



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7<sup>th</sup> of November 2022.

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

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk).

### **060/22 To receive apologies for absence (agenda item 1)**

Apologies were received from Councillor Matthew Thomson

### **061/22 To receive declarations of interest (agenda Item 2)**

No interests were declared

### **062/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> of October 2022 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> of October 2022 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with 1 abstention due to absence)**

The minutes of the meetings were signed by the Chair of the meeting as a correct record.

### **063/22 To note and comment upon planning applications (agenda item 4).**

#### **(i) 21/P/2029/FUL Land off Riverside (land to north of Riverlea) Banwell**

Erection of 2no. agricultural buildings. Larger building to be connected to existing building on site by covered access area.

**Resolved** – To object to this application due to concerns that the application fails to demonstrate how it would not prejudice highway safety. Riverside is not a suitable road currently, it would not be able to cope with the extra traffic generated by the requirement to transport, maintain and provide for up to 250 cattle.

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

#### **(ii) 22/P/2287/FUH 28 High Street, Banwell BS29 6AE**

Proposed demolition of an existing rear extension and side porch. Proposed erection of a side extension, Replacement of existing Bay Window and installation of Solar Panels on south-west elevation.

**Resolved** – To support this application.

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

#### **(iii) 22/P/2331/RM Land at Parklands, South of Churchland Way**

Reserved matters application for the construction of Road 6 Infrastructure following outline consent 12/P/1266/OT2.

This application was noted

(iv) **22/P/2429/FUH Meliden Summer Lane Banwell BS29 6LE**

Erection of a single storey rear extension onto the northwest elevation replacing an existing single storey kitchen extension and a single storey ensuite extension. The existing garage and stores are to be demolished with a new double garage with ancillary accommodation over and solar panels on roof. Re-surfaced driveway.

**Resolved** – To object to this application on the basis the ancillary accommodation above the garage is contrary to NSC's DM43 policy as it is outside of the settlement boundary and is not part of the physical extension to the main dwelling.

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

**064/22 To note the following planning applications (agenda item 5).**

- (i) **22/P/2324/TRCA Banwell Youth and Community Centre West Street Banwell BS29 6DB**  
TT1 - Willow - crown lift over the tank to 4m once a year for 5 years.

This application was noted

- (ii) **22/P/2406/TRCA St Andrews Church. BS29 6BN**  
All tree work as advised in general tree assessment (summary) - one exception, T 773 - Magnolia - down to be felled - crown reduce by 2m.

This application was noted

- (iii) **22/P/2445/AOC Land South of Churchland Way Wolverhill Road, Banwell.**  
Discharge of condition. 55 9 External meter boxes) on application 18/P/5209/RM.

This application was noted

- (iv) **22/P/2446/AOC Land at Parklands Churchland Way**  
Request to discharge part of condition 41 (permitted development) from application No. 16/P/2744/OT2.

This application was noted

**065/22 To note planning decisions – (agenda item 6)**

- (i) **22/P/0039/FUL Perries Hillend Locking North Somerset BS24 8PG**  
Retrospective planning permission for the change of use of agricultural land for the storage of 5 no. shipping containers off Banwell Road (B8 storage and distribution) and the erection of a security gate and creation of a gravelled hardstanding off Hillend for agricultural purposes. **REFUSED**
- (ii) **22/P/0135/FUL Land to Northeast Of Royston Wolverhill Road Banwell BS29 6DG**  
Demolition of existing agricultural building and erection and re-siting of a new agricultural building. **APPROVE**
- (iii) **22/P/0162/FUL Perries Hillend Locking North Somerset BS24 8PG**  
Retrospective planning application for the siting of a static caravan for use as a separate dwelling (Use Class C3). **REFUSED**
- (iv) **21/P/0223/FUL Land South of Wolverhill 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. **APPROVE WITH LEGAL AGREEMENT**
- (v) **22/P/0730/FUL Deer Leap Farm, Knightcott Road, Banwell.**  
Retention of building and its change of use to starter business unit (class B2 B8 and E(g)(iii)) **APPROVE**
- (vi) **22/P/1654/R33 Banwell Primary West Street Banwell BS29 6DB**  
Demolition of a former front extension to the main school building, including a kitchen, hall and staff room. **APPROVE**

- (vii) **22/P/1767/LDP Little Vaust Cooks Lane Banwell North Somerset BS29 6DS**  
Certificate of Lawful Development for the proposed erection of a detached mobile home for use as an annexe. **APPROVE (LAWFUL)**
- (viii) **22/P/1894/FUH 1 Orchard Close Banwell North Somerset BS29 6DF**  
Retrospective demolition of existing boundary wall and erection of a new boundary wall with added privacy screens. **APPROVE**
- (ix) **22/P/1925/AGA Land South of Puxton Park Cowslip Lane Hewish**  
Application to determine if prior approval is required for a proposed agricultural track. **PRIOR APPROVAL - GRANT**
- (x) **22/P/1999/FUH Westholme West Street Banwell BS29 6DE**  
Retrospective application for the installation of new and altered windows. **APPROVE**
- (xi) **22/P/2239/TEN Land At Boulters Yard Summer Lane Banwell**  
Notification under Regulation 5 of the Electronic Communications Code of the intention to install electronic communication apparatus, works to include: Removal of 3no. Antenna at 14.3m to be replaced with 3no. new Antenna at 14.3m, removal of 6no. MHA, installation of 3no. Active Routers and 3no. MHAs, installation of GPS Node at 3m on gantry pole, removal of SAMI cabinet inside cabin, installation of cooling unit within cabin and installation of new 6115 rack and ERS rack inside cabin. **PN Reg 5 (Tel) Noted (unconditional)**
- (xii) **21/P/3145/FUL Rhodyate Farm, The Rhodyate, Banwell BS29 6NR**  
Application to remove condition 8 attached to planning permission 15/P/0966/F (conversion of stable block to holiday accommodation) to allow the building to be used for two residential units. **APPROVE**
- (xiii) **22/P/2544/TRCA 30 Castle Hill Banwell North Somerset BS29 6NY**  
T1 - Ash - pollard by 4m. T2 Sycamore - 2m crown reduction **NO OBJECTION (tree/hed) UNCONDITIONAL**

The Clerk tabled the following planning decision.

- (xiv) **22/P/1775/FUL Land To Rear Of Kings Field Moor Road Banwell.**  
Erection of an agricultural barn, and retention of entrance piers, wall and hardstanding (part retrospective). **APPROVE**

**066/22 Date of the next meeting (agenda item 7)**

Planning Committee Meeting Monday 5<sup>th</sup> December 2022 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:30**

.....Chairman

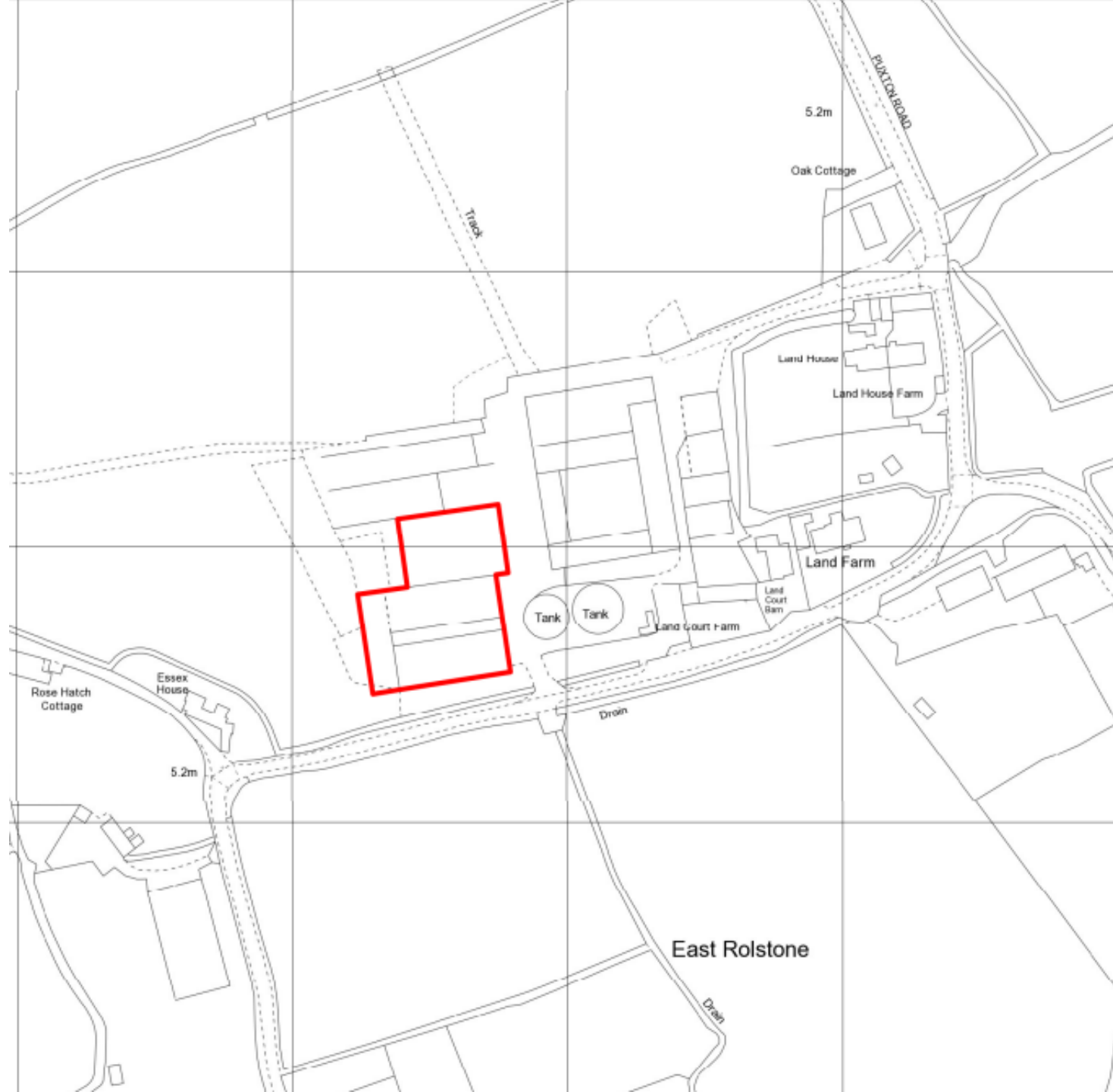
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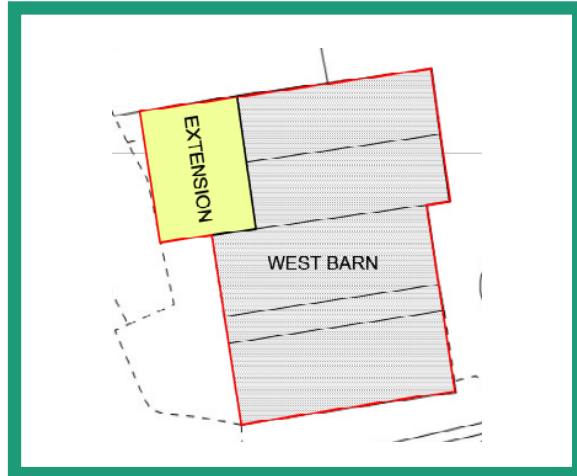
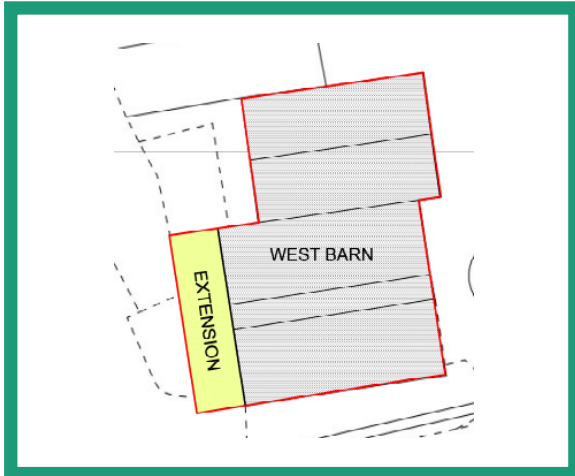
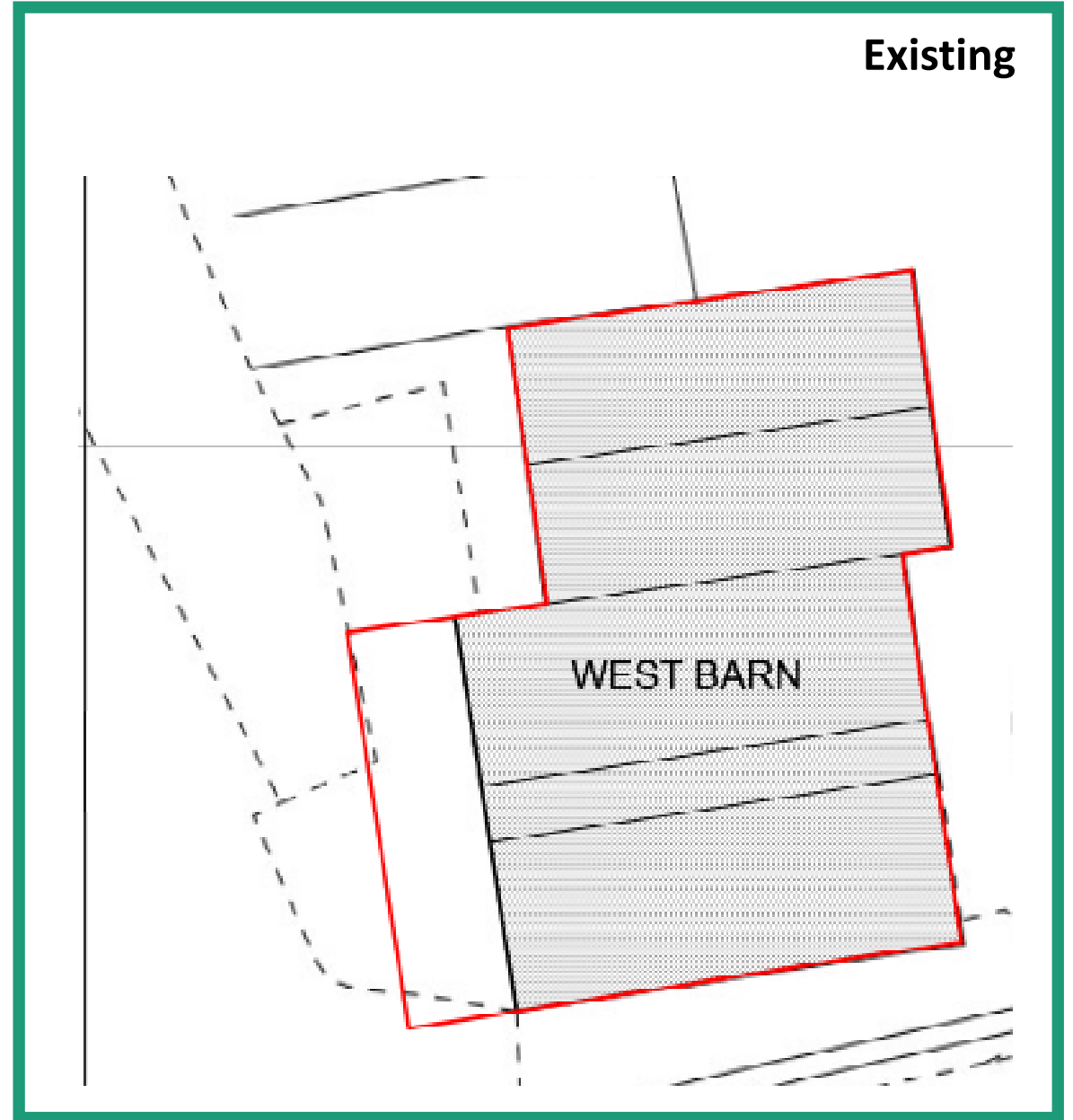
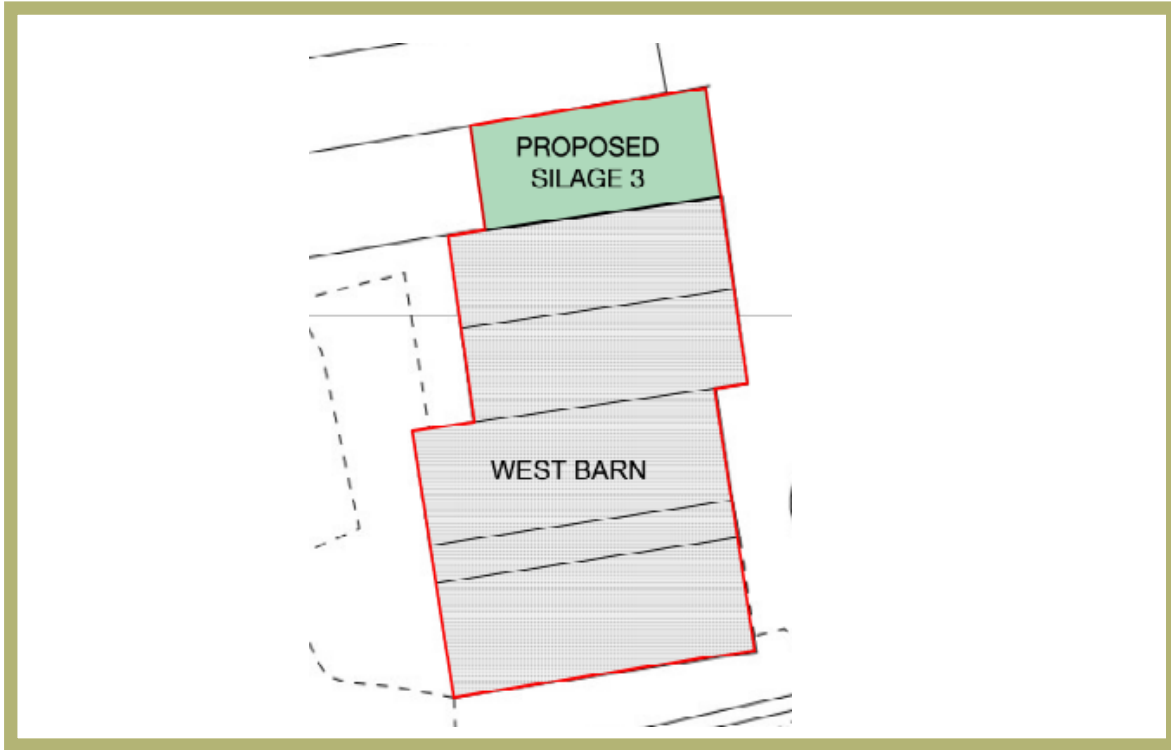
# Planning Committee

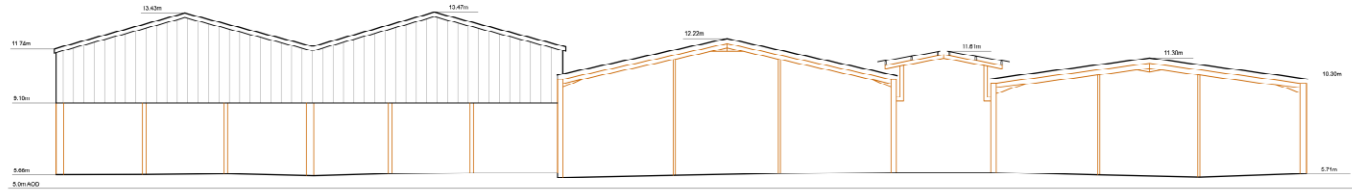
December 5th 2022

# **22/P/2005/FUL, 22/P/2069/FUL, 22/P/2070/FUL & 22/P/2071/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**

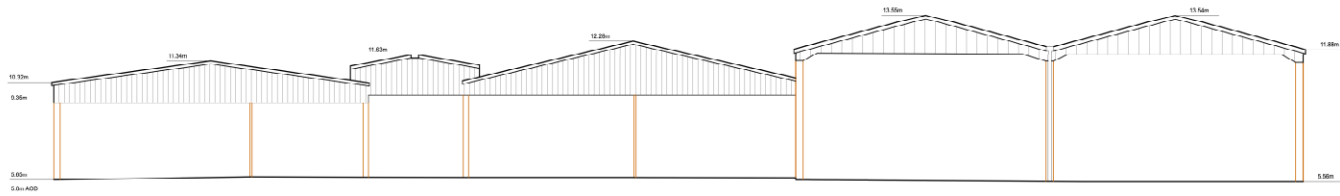
- Proposed erection of an extension to the West barn to accommodate silage.
- Demolition of a section of the East barn and replacement new build extension to accommodate silage.
- Proposed extension to the West elevation of the West barn to form accommodation for silage.
- Proposed 2no. bay extension to the West barn to accommodate silage.



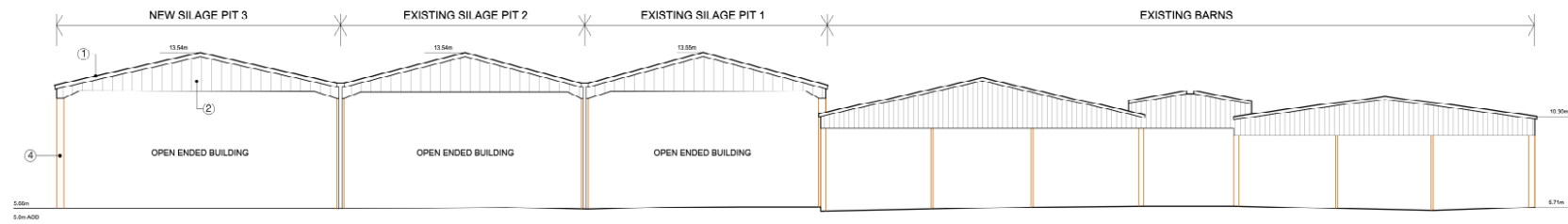




1 WEST BARN - EXISTING WEST ELEVATION  
0084 1:100



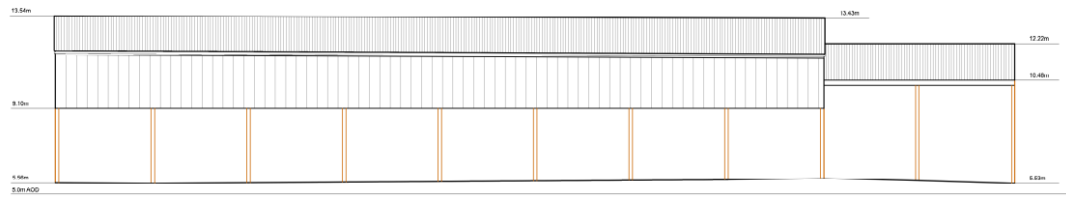
2 WEST BARN - EXISTING EAST ELEVATION  
0084 1:100



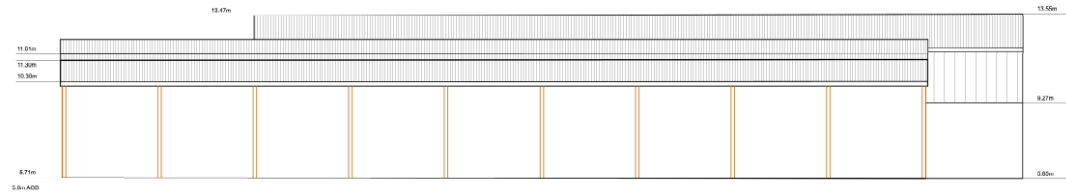
1 WEST BARN - PROPOSED WEST ELEVATION  
0028 1:100



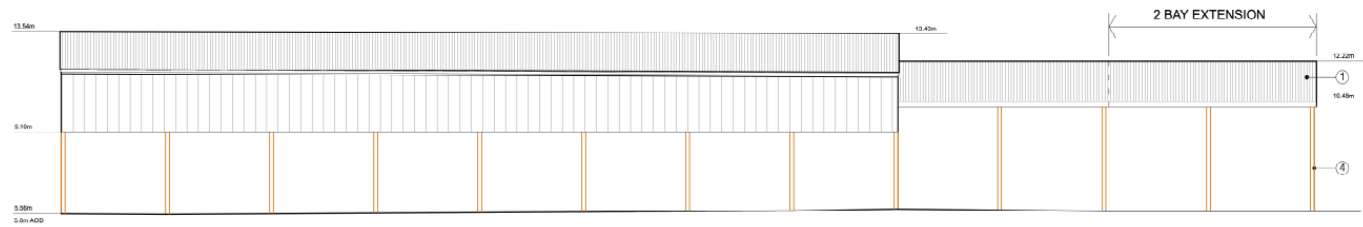
2 WEST BARN - PROPOSED EAST ELEVATION  
0028 1:100



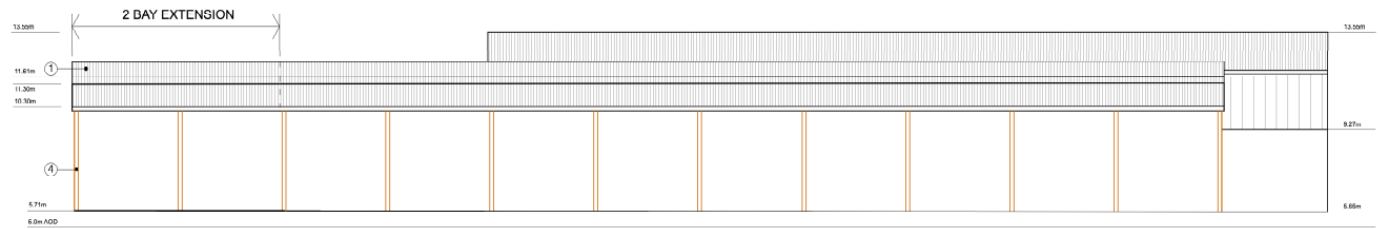
1 WEST BARN - EXISTING NORTH ELEVATION  
0083 1:100



2 WEST BARN - EXISTING SOUTH ELEVATION  
0083 1:100



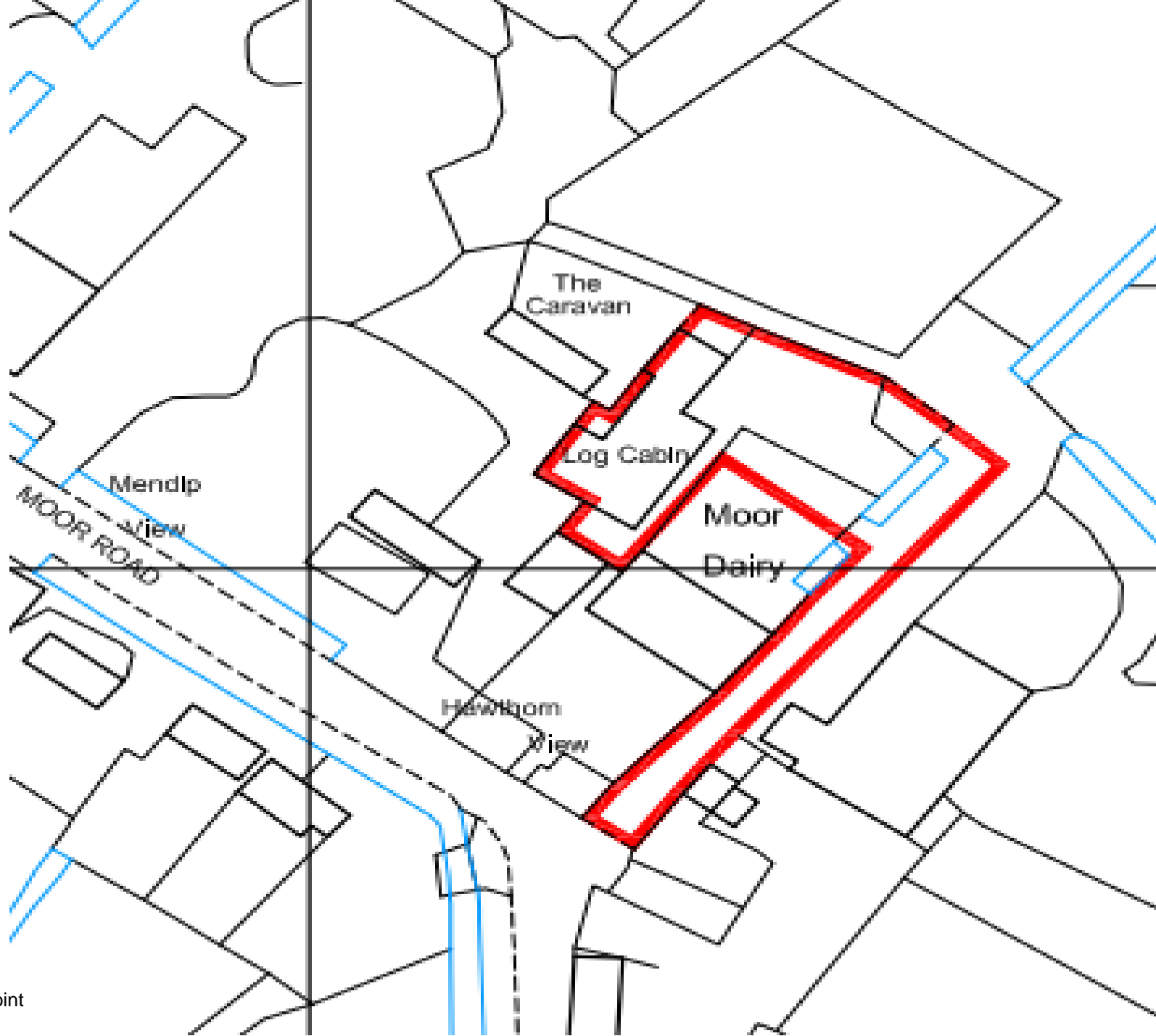
1 WEST BARN - PROPOSED NORTH ELEVATION  
0087 1:100

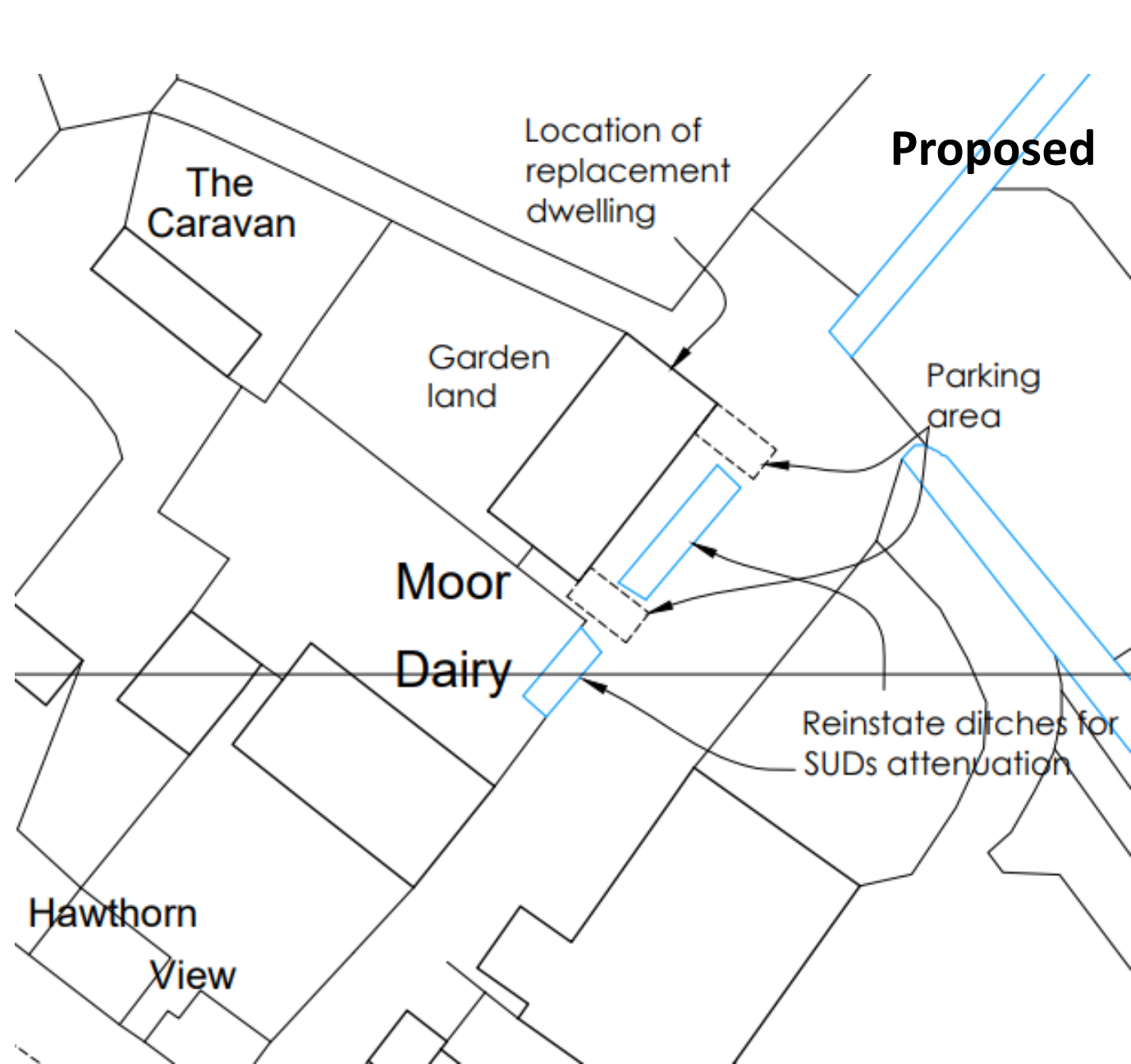
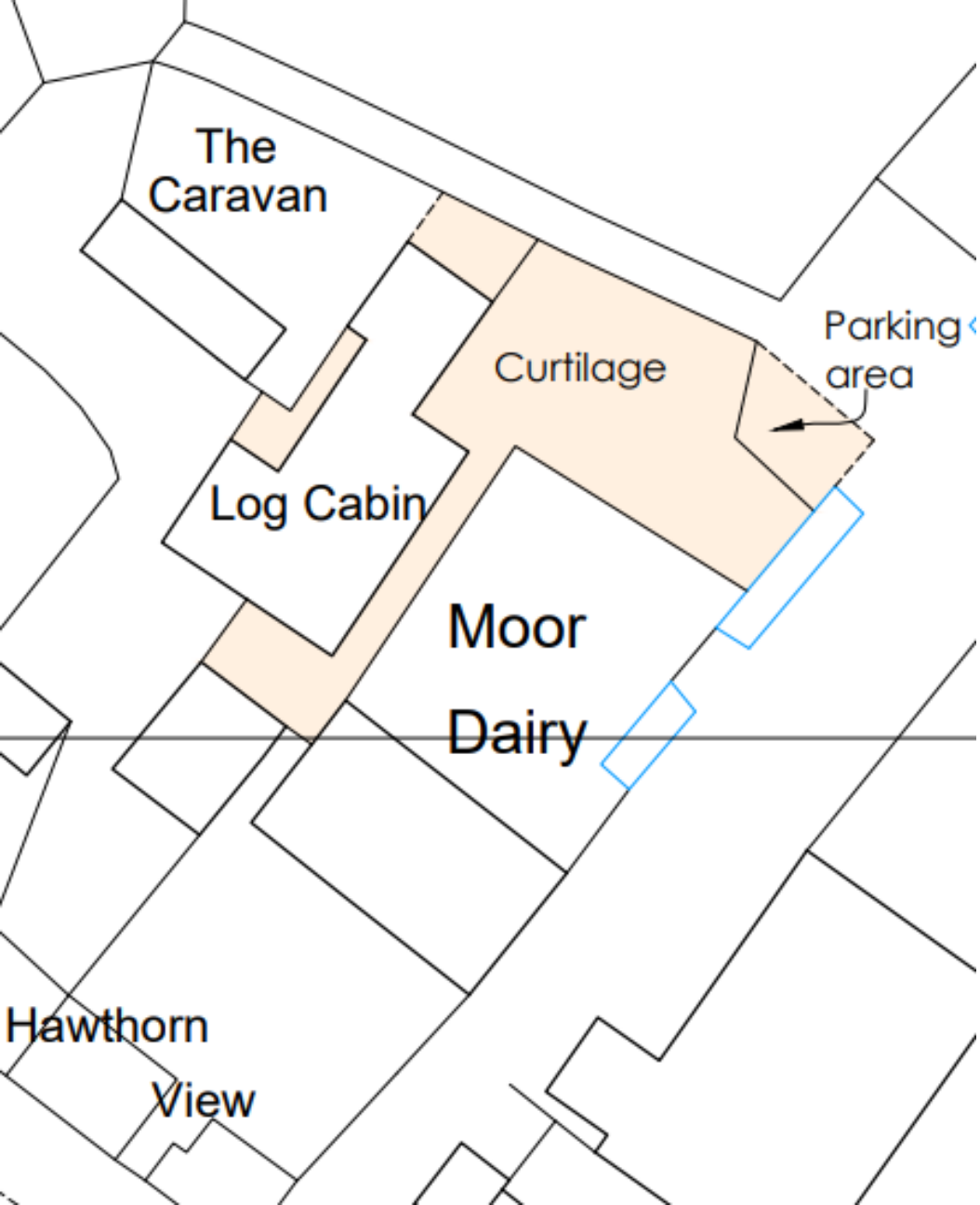


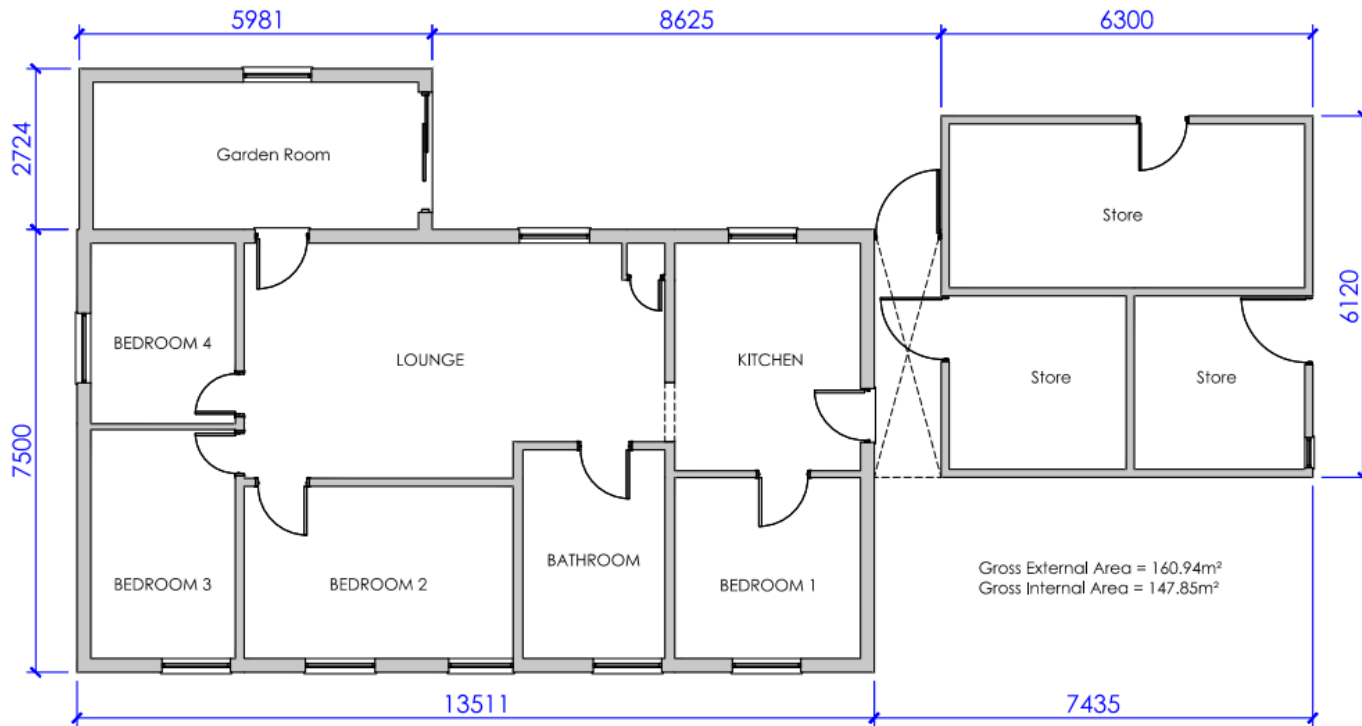
2 WEST BARN - PROPOSED SOUTH ELEVATION  
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# **22/P/2396/FUL Land at The Moor Dairy (Log Cabin) Moor Road Banwell**

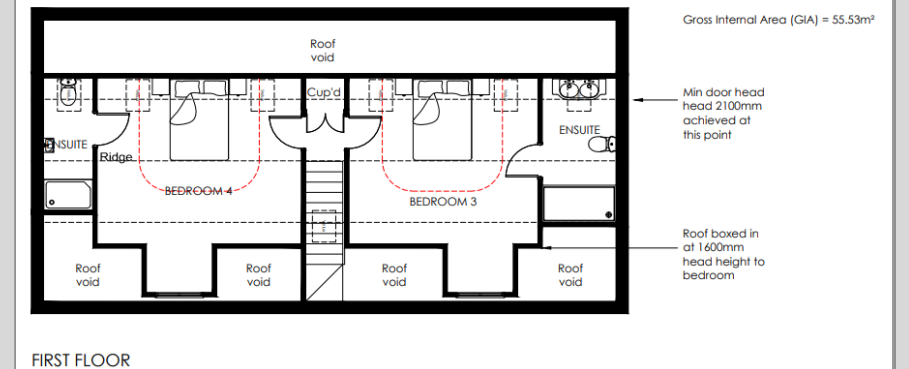
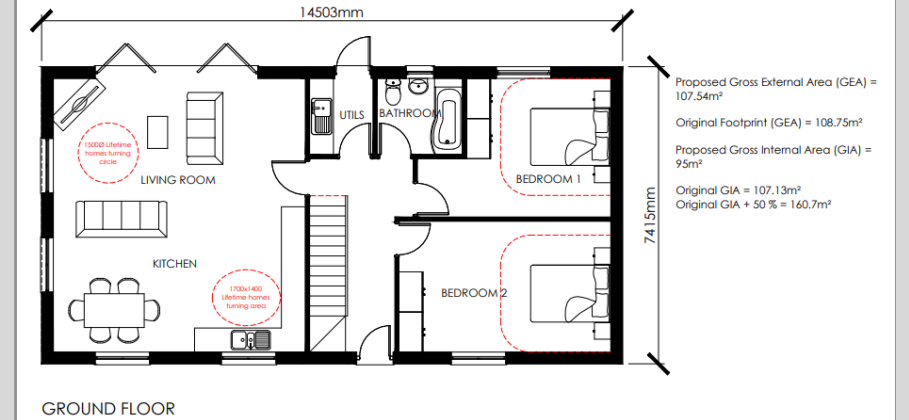
Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling

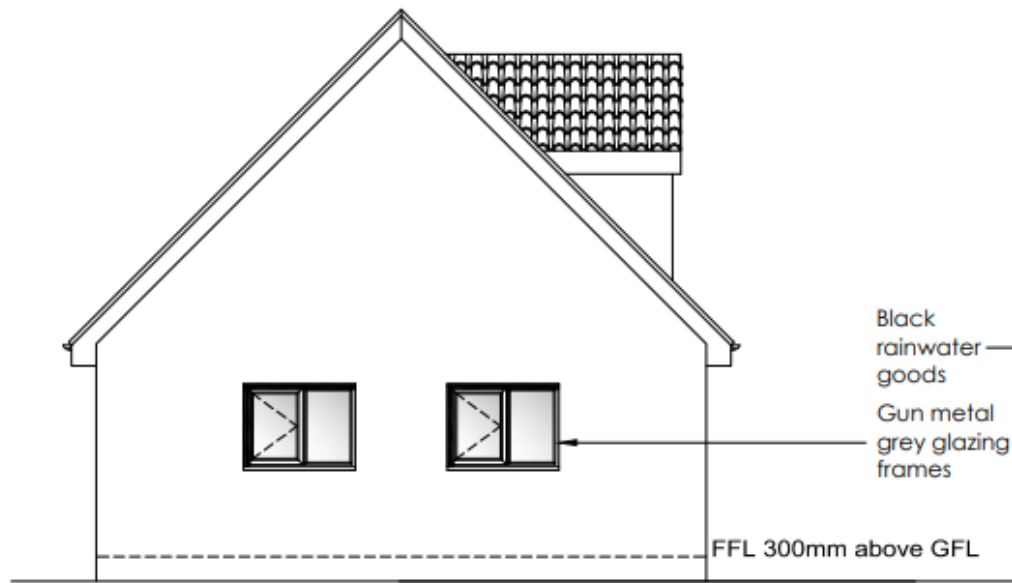






FLOOR PLAN

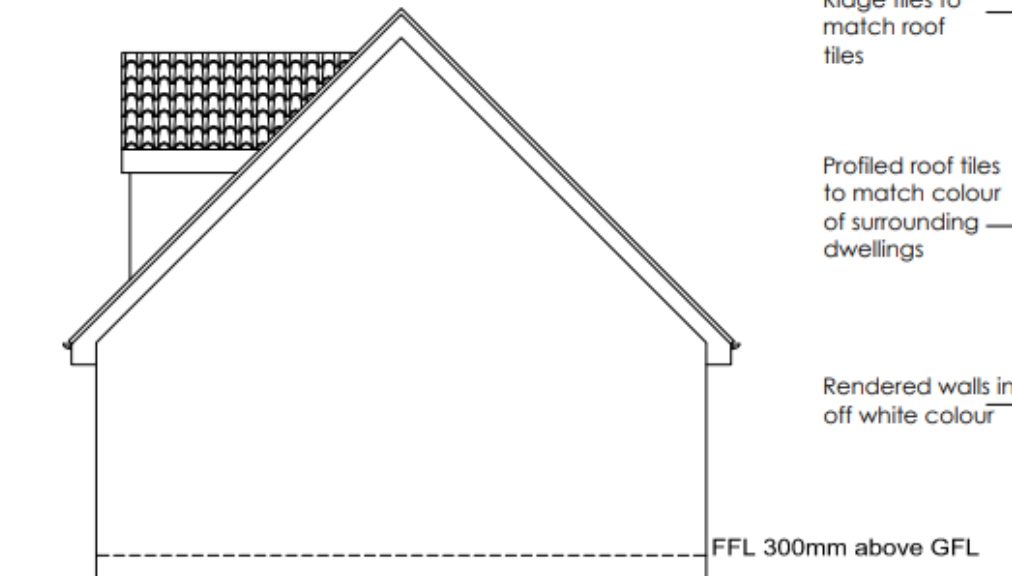




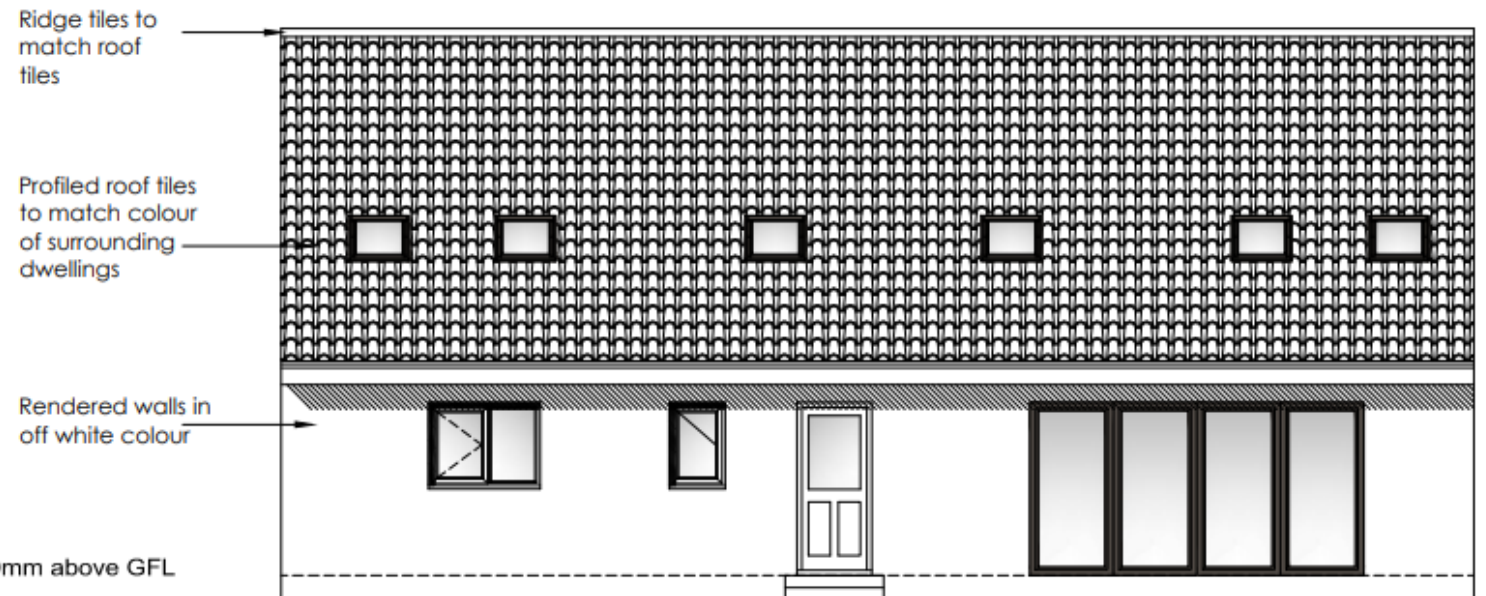
SOUTH WEST ELEVATION



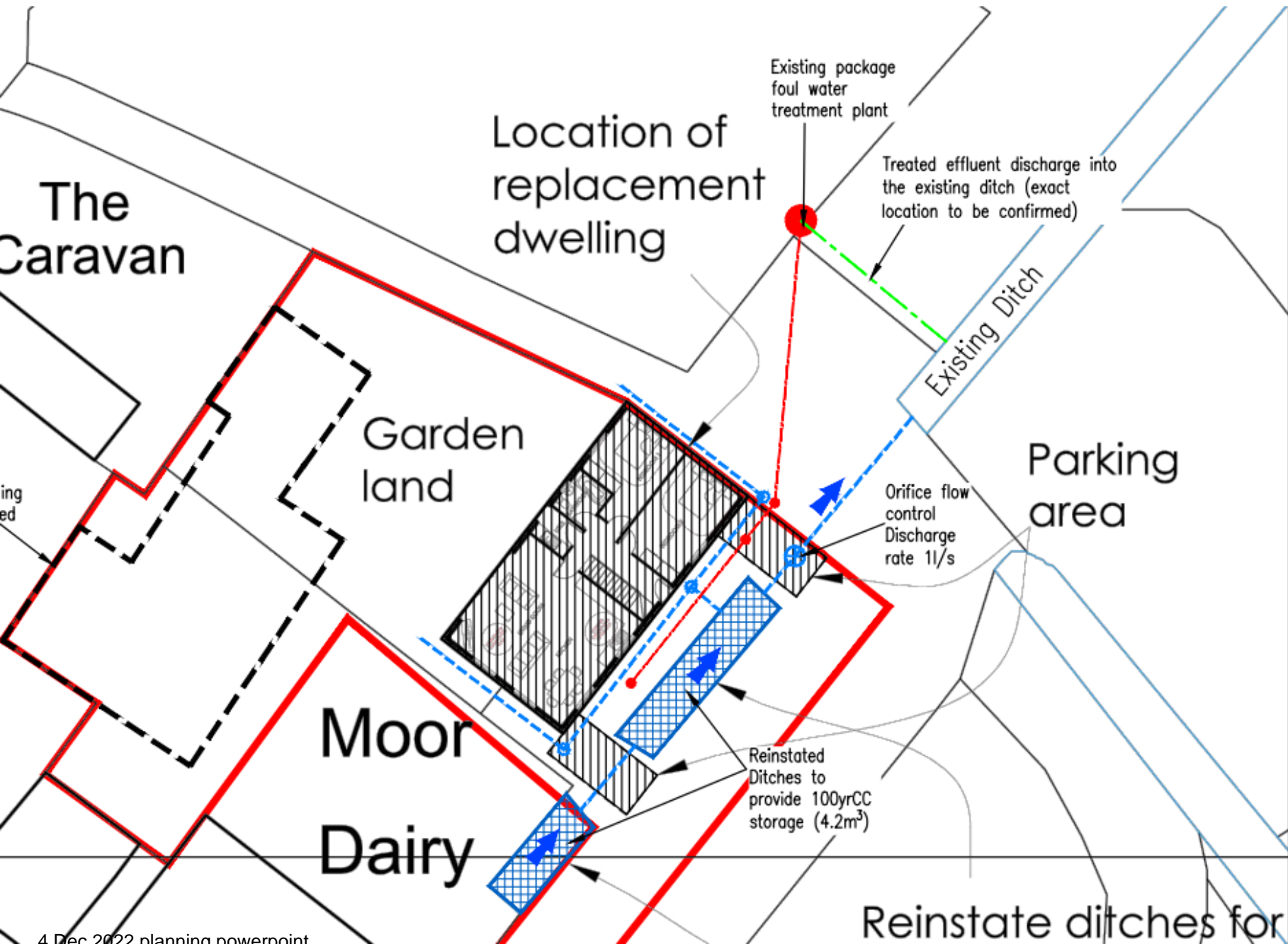
SOUTH EAST ELEVATION










NORTH EAST ELEVATION



NORTH WEST ELEVATION



**KEY**

	Application Boundary
	Existing Watercourse/rhyne
	Proposed Surface Water Drain
	Proposed/Reinstated Ditch
	Flood Flow Route
	Proposed Hard Area
	Proposed Foul Water Drain

- DRAINAGE NOTES:**
1. Surface water runoff to be collected within reinstated ditch for up to the 1:100year + 40% event.
  2. Discharge into the existing ditchline to be restricted to 1l/s via an orifice flow control.
  3. Discharge into the existing ditch subject to Land Drainage Consent from the Council.
  4. Foul water to discharge into the existing package treatment plant.
  5. Drainage shown subject to detailed design.

Copyright



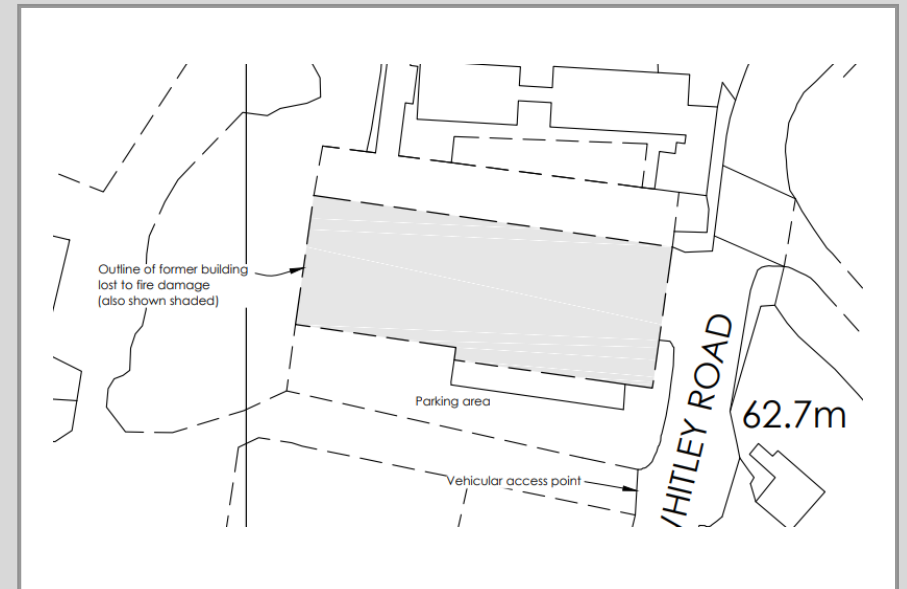
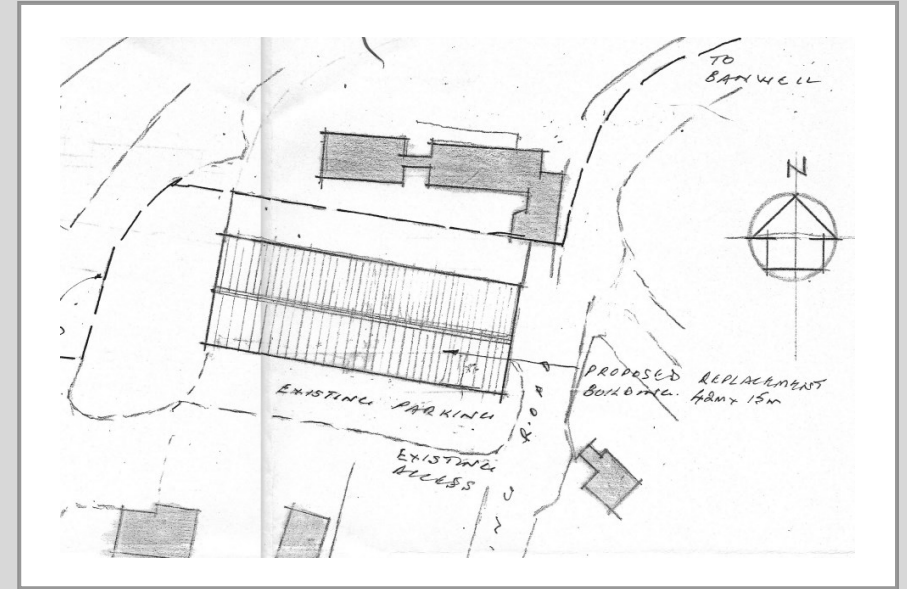
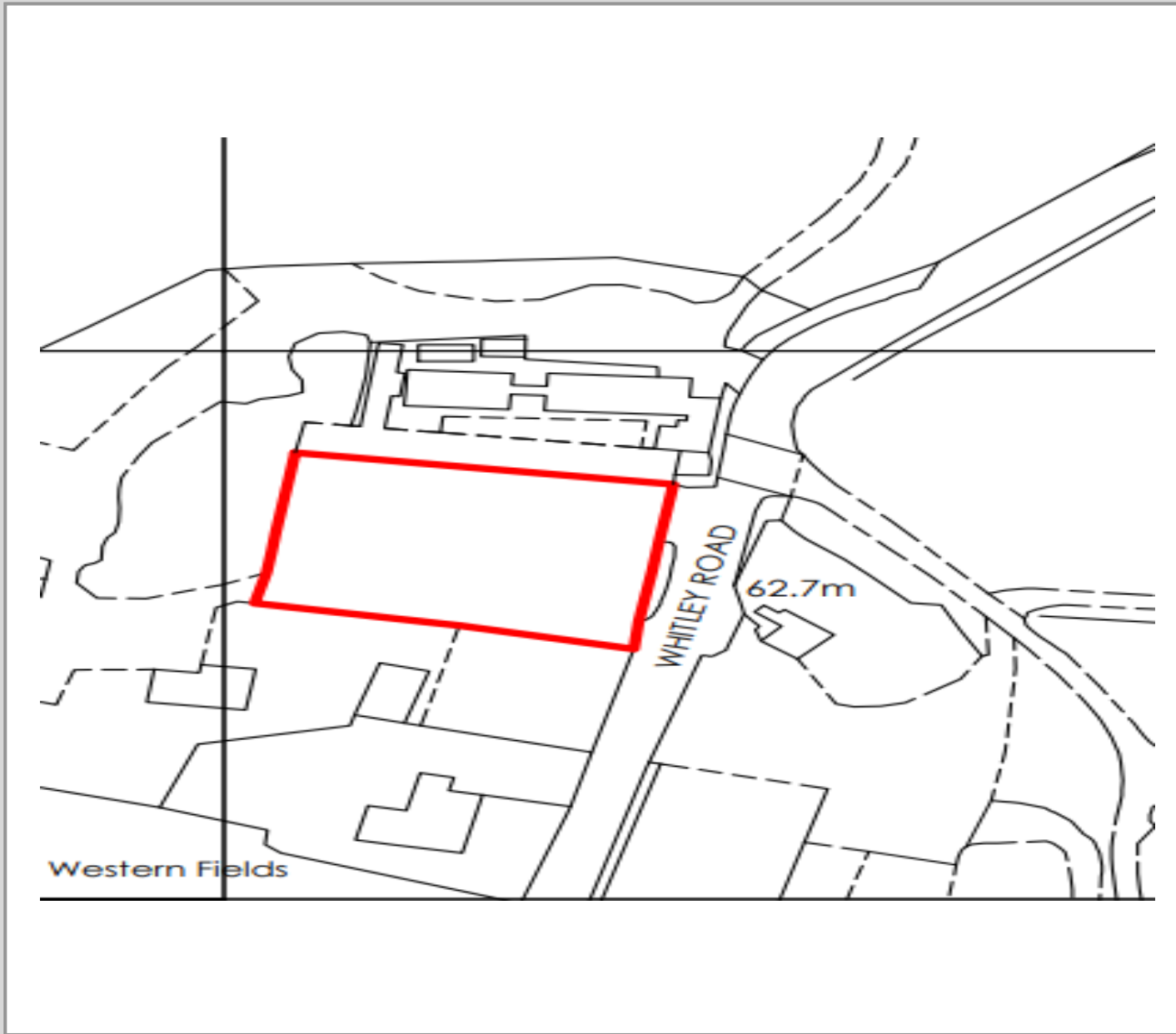
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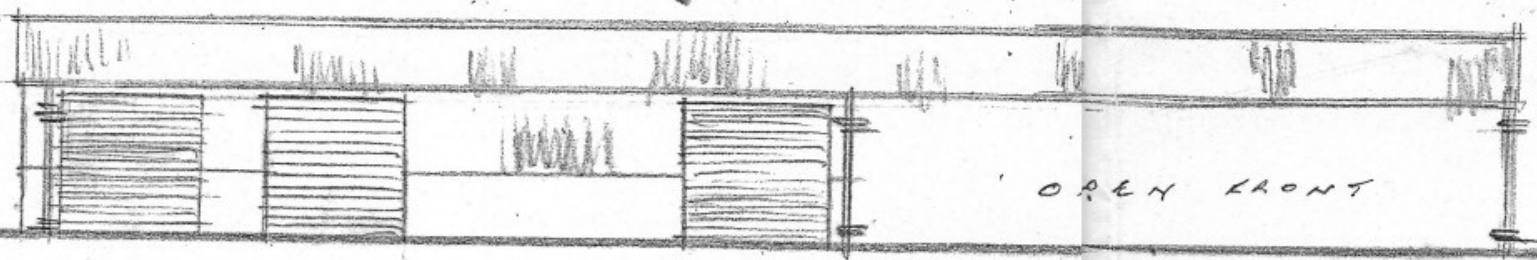
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Mr. Craig Curry

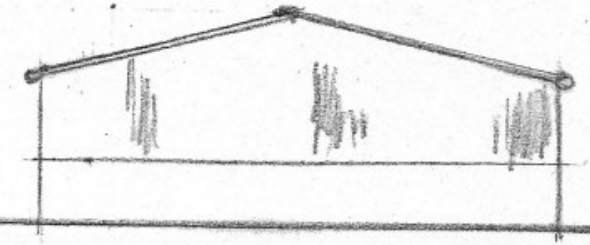
# **22/P/2561/FUL Land to the North of Western Fields, Whitley Road, Banwell BS29 6NA**

Proposed erection of a new storage building to replace an existing building lost to fire damage (Use Class B8 - Storage).



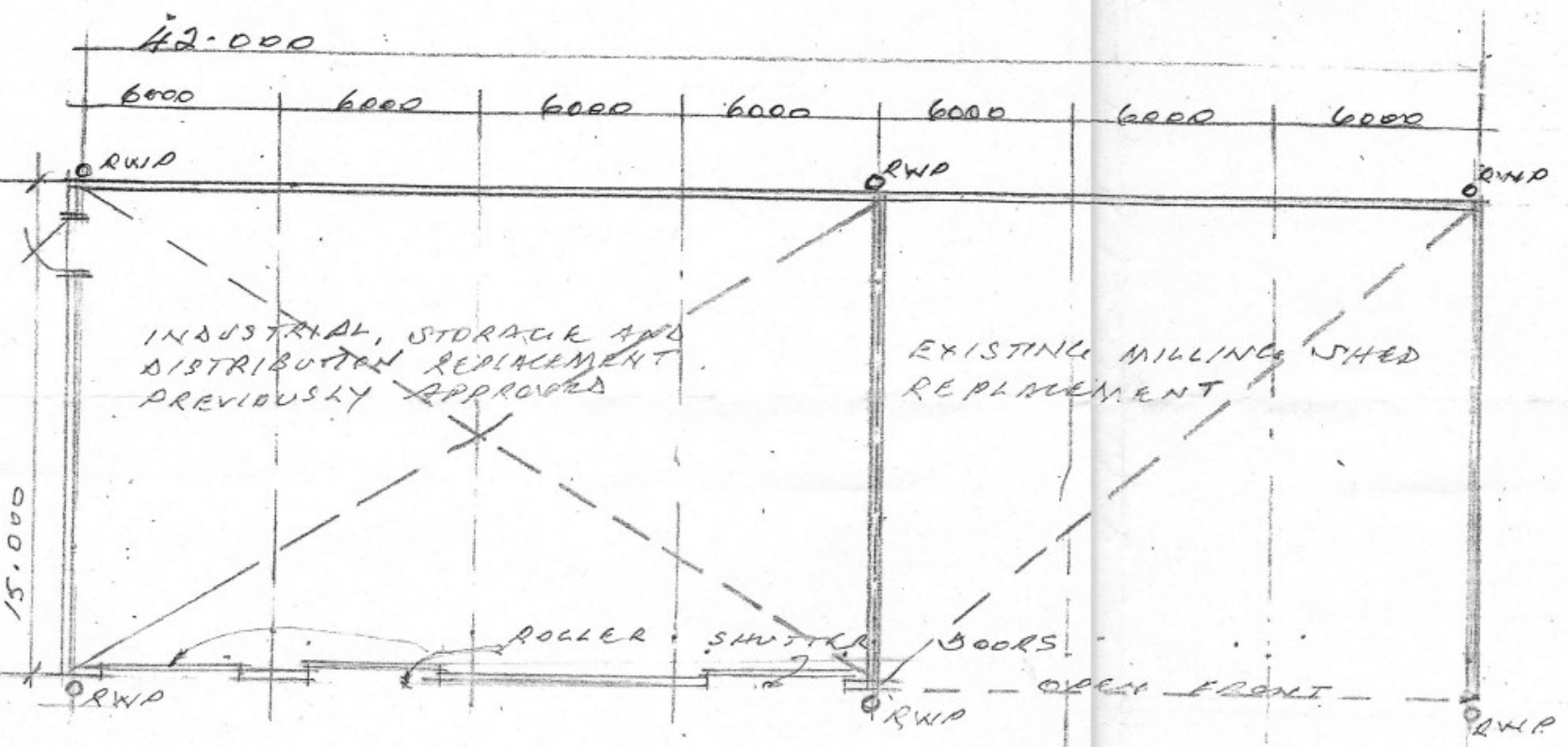


SOUTH ELEVATION

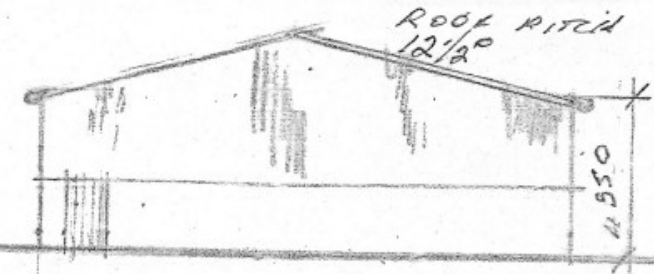


WEST ELEVATION

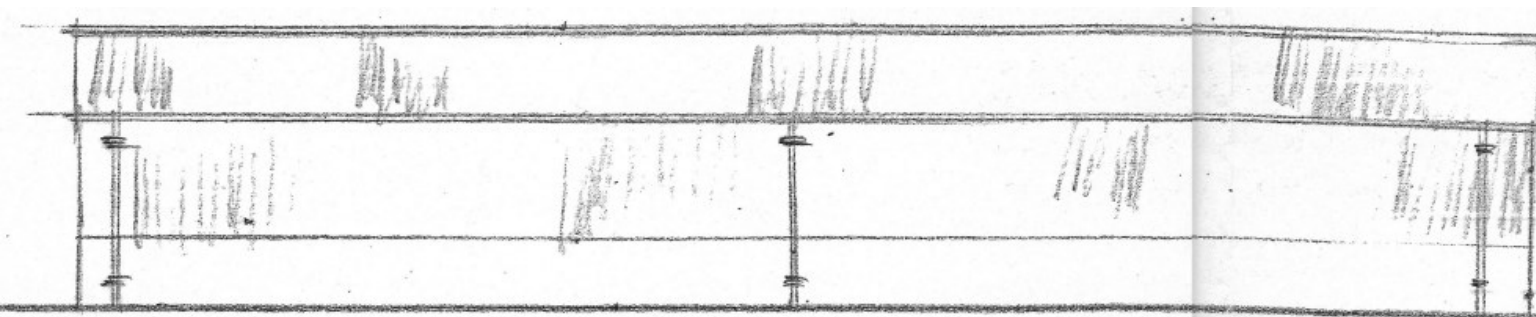
WEST ELEVATION



PLAN



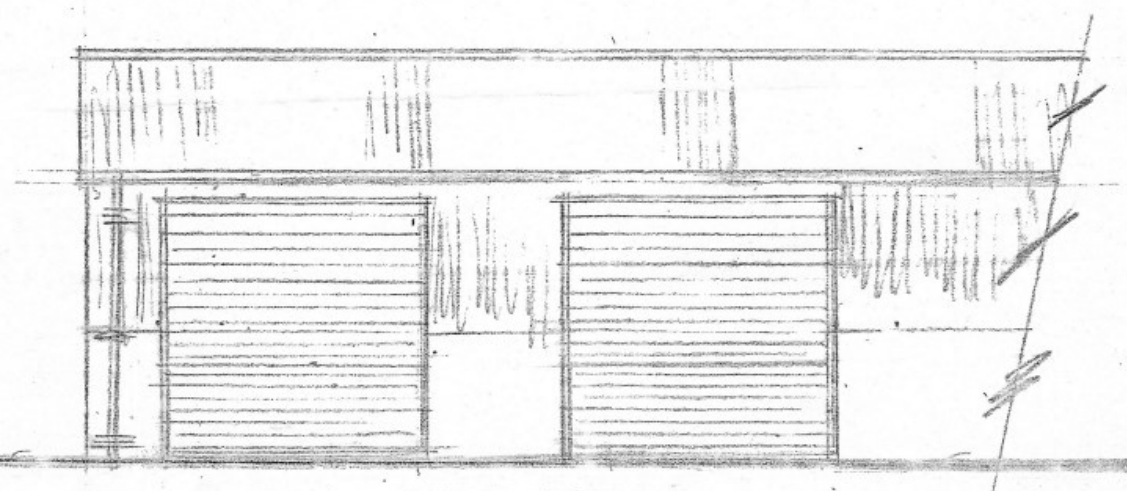
EAST ELEVATION



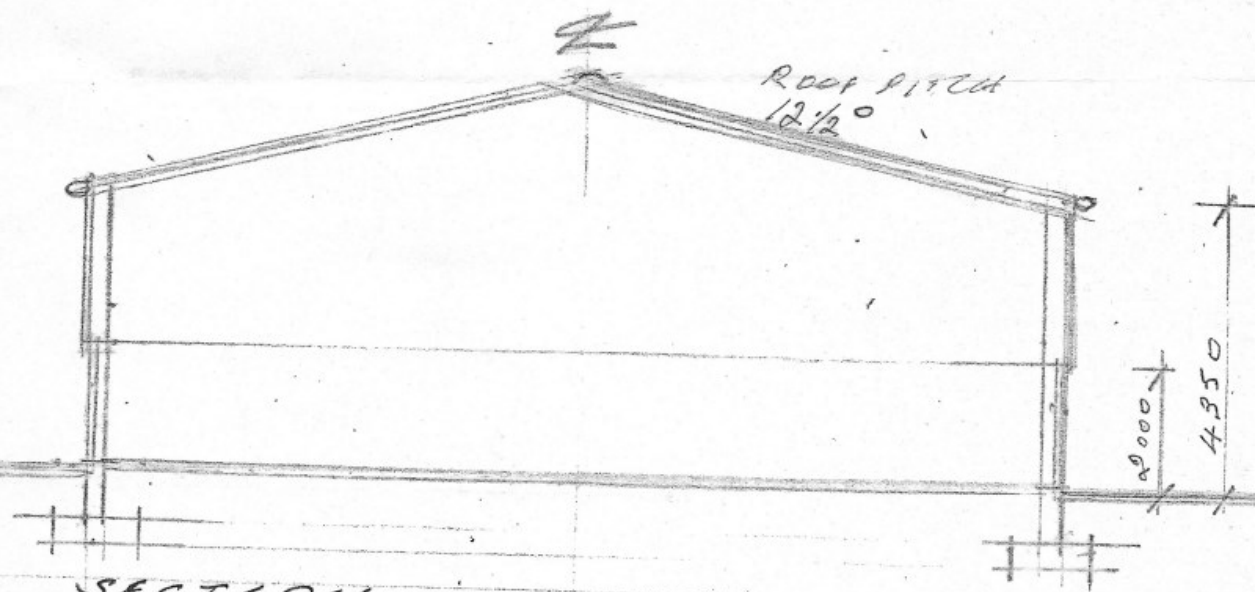
NORTH ELEVATION

DARK GREEN PLASTIC COATED  
STEEL SHEETS, (SE PROFILE) ON  
Z PURLINS @ 1350 CTS  
STEEL PORTAL FRAME @ 6M CTS.  
2M HIGH PC CONCL PANELS  
ROLLER SHUTTER DOORS.  
150 PVC GUTTERS 100 PVC RWP'S.  
PLASTIC COATED STEEL CLADDING.

NB. FOR ALL STRUCTURAL STEEL  
& CONCL FLOOR & PADS REFER  
TO ENGINEERS DETAILS.



PART ELEVATION FRONT



SECTION

# To note the following applications

**22/P/2698/AOC Rhodyate Farm the Rhodyate Banwell BS29 6NR**

Discharge of Condition No.14 (Disabled Access) from application

21/P/3145/FUL

# To note the following planning decisions

## **21/P/2608/FUL Gobbles Farm Wolvershill Road Banwell North Somerset BS29 6DQ**

Conversion of an existing farm building (permitted for D1 Leisure use) to 1no. single storey dwelling with associated curtilage to replace an existing lawful development for a residential caravan at Gobbles Farm. **APPROVE**

## **22/P/0896/FUH Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**

Proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space and the erection of a new timber storage building within the garden. **APPROVE**

## **22/P/0921/LBC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**

Listed building consent for the proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space and the erection of a new timber storage building within the garden **APPROVE**

## **22/P/1678/FUH Banwell Cross 25 Castle Hill Banwell North Somerset BS29 6NX**

Proposed erection of a single storey flat roof extension to the existing detached garage to form a store room, pool table/games area and a WC. **APPROVE**

**22/P/2287/FUH 28 High Street Banwell BS29 6AE** Proposed demolition of an existing rear extension and side porch. Proposed erection of a side extension, Replacement of existing Bay Window and installation of Solar Panels on south-west elevation. **APPROVE**

**22/P/2324/TRCA Banwell Youth & Community Centre West Street Banwell BS29 6DB**

TT1 - Willow - crown lift over the tank to 4m once a year for 5 years. **NO OBJECTION (tree/hed) UNCONDITIONAL**

**22/P/2406/TRCA St Andrews Church Banwell North Somerset BS29 6BN**

All tree work as advised in general tree assessment (summary) - exceptions: T773, T769 & T770 - Magnolia - down to be felled - crown reduce by 2m. **NO OBJECTION (tree/hed) UNCONDITIONAL**

**22/P/2445/AOC Land South of Churchland Way Wolvershill Road Banwell North Somerset**

Partial discharge of condition. 55 (External meter boxes) on application 12/P/1266/OT2. **APPROVE (discharge condition) (RDC)**

**22/P/2446/AOC Land at Parklands Churchland Way Weston-super-Mare**

Request to discharge part of condition 41 (Permitted Development) from application No. 16/P/2744/OT2. **APPROVE (discharge condition) (RDC)**