) elevation; removal of cementitious mortars and renders on external elevations and repointing with traditional lime products; and painting of external lime based rendered elevations

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(ii) **22/P/0135/FUL - Land to the rear of Royston Wolvershill Road Banwell BS29 6DG**

Demolition of existing redundant agricultural barn and erection and re-siting of a new agricultural building.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) **22/P/0155/OUT - Land to the rear of Rayners Wolvershill Road Banwell BS29 6DG**

Outline planning application for the erection of a detached dwelling on land to the rear of Rayners with access to be off The Paddock, with all matters reserved for subsequent approval.

Resolved – To not object to the principle of a detached dwelling in this location however, a reserved matters application is necessary

The resolution was correctly proposed and seconded (unanimous)

(iv) **22/P/0240/LDP – 48 Taylors Fields Banwell North Somerset BS29 6AJ**

Certificate of lawful development for the erection of a conservatory to rear elevation.

The Planning Committee noted this application.

(v) **22/P/0245/LDE – Muddle End Moor Road Banwell North Somerset.**

Certificate of lawfulness for the change of use of land from agricultural to a mixed use of agriculture/equestrian.

The Planning Committee noted this application.

(vi) **22/P/0303/MMA – Banwell Garage, 87 Knightcott Road Banwell North Somerset BS29 6HR.**

Demolition of conservatory and erection of single storey rear extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(vii) **22/P/0355/FUH – 87 Knightcott Road Banwell North Somerset BS29 6HR.**

Demolition of conservatory and erection of single storey rear extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(viii) **22/P/0404/CQA – Barn Adjacent to Cannaways Farm Silvermoor Lane. BS29 6LQ**

Prior approval for the change of use of building and land from agriculture to 1no. dwelling (Use Class C3) with associated operational development consisting insertion of new windows and doors; infilling of existing openings and covering with metal cladding.

Resolved – To object to this application due to it being an additional residential property outside of the settlement boundary and within flood zone level 3a.

The resolution was correctly proposed and seconded (unanimous)

11/22 To note planning decisions – (agenda item 5)

(i) **21/P1735/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

APPROVED

(ii) **21/P/2063/FUL – The Moor Dairy Moor Road Banwell BS29 6ET**

Erection of 2no. equestrian hay stores and the erection of an agricultural storage shed.

APPROVED

(iii) **21/P/2796/FUL – Parcel of land along Havage Drove off Box Bush Lane Banwell**

Erection of stables and tack room and associated parking and yard to facilitate use. **APPROVED**

(iv) **21/P/3420/AGA - Land at Brick Cottage, Moor Road, Banwell**

Application to determine if prior approval is required for the erection of a 27.43m x 9.14m steel portal framed building. **PRIOR APPROVAL - GRANT**

- (v) **21/P/3490/AGA – Land between Puxton Pk, Cowslip Lane & The Laurels, West Rolstone Rd.**
Application to determine if prior approval is required for a proposed formation of track for agricultural use. **PRIOR APPROVAL - GRANT**
- (vi) **21/P/3527/FUH – 65 High Street Banwell North Somerset BS29 6AF.**
Erection of two storey and single storey rear extensions and construction of Timber outbuilding.
APPROVED

12/22 Date of the next meeting (agenda item 6)

Planning Committee Meeting Monday 4th of April 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:20

.....Chairman

.....Date

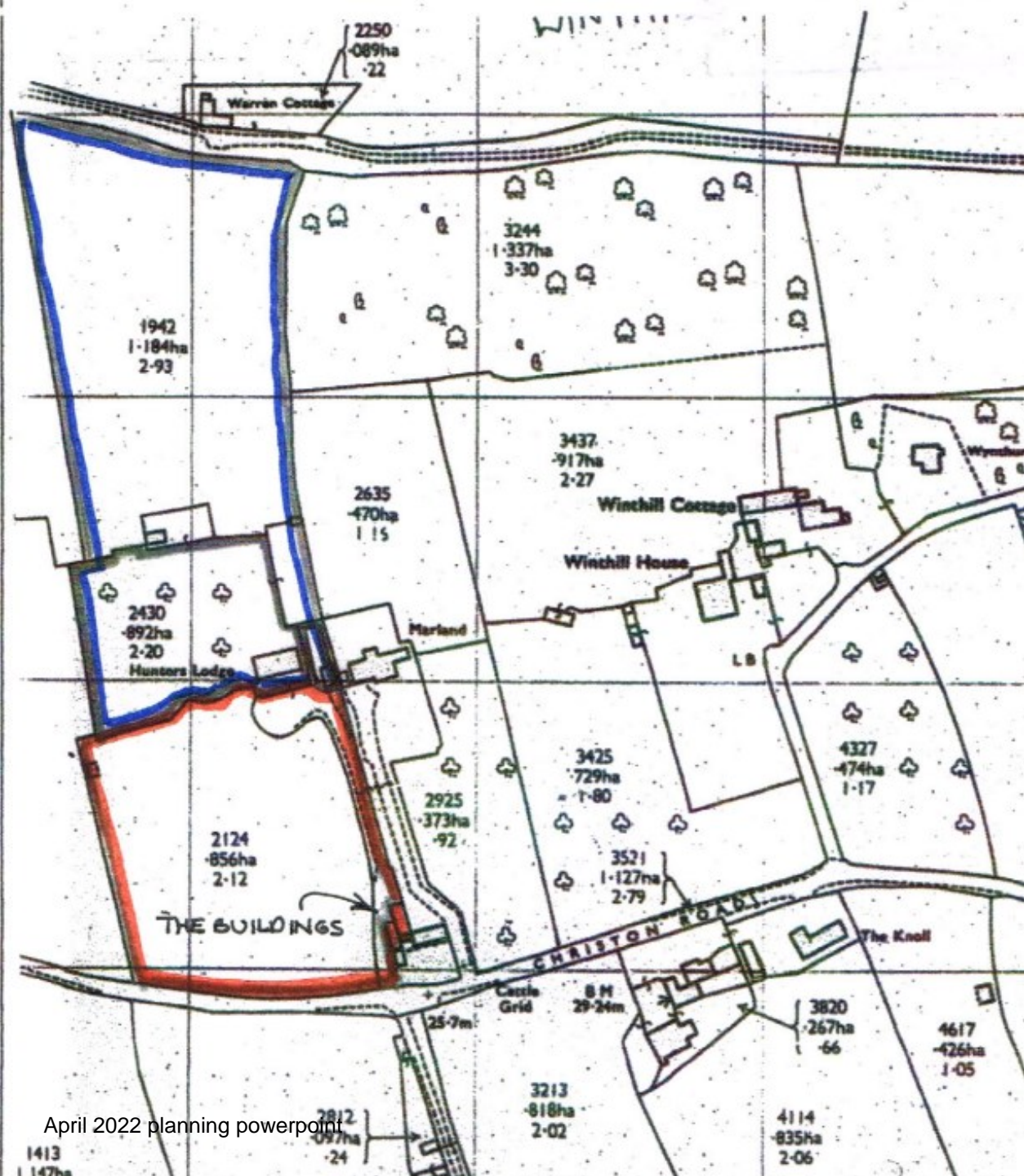
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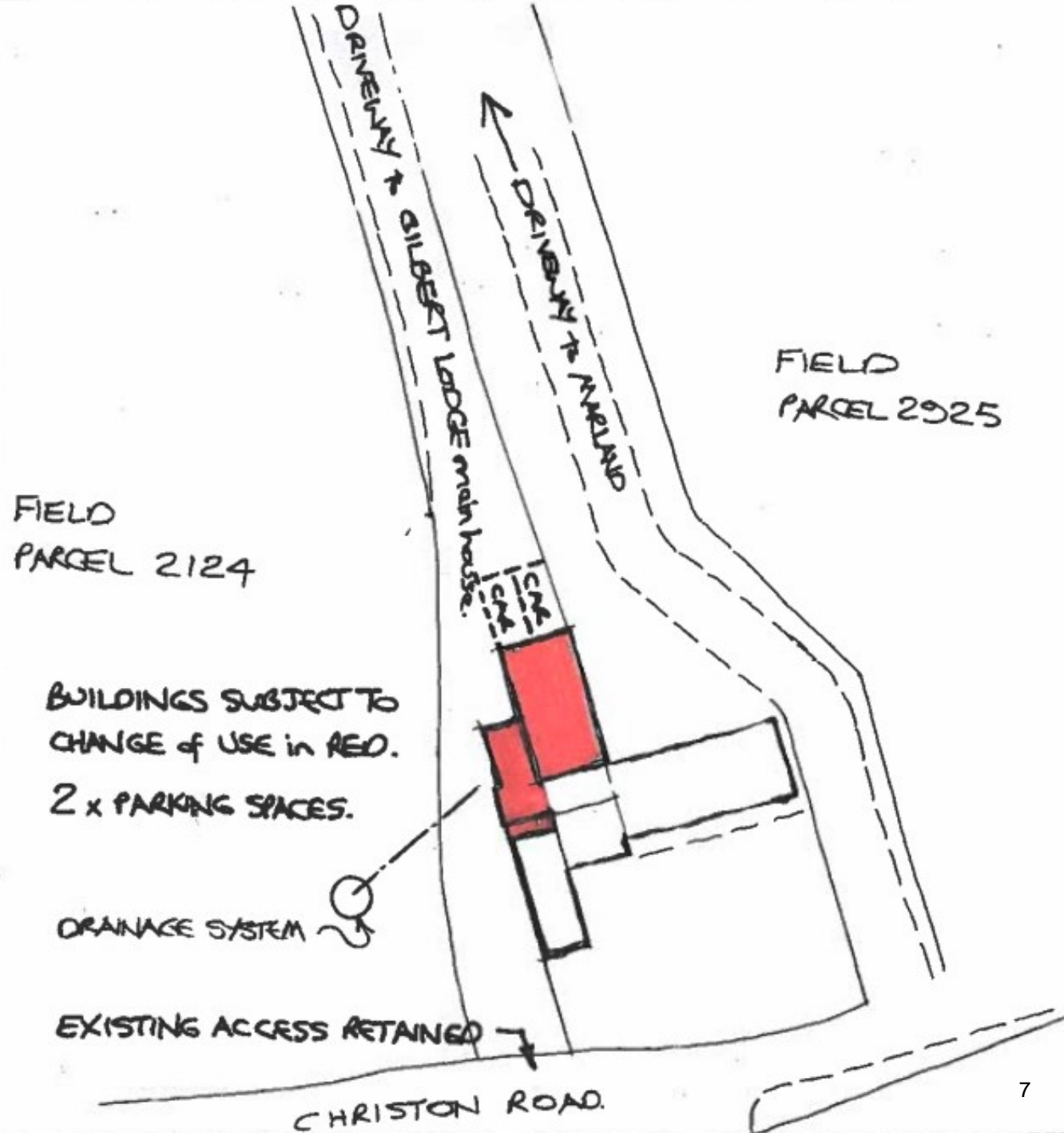
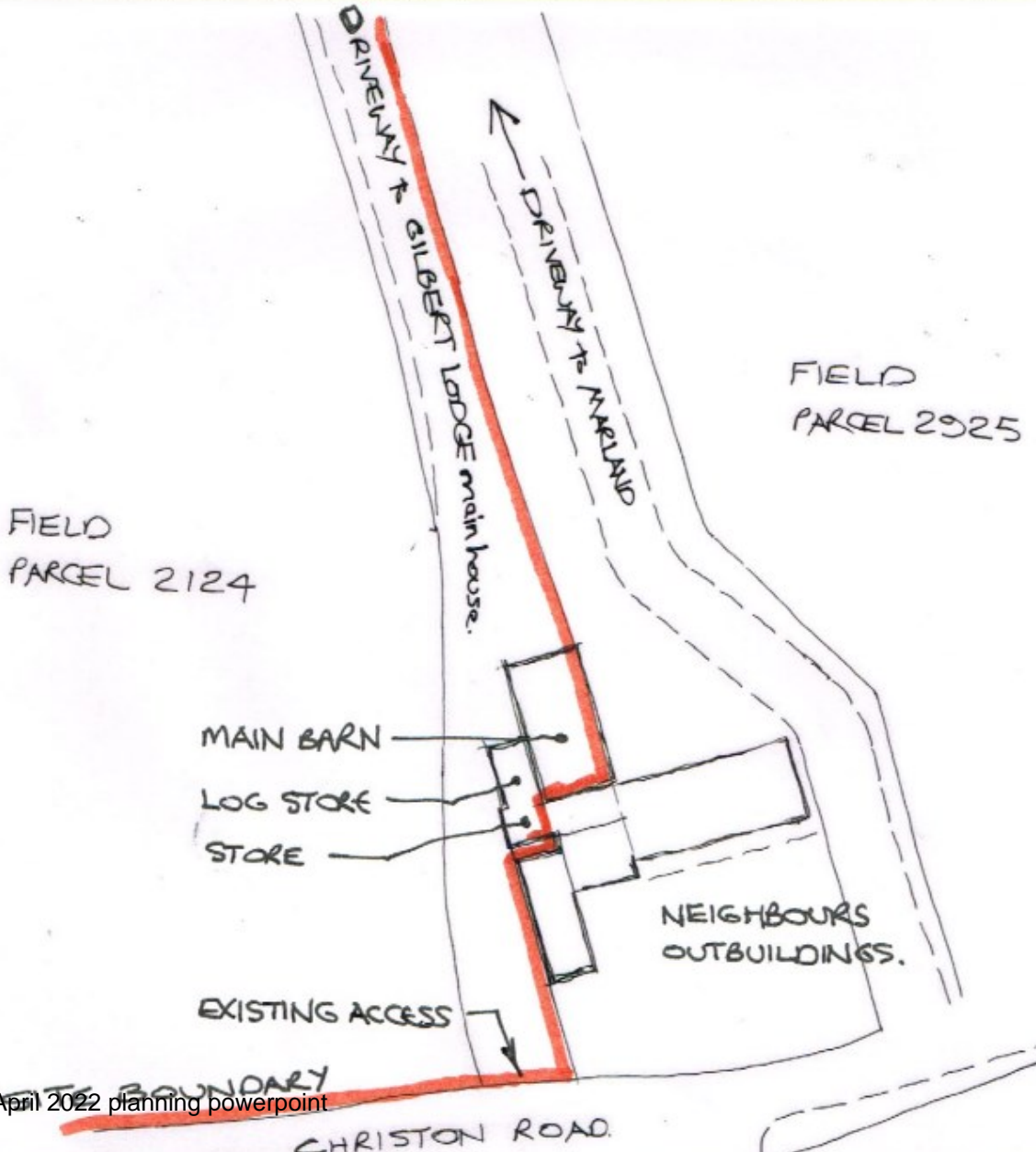
Planning Committee

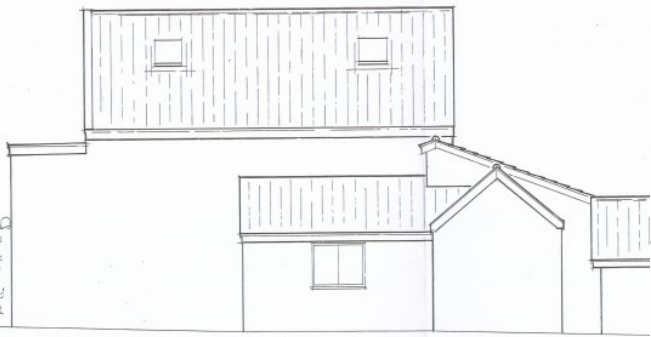
April 4th 2022

22/P/0390/FUL – Buildings South of Hunters Lodge Winthill, Christon Road BS29 6NG

Change of use of redundant agricultural tractor shed and storage building to holiday let accommodation. Erection of a first-floor extension to front of building to regularise the shape; alterations to doors and windows to suit internal layout changes and installation of package treatment or bio-digester drainage system to service accommodation.







SIDE ELEVATION to DRIVEWAY
clay pantile and part flat roof, whitewash rendered elevations



SIDE ELEVATION to DRIVEWAY

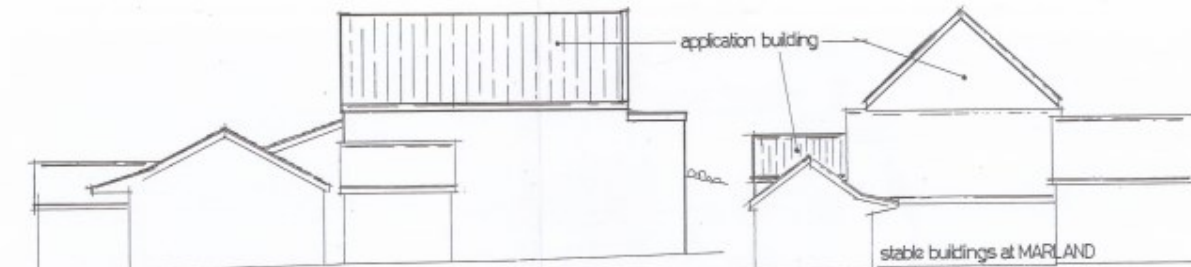
Neighbour



FRONT ELEVATION facing main house
elevation and doors timber boarding finish



FRONT ELEVATION facing main house
timber cladding over render finished walling



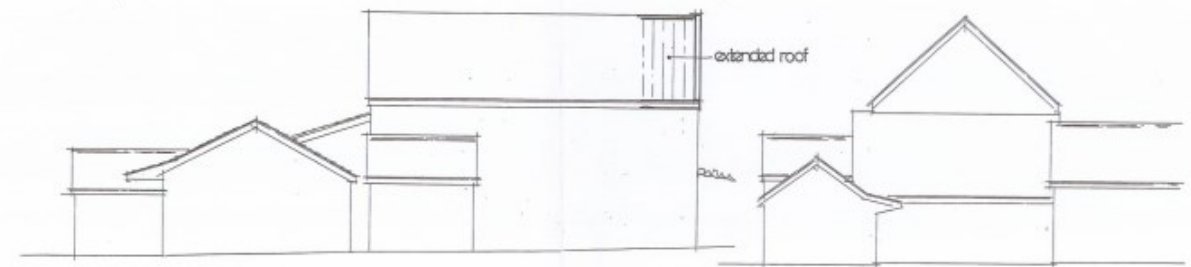
stable buildings at MARLAND

EAST SIDE ELEVATION

application building

stable buildings at MARLAND

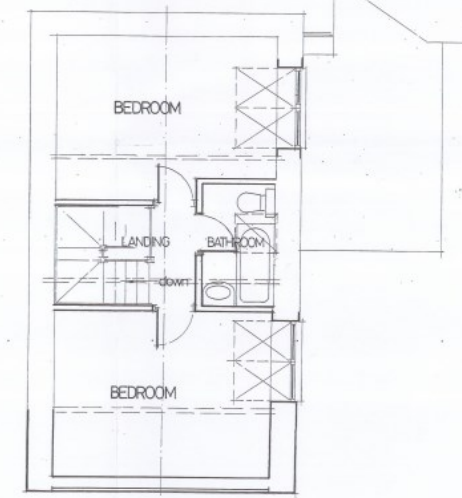
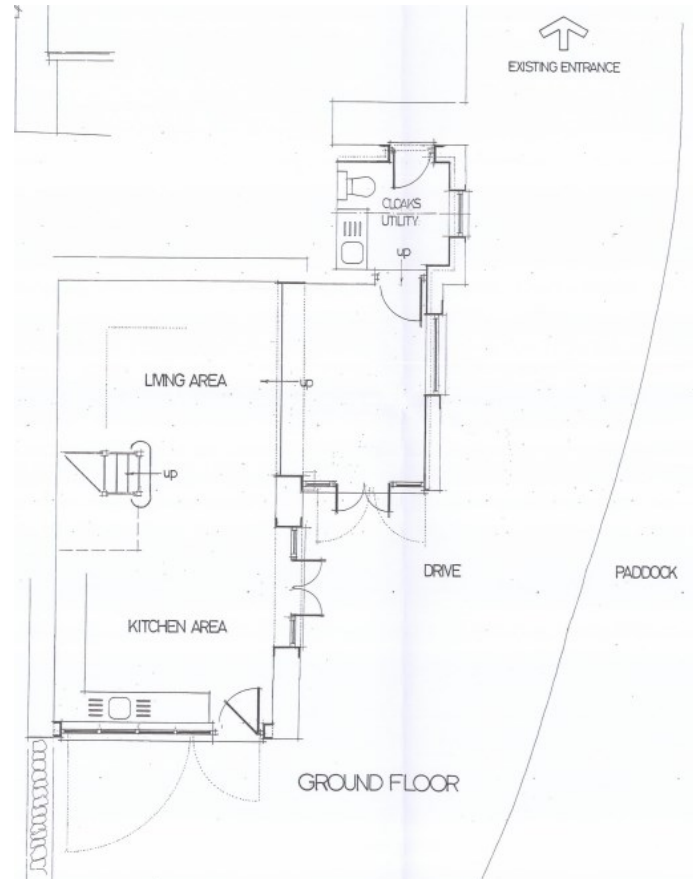
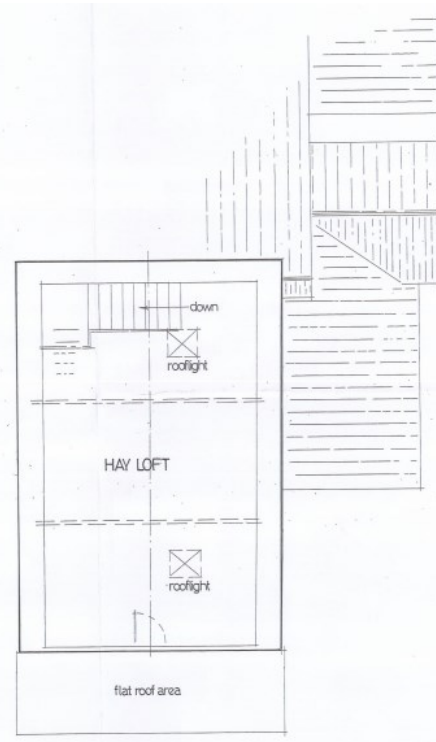
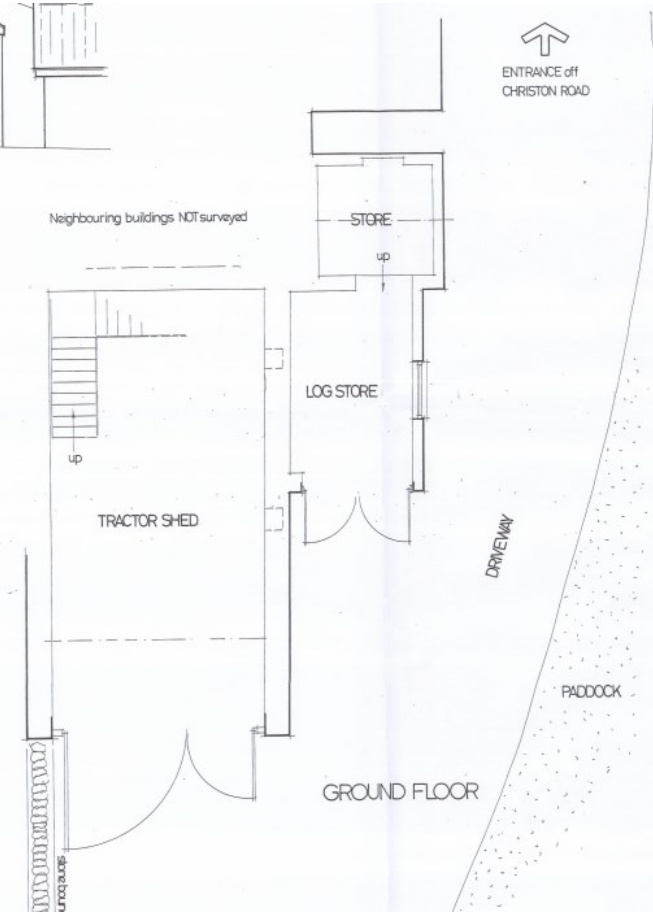
ROAD ELEVATION (south)



EAST SIDE ELEVATION

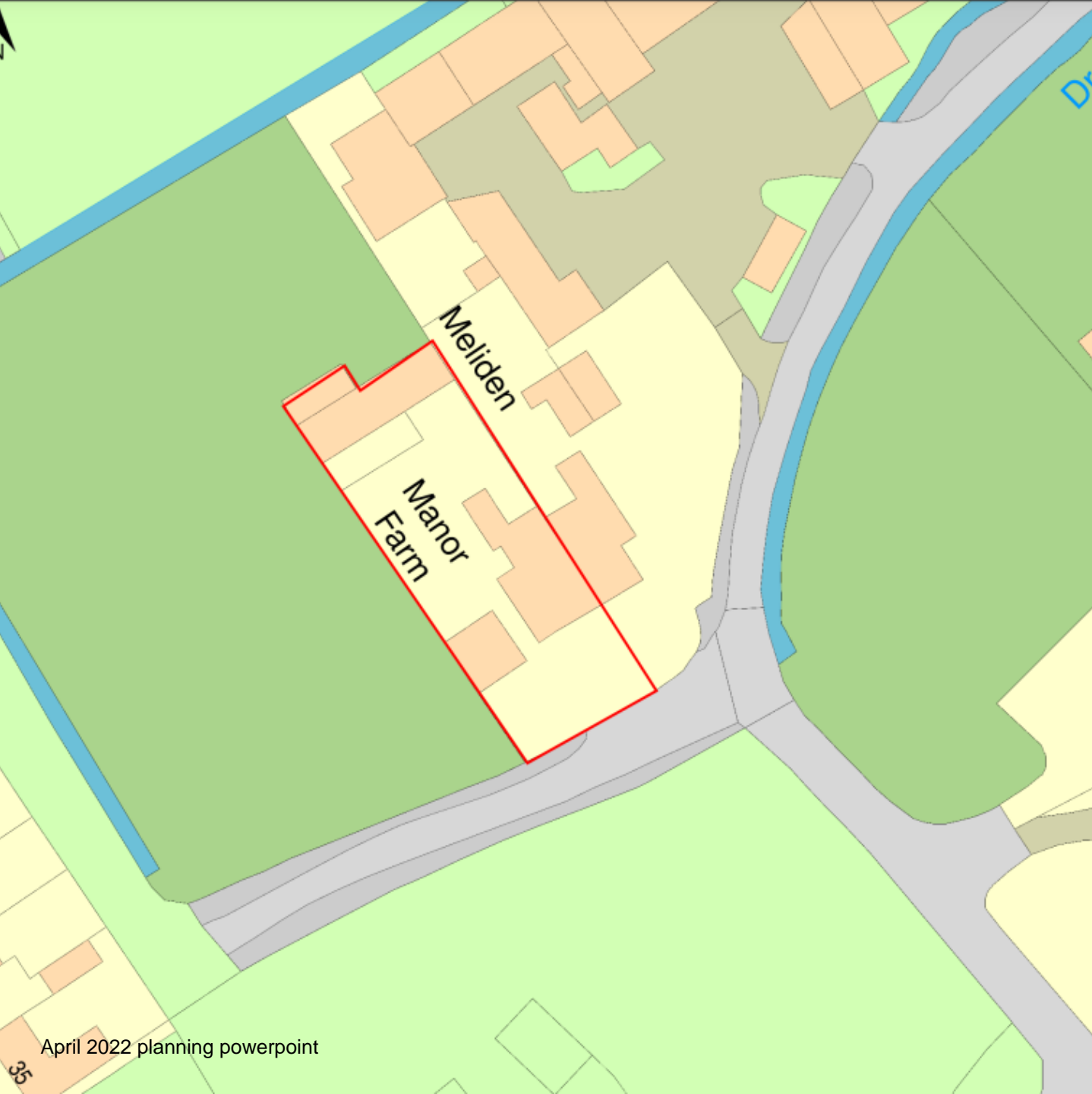
extended roof

ROAD ELEVATION (south) UNCHANGED

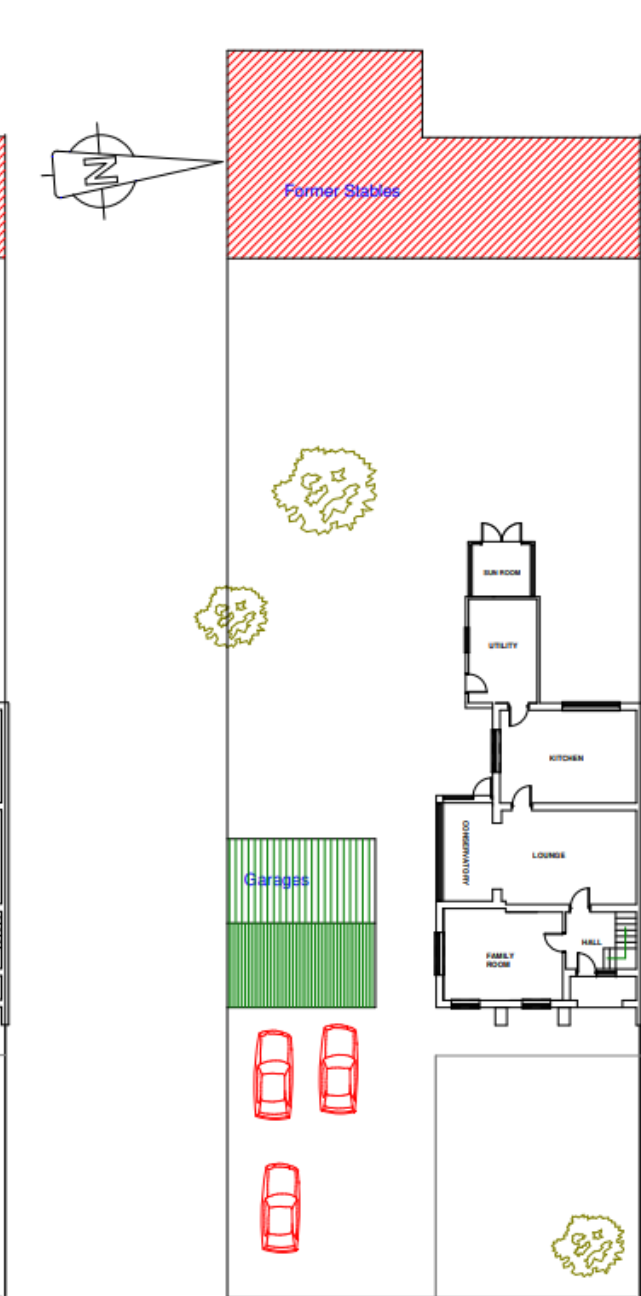


22/P/0467/FUH – Manor Farm Summer Lane Banwell North Somerset BS29 6LE.

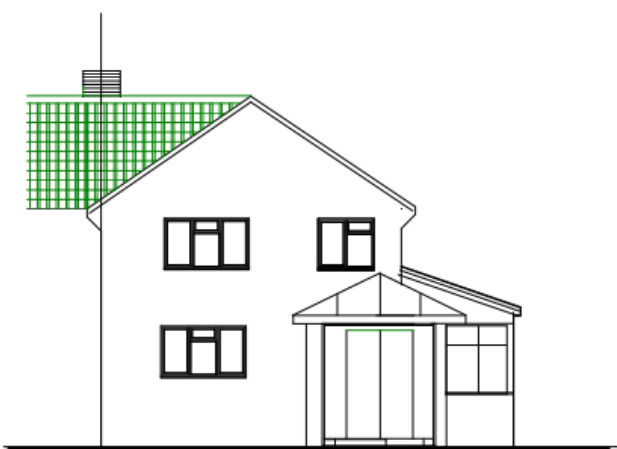
Proposed erection of a first-floor side extension to provide lift shaft and accessible bathroom.



PROPOSED BLOCK PLAN



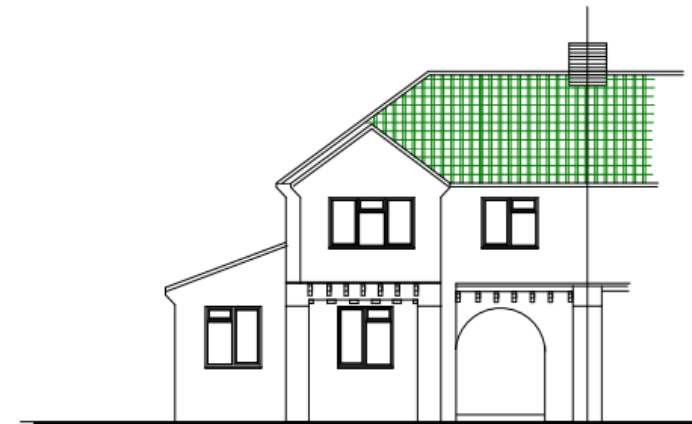
EXISTING BLOCK PLAN



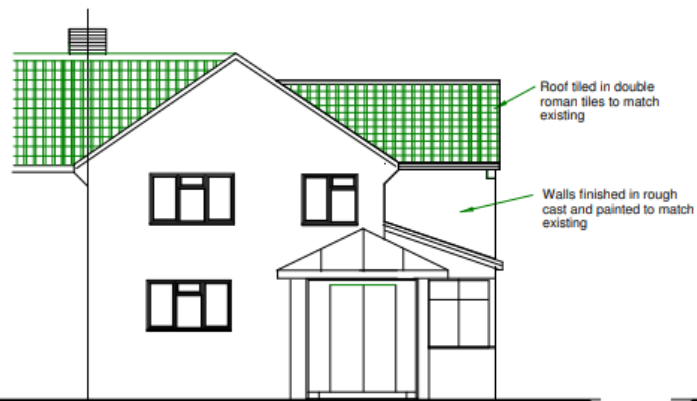
EXISTING WEST ELEVATION



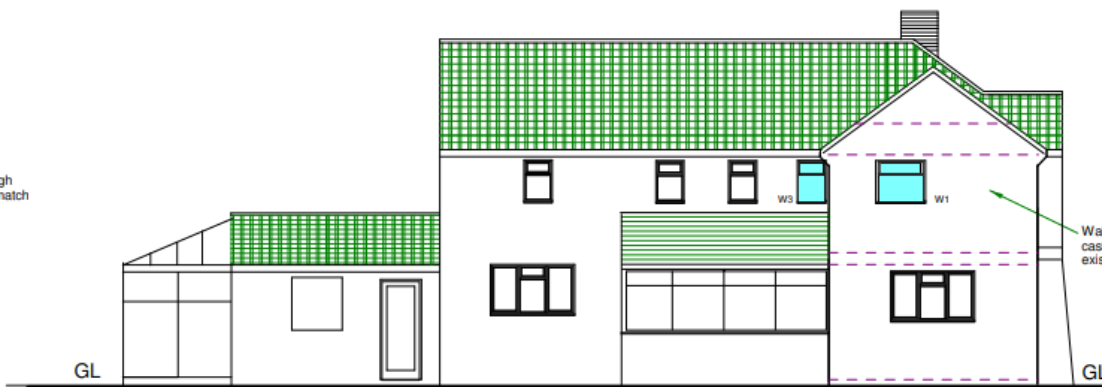
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



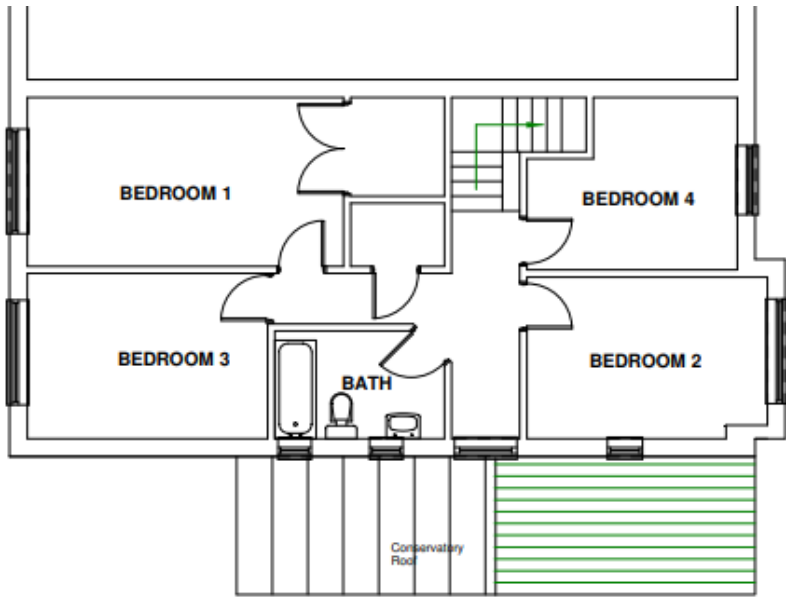
PROPOSED WEST ELEVATION



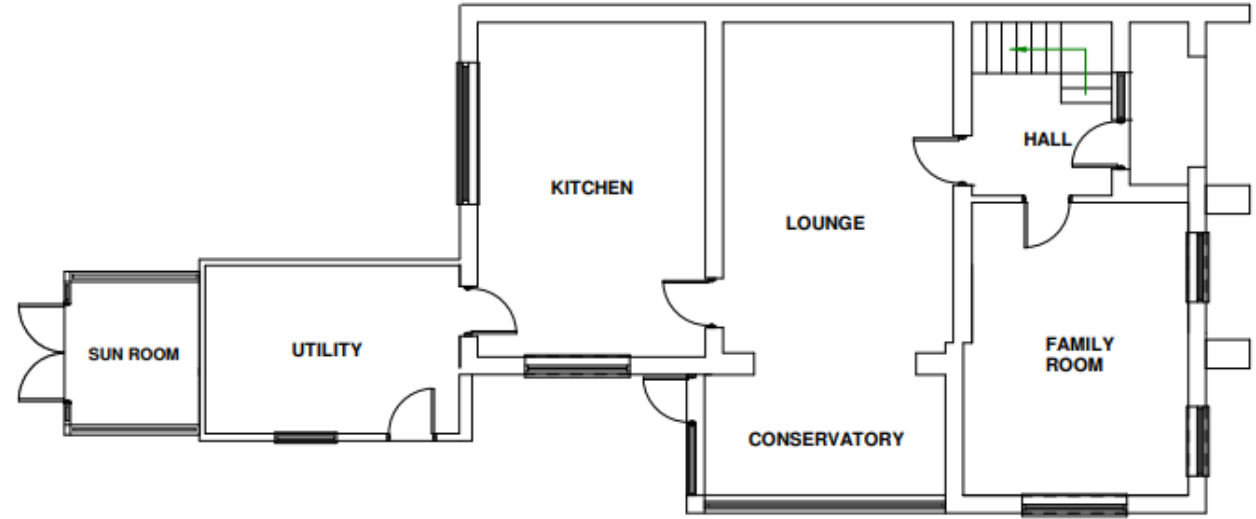
PROPOSED SOUTH ELEVATION



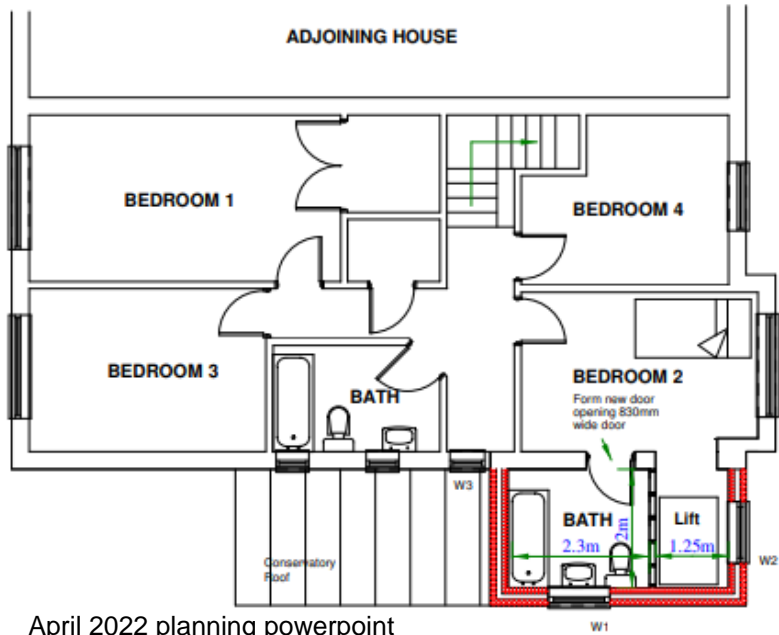
PROPOSED EAST ELEVATION



EXISTING FIRST FLOOR PLAN

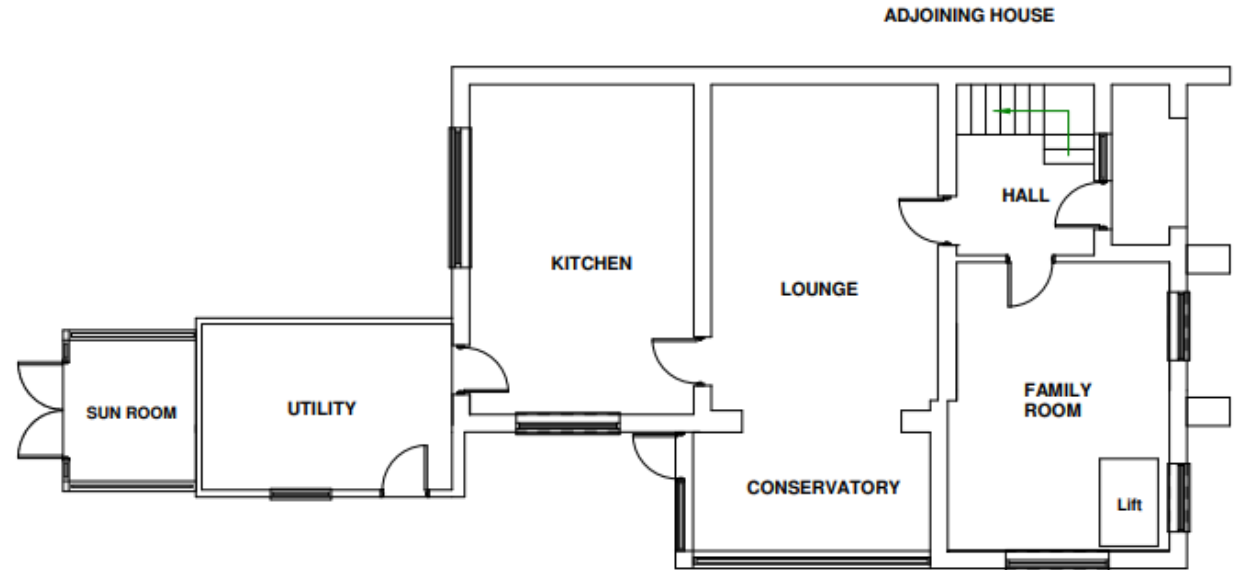


EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

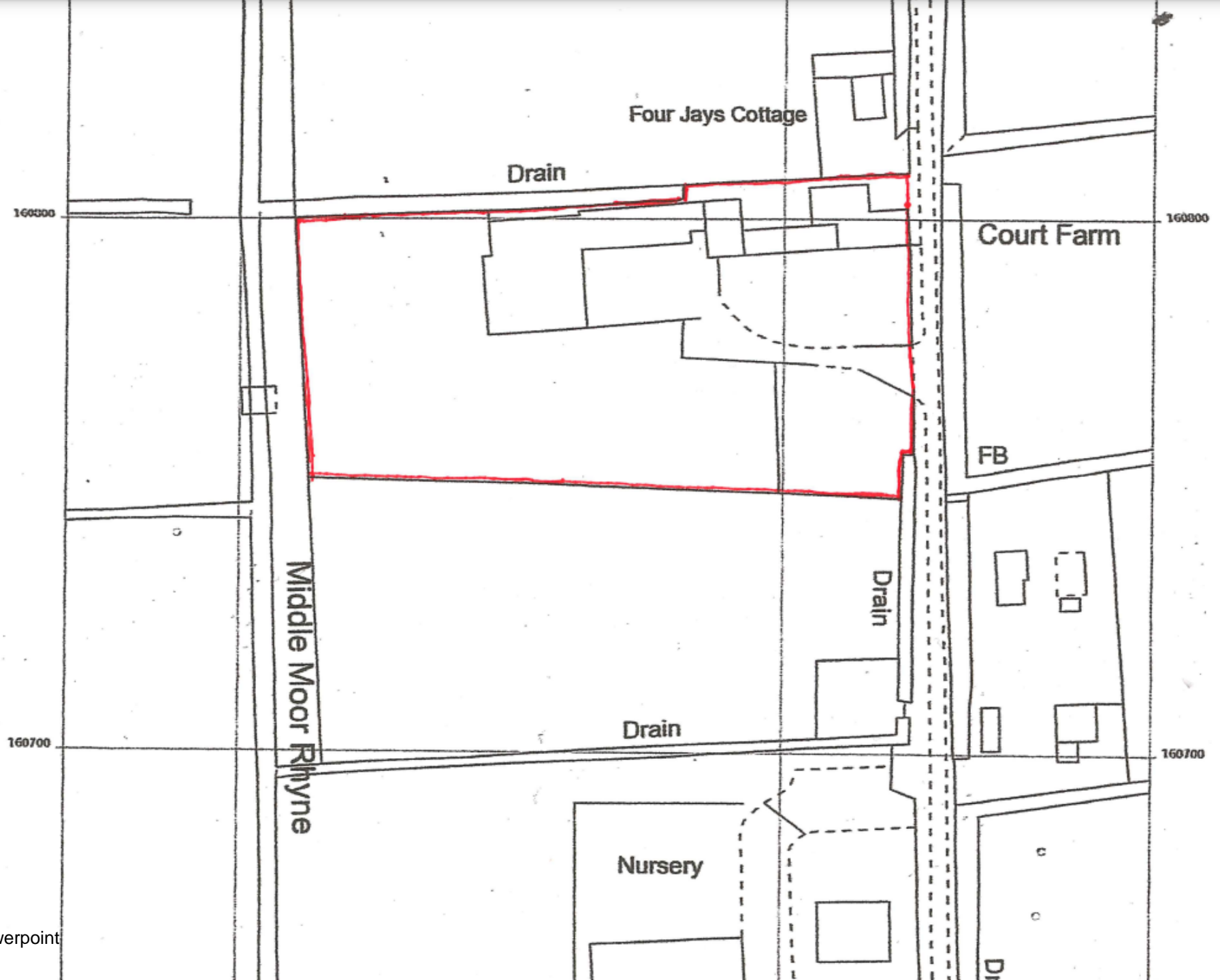
April 2022 planning powerpoint



PROPOSED GROUND FLOOR PLAN

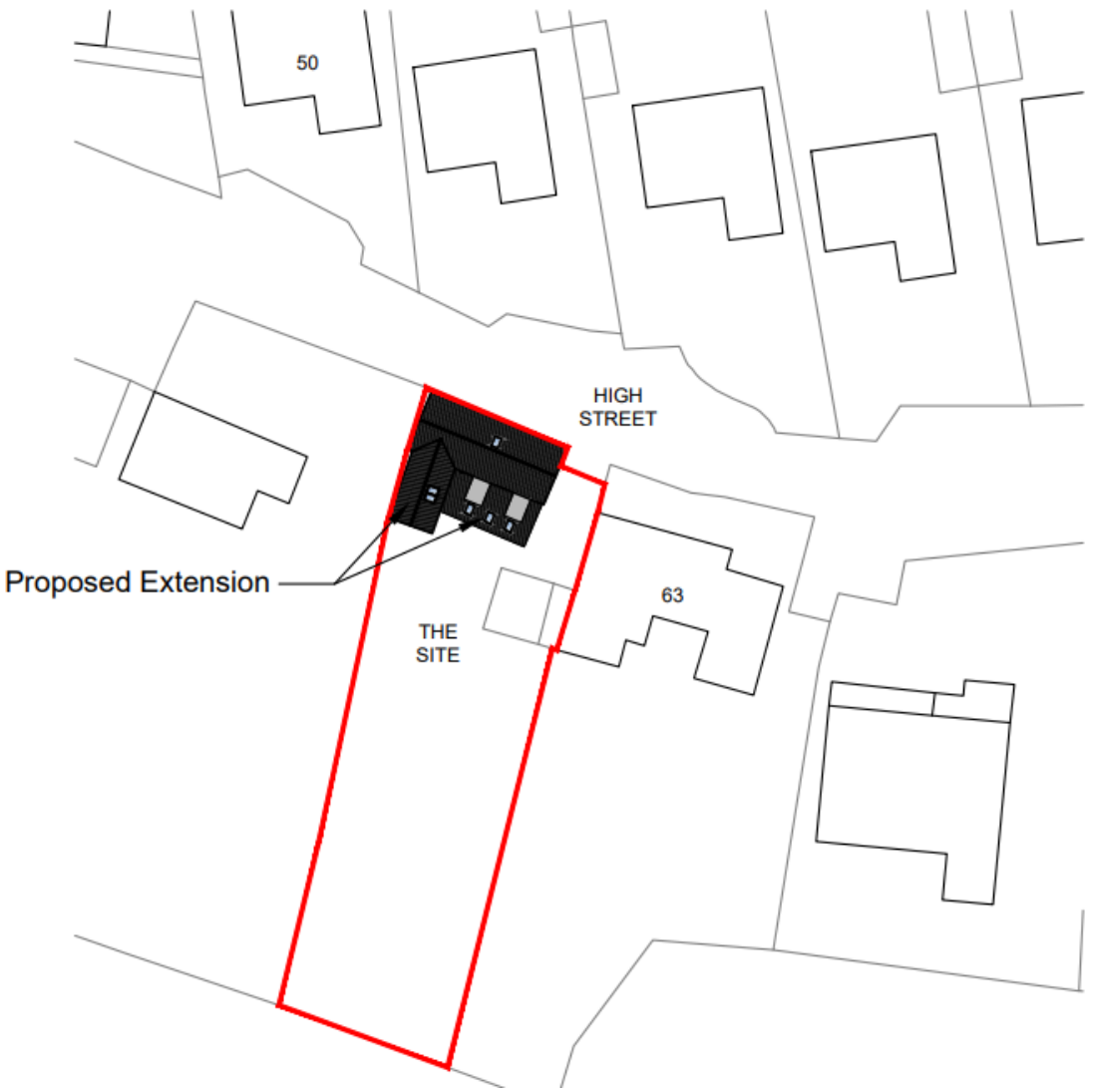
22/P/0534/AOC – Court Farm, Moor Road Banwell Somerset BS29 6ET

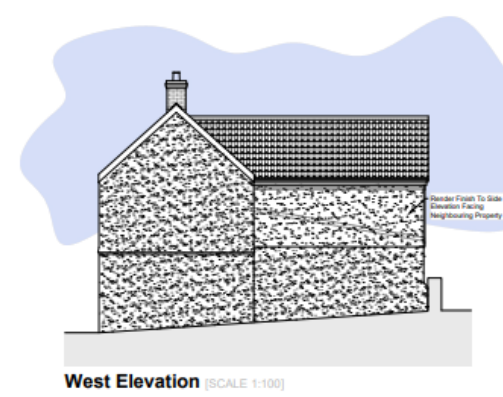
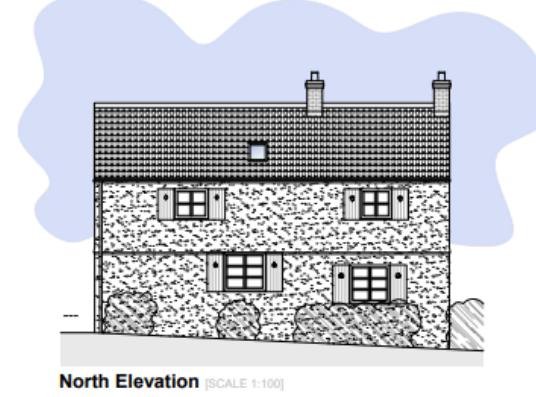
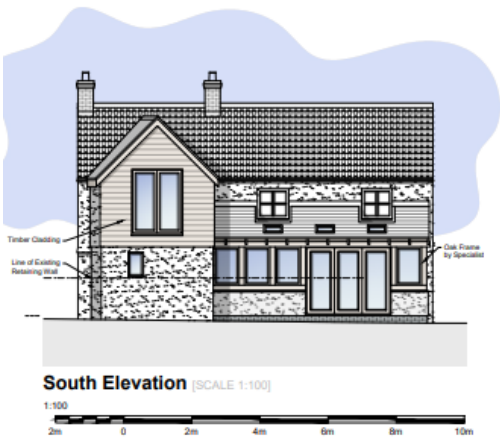
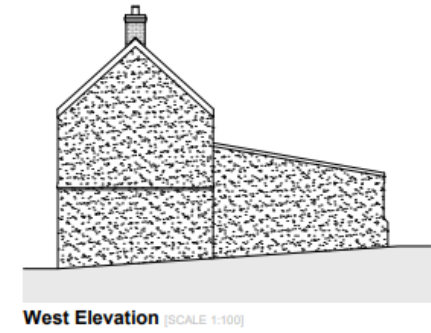
Discharge of Condition No.6 (Bat Mitigation) on application 19/P/2354/FUH



22/P/0586/FUH – 65 High Street Banwell North Somerset BS29 6AF.

Erection of two storey and single storey rear extensions. Addition to approved application 21/P/3527/FUH.







22/P/0689/AOC – Land South Of Churchland Way Wolverhill Road Banwell.

Discharge of condition No. 7 (Timing) No. 16 (Landscaping) No. 18 (Landscape Management Plan) No.24 (Lighting) No. 25 and 30 and 31(Ecology) No. 32 (Contamination) No. 36 (Energy) No. 37 (Levels) No. 38 and 39(Materials) No. 40 (Enclosures) and No. 42 (Archaeology) on application 19/P/2662/RM.



Bird & Bat Boxes

 Avinex 1MR Nest Box

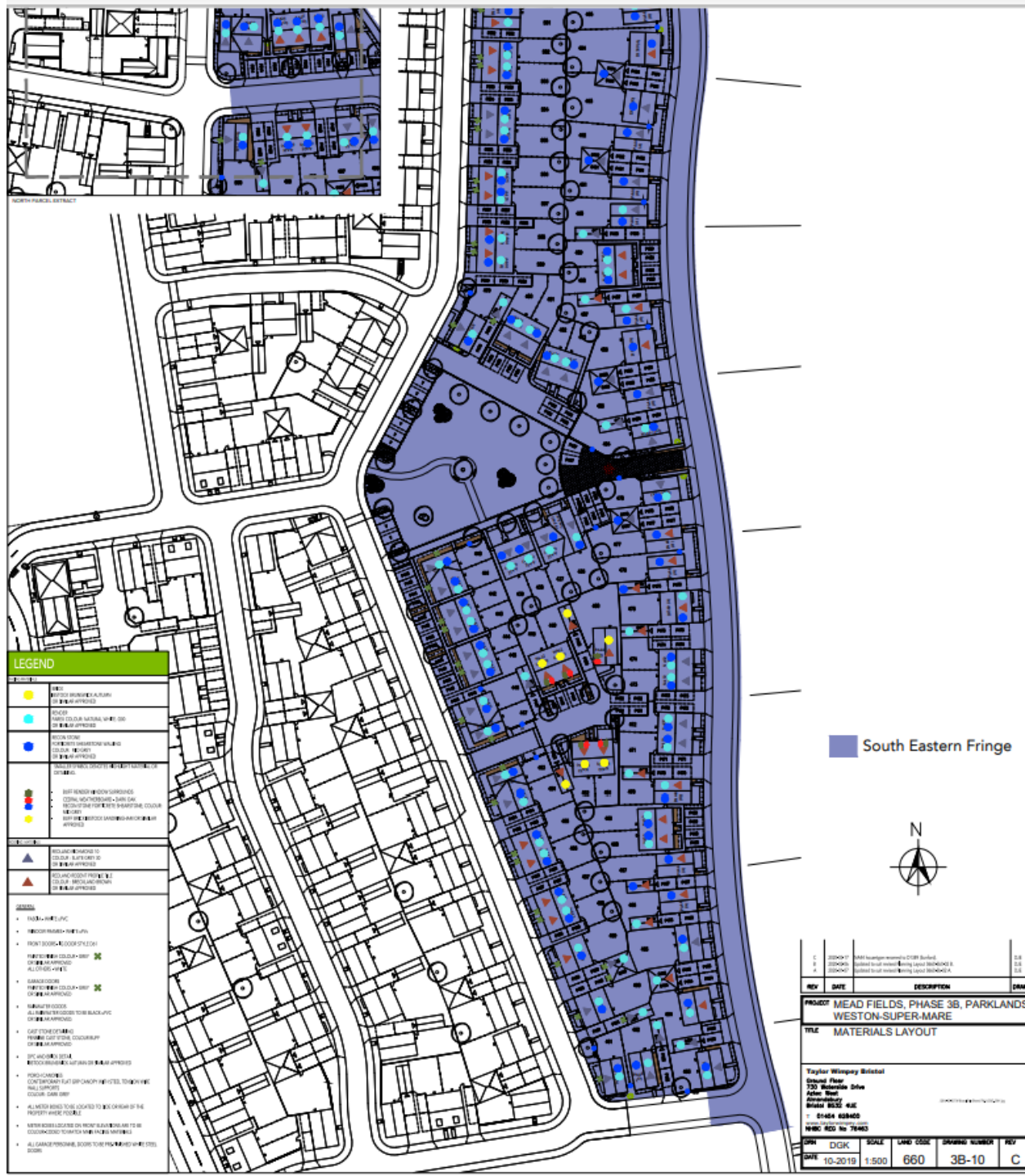
 Schwegler 1FR Bat Tube

PHASE 3A (NORTH) - PLANT SCHEDULE

Item	Quantity	Plant Name	Supplier	Size	Planting Date	Notes
1	10	AVINEX 1MR NEST BOX	AVINEX	1MR	2022	See drawing for locations
2	10	SCHWEGLER 1FR BAT TUBE	SCHWEGLER	1FR	2022	See drawing for locations
3	10	AVINEX 1MR NEST BOX	AVINEX	1MR	2022	See drawing for locations
4	10	SCHWEGLER 1FR BAT TUBE	SCHWEGLER	1FR	2022	See drawing for locations
5	10	AVINEX 1MR NEST BOX	AVINEX	1MR	2022	See drawing for locations
6	10	SCHWEGLER 1FR BAT TUBE	SCHWEGLER	1FR	2022	See drawing for locations
7	10	AVINEX 1MR NEST BOX	AVINEX	1MR	2022	See drawing for locations
8	10	SCHWEGLER 1FR BAT TUBE	SCHWEGLER	1FR	2022	See drawing for locations
9	10	AVINEX 1MR NEST BOX	AVINEX	1MR	2022	See drawing for locations
10	10	SCHWEGLER 1FR BAT TUBE	SCHWEGLER	1FR	2022	See drawing for locations

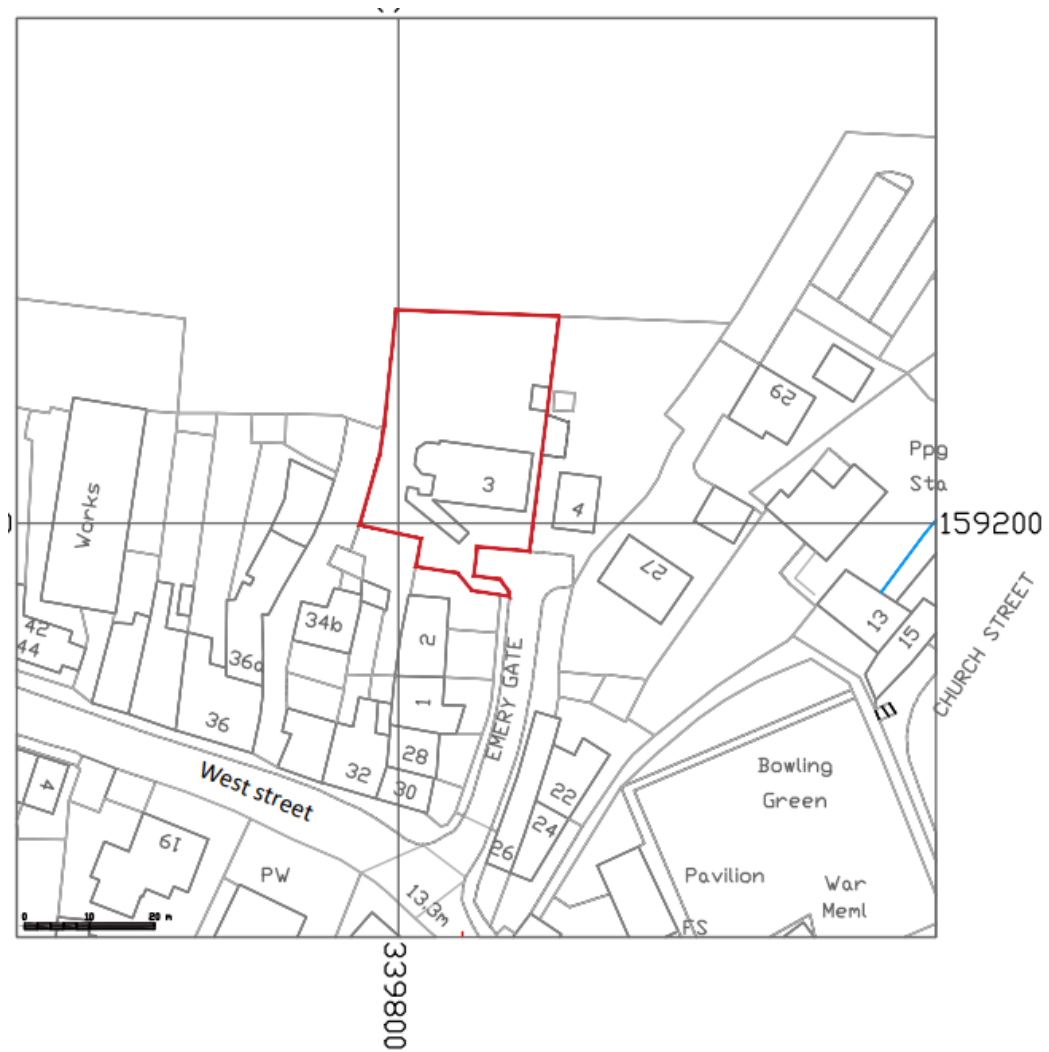
FOR PHASE 3B (NORTH) DETAILS
SEE DRAWING No. 931-11

- ### SPECIFICATION NOTES
- Proposals to be read in conjunction with Focus on Design Architect's Drawings and Aspect Tree Consultancy Report;
 - All landscape operations to be in accordance with BS 4426: 1989 & BS 2636: 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 2682, medium texture, neutral pH value, reasonably stone free with no stones over 25mm in size;
 - Topsoil depths to be 400mm for shrubs, 600mm for groundcover plantings, 900mm for native hedge & 150mm for grass areas; no additional topsoil to be spread in wildflower areas;
 - Finished topsoil levels to be 250mm above adjacent paved surfaces, and 200mm-wide hard surfaced mowing margin to be provided where lawn adjoins buildings;
 - Grass areas to be good quality lawn turf or British Seed Houses A2 Turf 'Quality Lawn, sown at 35g/m²;
 - Shrub, and/or Crecomated Climb Allow to be installed in accordance with BS 4426: 1989 & BS 2636: 1992 and all amendments to date.

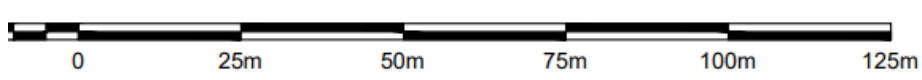


22/P/0701/FUH – 3, Emery Gate, Banwell. BS29 6DN.

Demolition of the existing conservatory and alterations to the existing openings.



on Plan



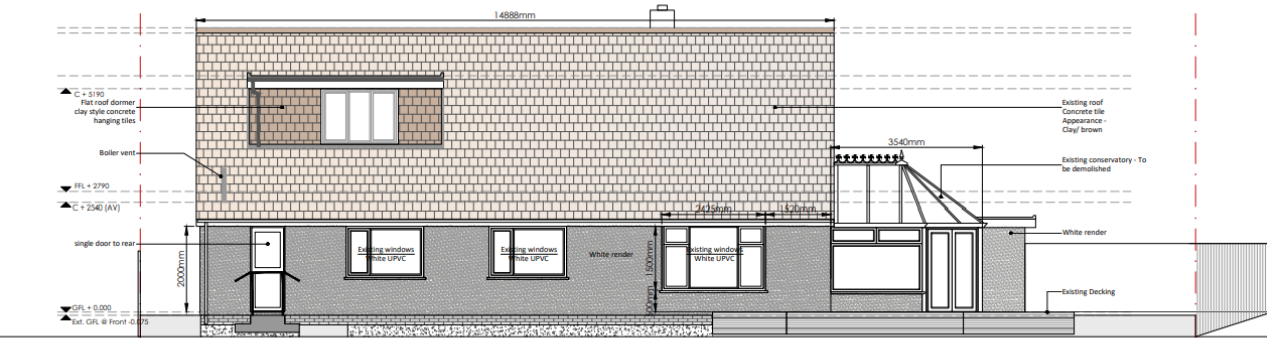
Site Plan



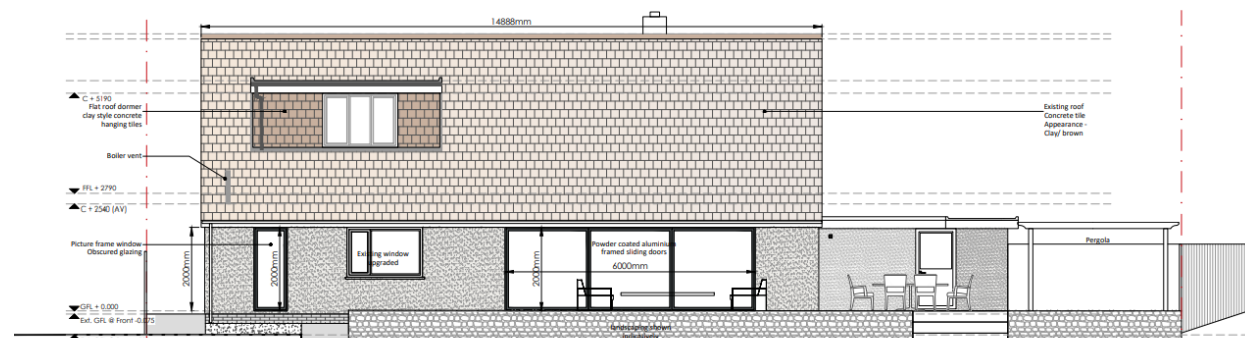
EXISTING FRONT ELEVATION

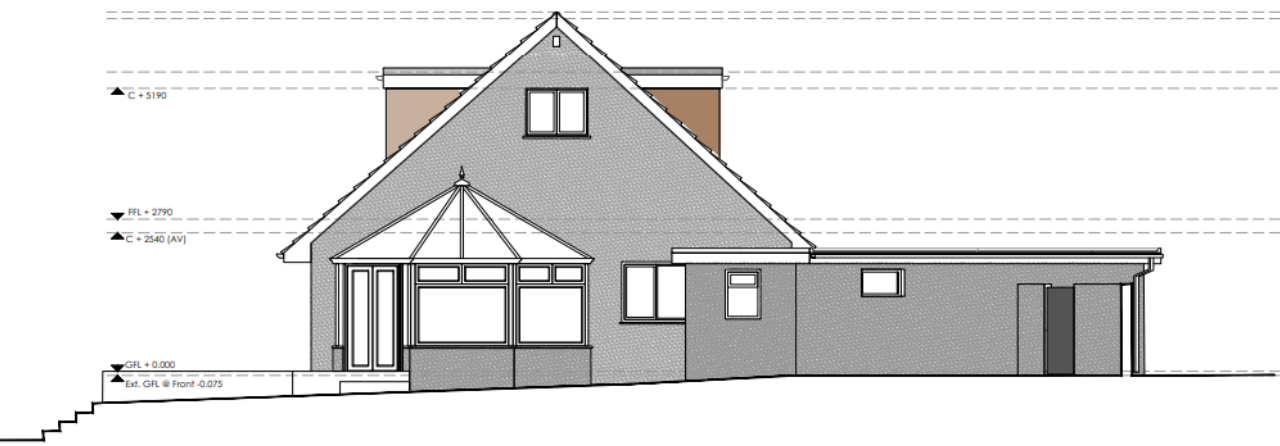


PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION

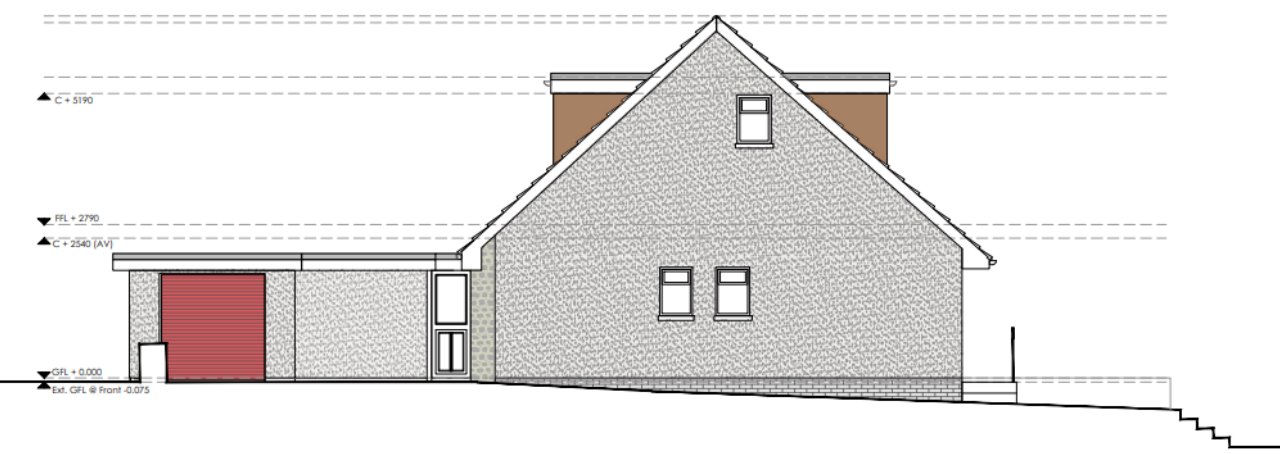




EXISTING WEST ELEVATION



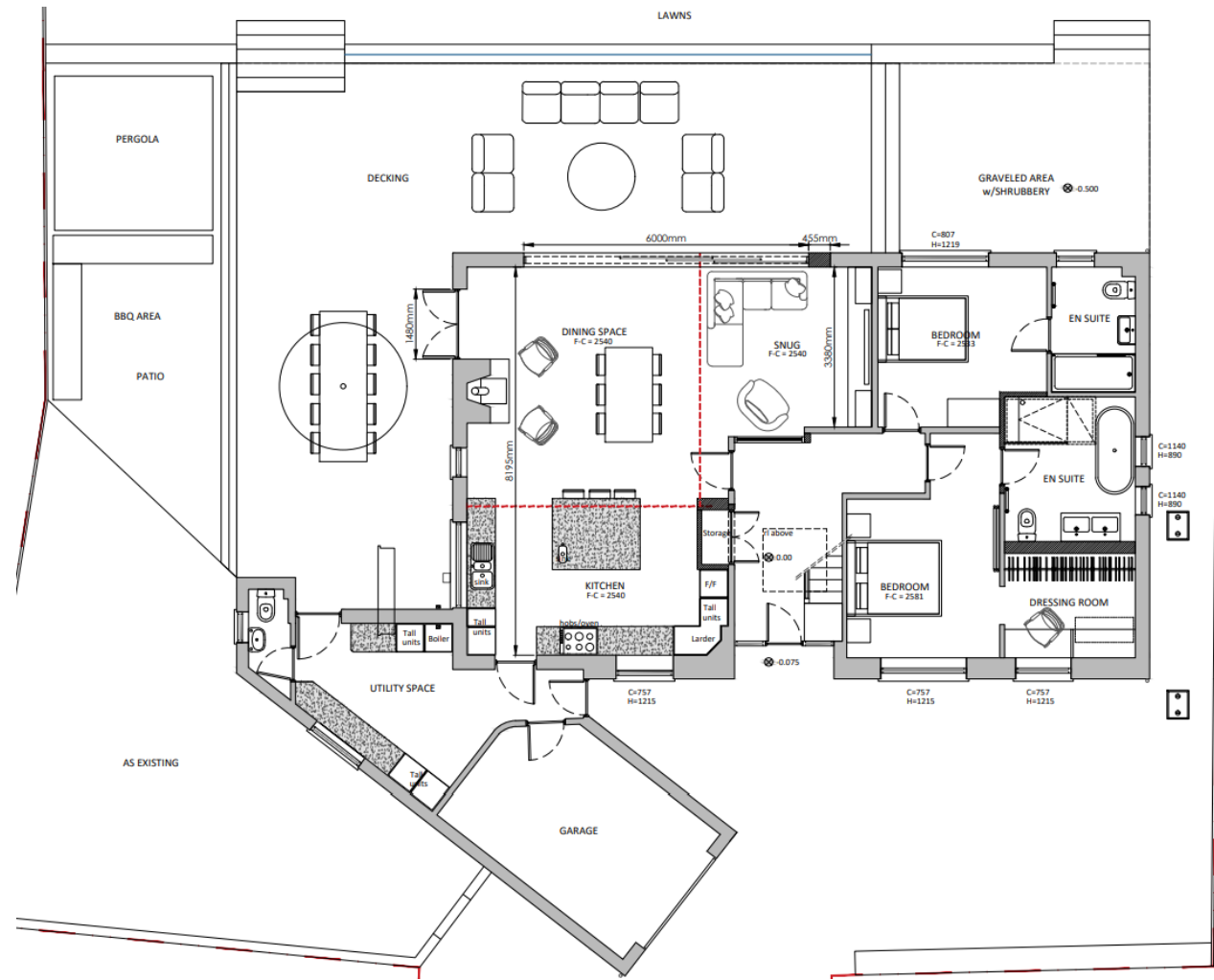
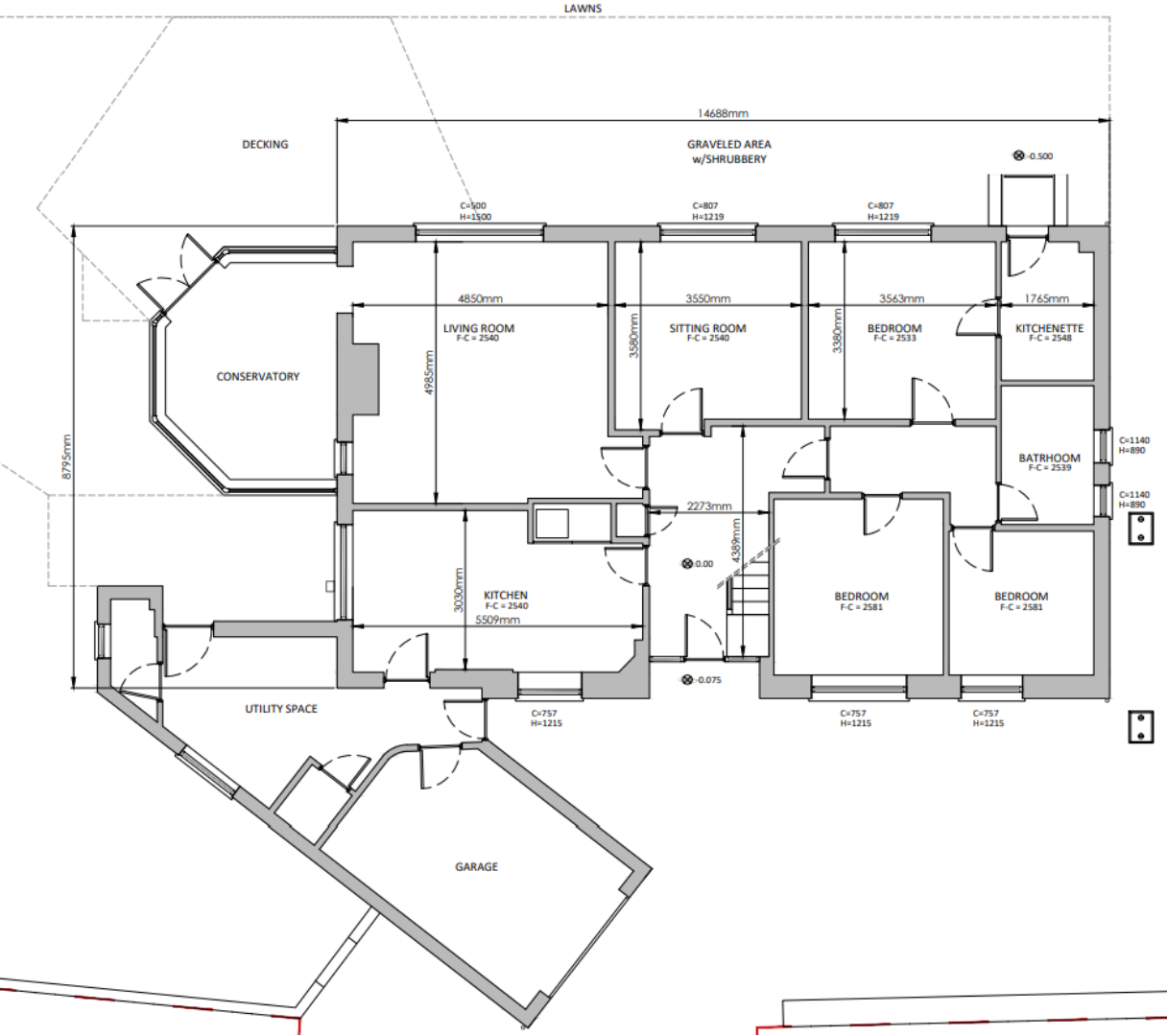
PROPOSED WEST ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



22/P/0764/MOD – Land At Area 3A Weston Villages Weston-super-Mare.

Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area.

22/P/0765/MOD – Land At Area 3B Weston Villages Weston-super-Mare.

Modification of Section 106 legal agreement on permission 16/P/2744/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area.

21/P1735/RM 22/P/0240/LDP – 48 Taylors Fields Banwell North Somerset BS29 6AJ.

Certificate of lawful development for the erection of a conservatory to rear elevation. **APPROVED (Lawful).**