



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 9th of May 2022.

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk) and Cllr Matthew Thomson

Before the meeting was convened a local resident spoke against planning application 22/P/0905/PIP (Land West of Wolvershill Road) with concerns including it is contrary to North Somerset's own planning policies and Contrary to the new local plan and the suggested new strategic gaps between Banwell and the new Bypass.

The meeting was convened

019/22 To receive apologies for absence (agenda item 1)

No apologies were received

020/22 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

021/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th of April 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 4th of April 2022 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 the Chairman as a correct record.

022/22 To note and comment upon planning applications (agenda item 4).

(i) 22/P/0905/PIP Land West of Wolvershill Road Wolvershill Road Banwell

Permission in principle for demolition of existing outbuildings and erection of a minimum of 5no. and a maximum of 7no. residential dwellings.

Resolved – To recommend refusal of this application on the basis that now North Somerset Council can demonstrate a 5-year housing supply and the titled balance argument no longer applies, this development would be contrary to NSC's own planning policies which prohibit development outside of the settlement boundary in open countryside, and because it will be harmful to the character of the rural area. Additionally, development here is not suitable as the site is proposed to be part of Banwell's future strategic gap.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/0730/FUL - Land at Knightcott Road (A371) Banwell

Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) 22/P/0770/FUL - Land Off Havage Drove Box Bush Lane Rolstone North Somerset

Proposed erection of a general-purpose agricultural building measuring 13.72 metres (45ft) in length and 7.62 metres (25ft) in width to be used as a general-purpose agricultural building for the housing of farm and hay making equipment, storage of hay and occasional lambing.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) **22/P/0823/FUH – 5 Westfield Road Banwell North Somerset BS29 6BA**

Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(v) **22/P/0856/FUL – Stonebridge Cottage Wolvershill Road Banwell North Somerset BS29 6DR.**

Erection of single story (East) side extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(vi) **22/P/0885/TRCA – 9, High Street, Banwell. BS29 6AA.**

T1 - Monkey Puzzle – Fell.

This application was noted as it had already been determined.

(vii) **22/P/0895/FUH – Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ.**

Alteration/extension of existing side carport to form pitched tiled roof garage.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(viii) **22/P/0897/AOC – Land to South of William Daw Close Banwell North Somerset.**

Discharge of condition No. 8 (Parking Allocation) No. 9 (tree and hedgerow retention) No. 10 (method statement identifying measures to protect all trees) No. 16 (details of the fencing) No. 17 (Construction Environment Management Plan) No. 18 (a Landscape Ecological Management Plan) No. 19 (a Construction Method Statement) No. 20 (surface water drainage) No. 21 (sustainable drainage scheme) No. 22 (samples of the materials) No. 23 (storage and collection of waste) and No.24 (ongoing energy requirements) on application 18/P/3334/OUT/ 20/P/1690/RM.

This application was noted.

(ix) **22/P/0945/FUH – 73 High Street Banwell North Somerset BS29 6AF.**

Proposed erection of a single storey and partial first floor rear extension, and new front entrance porch.

Cllr Thomson left the room.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

Cllr Thomson re-entered the room.

(x) **22/P/0949/AOC – Mead Fields, Parklands Phase 3A Land South of Churchland Way Wolverhill Road Banwell.**

Discharge of Conditions 7 (Timing), 10 (CEMP) 12, 14 and 15 (Drainage), 22 and 24 (Landscaping) 28, 29,30, 31, 33, 34 (Ecology) 36 (Noise), 37, 38, 39 and 40 (Remediation) 42 (Energy)46 (Ecology / Street Lighting)47 (Archaeology) 48 (Levels) 49 and 50 (Materials)54, (Boundary Treatments) and 57 (Waste) on application 12/P/1266/OT2/18/P/5209/RM.

This application was noted.

(xi) **22/P/0950/AOC – Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolverhill Road Banwell Weston-super-Mare.**

Discharge of condition No. 10 (Construction Environment Management Plan) No. 13 (Drainage) and No. 23 (Ecology) on application 16/P/2744/OT2.

This application was noted.

(xii) **22/P/1050/AOC – Land West of Wolverhill Road Wolverhill Road Banwell North Somerset.**

Discharge of condition No. 9 (cycle storage) No. 11 (Travel Plan) No. 12 (retained trees and hedges) 15 (surface water drainage) No. 17 (sustainable drainage) No. 18 (Construction Environmental Management Plan) No. 20 (Biodiversity Habitat and Green Open Spaces Management Plan) and No. 26 (fire hydrants) on application 18/P/4735/OUT.

This application was noted.

(xiii) **22/P/1051/AOC – AOC Land West of Wolverhill Road Wolverhill Road Banwell North Somerset.**

Discharge of condition No. 2 (Play equipment) and No. 3 (arboricultural method statement) on application 21/P/1735/RM 22/P/0467/FUH – Manor Farm Summer Lane Banwell North Somerset BS29 6LE.

This application was noted.

023/22 To note planning decisions – (agenda item 5)

(i) **21/P/2066/FUL Land at The Moor Dairy Moor Road Banwell BS29 6ET**

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

(ii) **21/P/3423/LBC Stonebridge Wolverhill 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. **APPROVED**

(iii) **22/P/0155/OUT Land to The Rear of Rayners Wolverhill 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. **APPROVED**

(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. **APPROVED (Lawful).**

(v) **22/P/0303/MMA Banwell Garage 20 Knightcott Road Banwell BS29 6HA**

Minor material amendment to planning permission 19/P/1868/FUL (Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings) to allow for altered vehicular access arrangement to the site. **APPROVED**

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

Demolition of conservatory and erection of single storey rear extension. **APPROVED**

(vii) **22/P/0404/CQA Barn Adjacent to Cannaway's Farm Silver Moor Lane Banwell 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. **PRIOR APPROVAL - REFUSE (not PD)**

(viii) **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. **APPROVED**

(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. **APPROVED**

(x) **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. **APPROVED**

(xi) **22/P/0885/TRCA – 9, High Street, Banwell. BS29 6AA.**
T1 - Monkey Puzzle – Fell. **APPROVED**

024/22 Date of the next meeting (agenda item 6)

Planning Committee Meeting Monday 6th of June 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:30

.....Chairman

.....Date

DRAFT

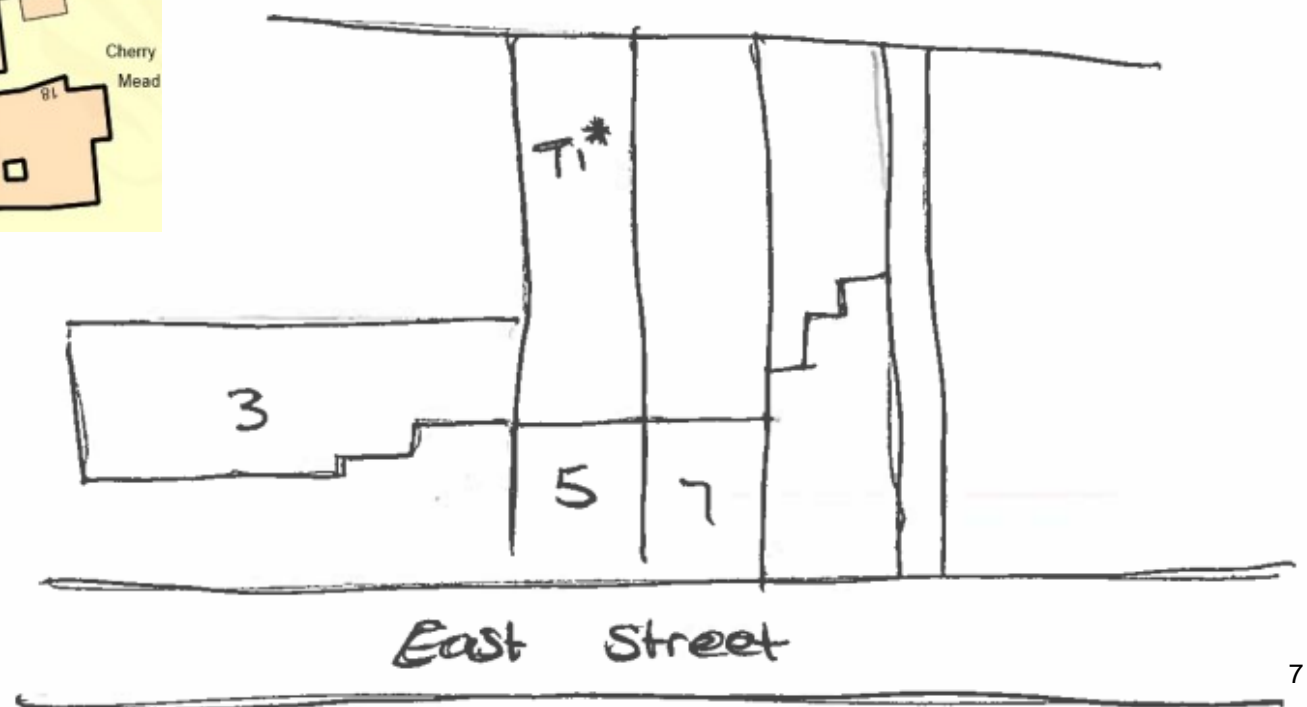
Planning Committee

June 6th 2022

22/P/1099/TRCA 5 East Street Banwell BS29 6BN

T1 - Western Red Cedar – Fell

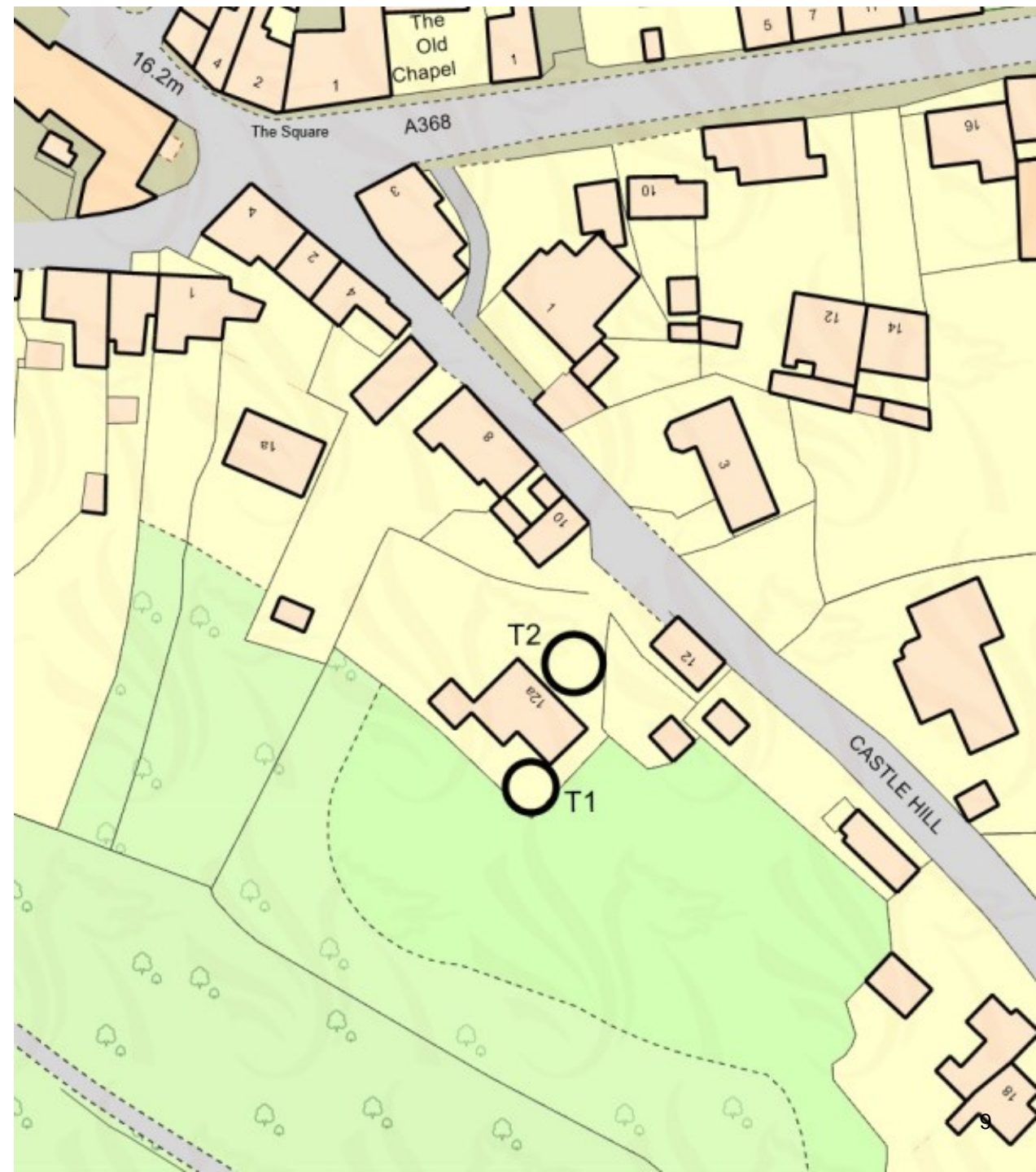
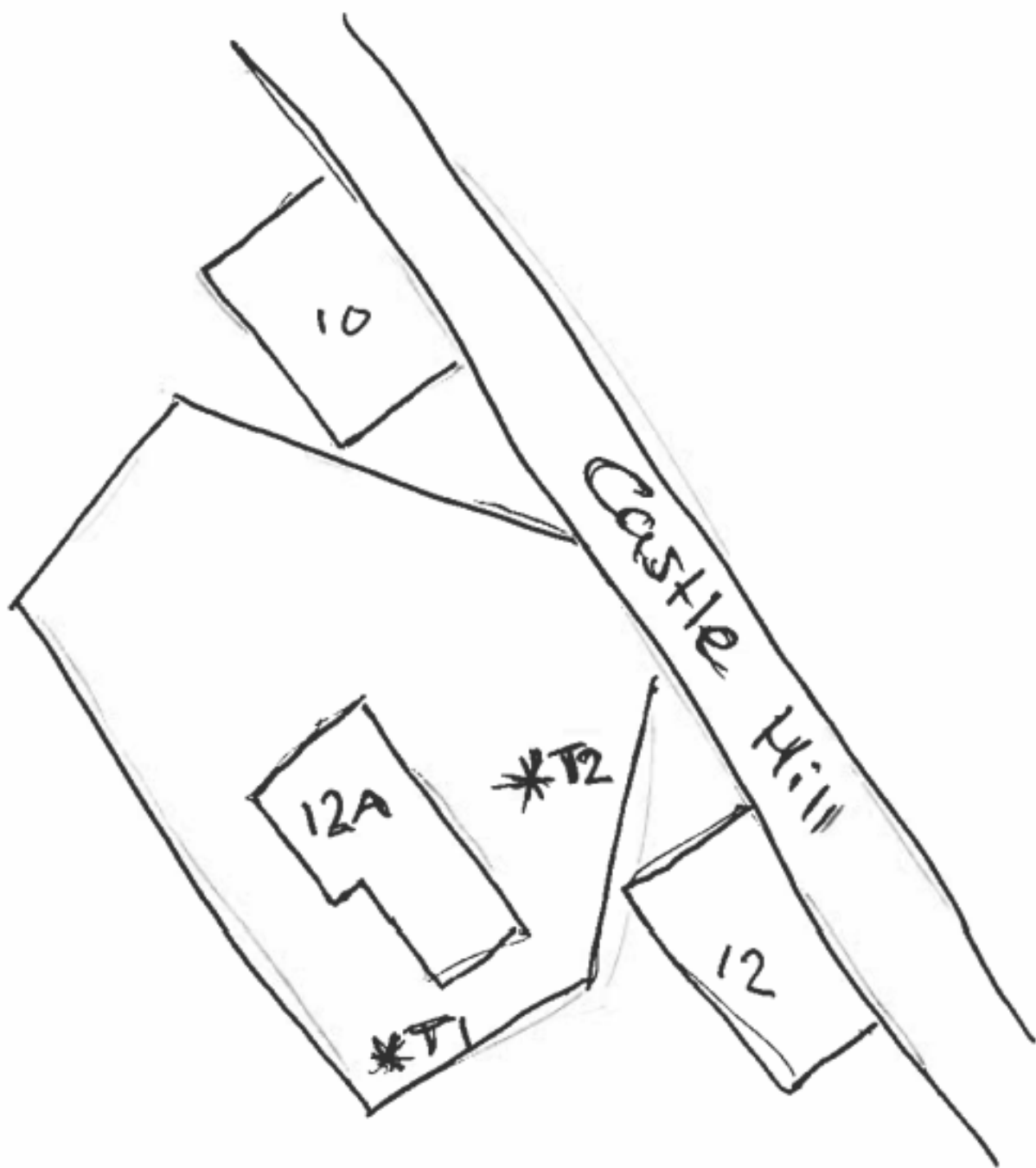
Due to have been decided by the 6th June



22/P/1100/TRCA 12A Castle Hill Banwell BS29 6NY

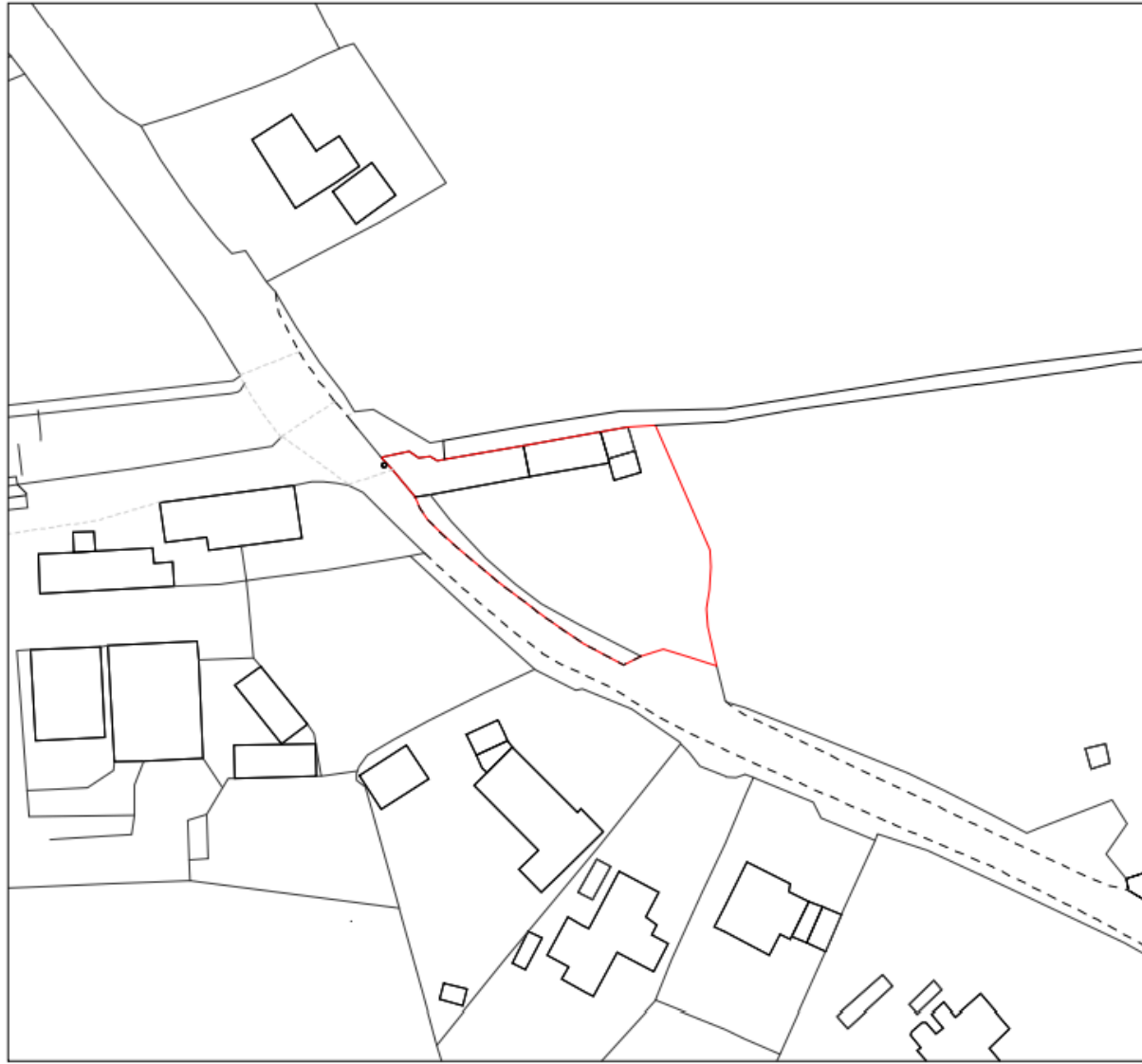
T1 - Conifer - Fell. T2 - Conifer – Fell

Due to have been decided by the 6th June



22/P/1123/LDP Stonebridge Cottage Wolverhill Road Banwell North Somerset BS29 6DR

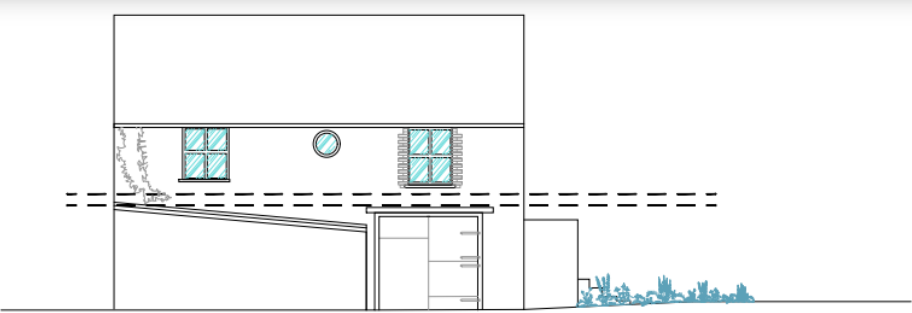
Certificate of Lawful Development for proposed structural and minor internal alterations to accommodate extra beds for guests for ancillary use to the main dwelling.



Location Map 1:1250

All dimensions to be checked on site

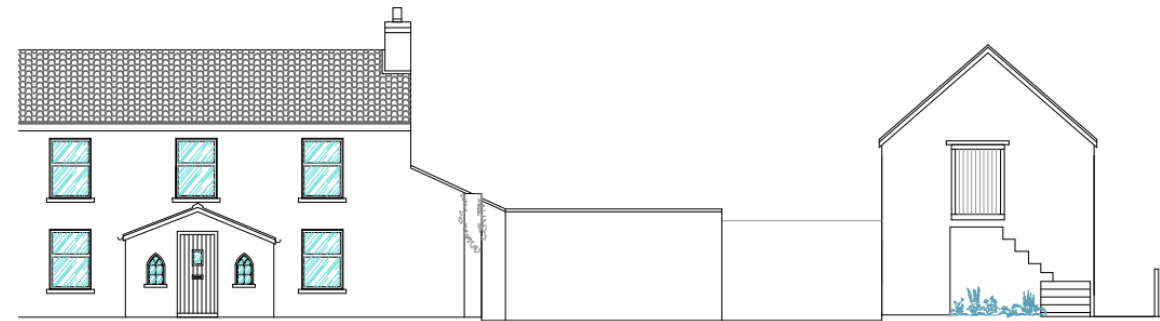
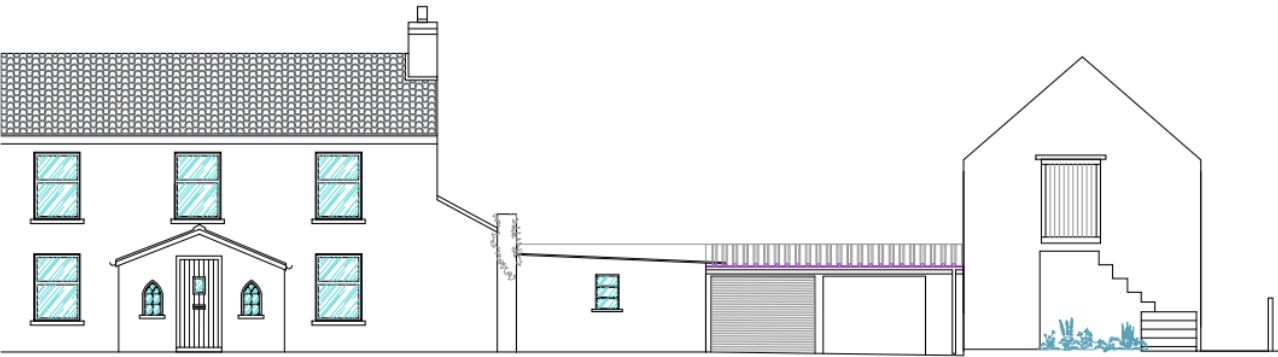


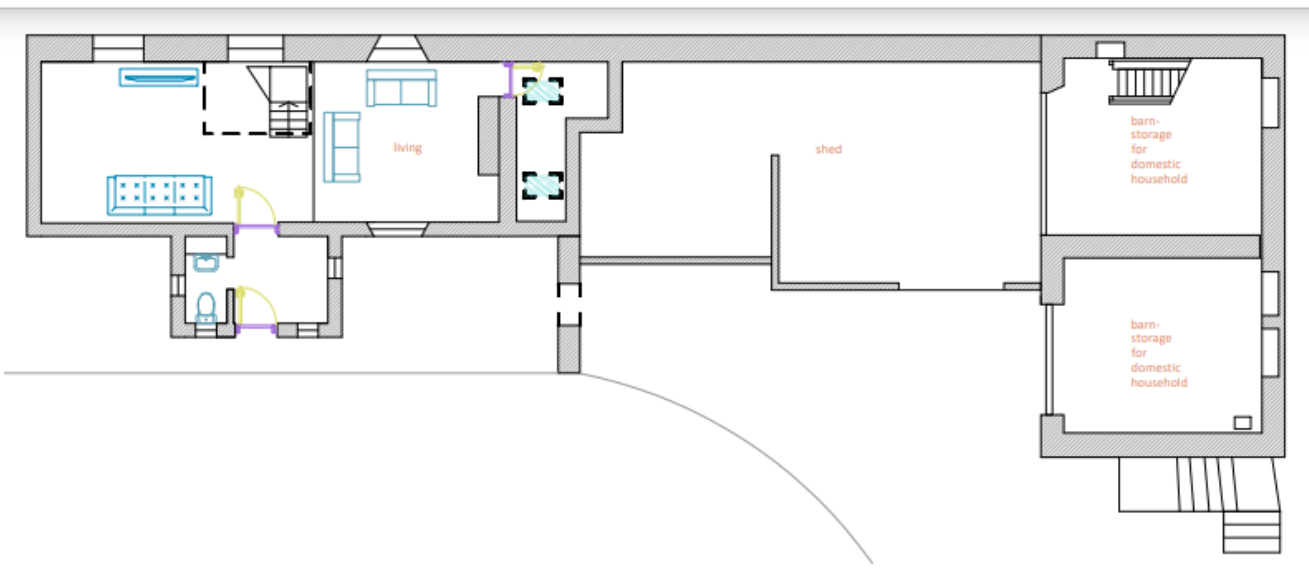


Barn Front Elevation 1:100
All dimensions to be checked on site

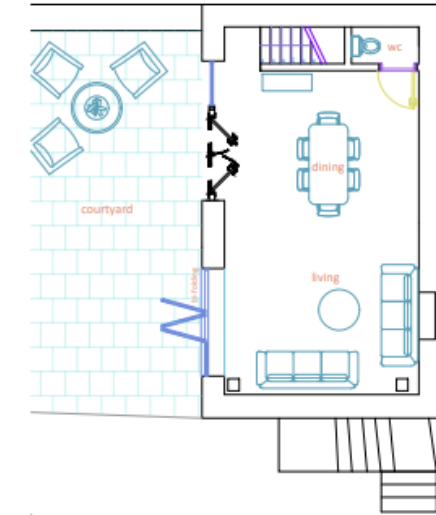


Barn Front Elevation 1:100
All dimensions to be checked on site

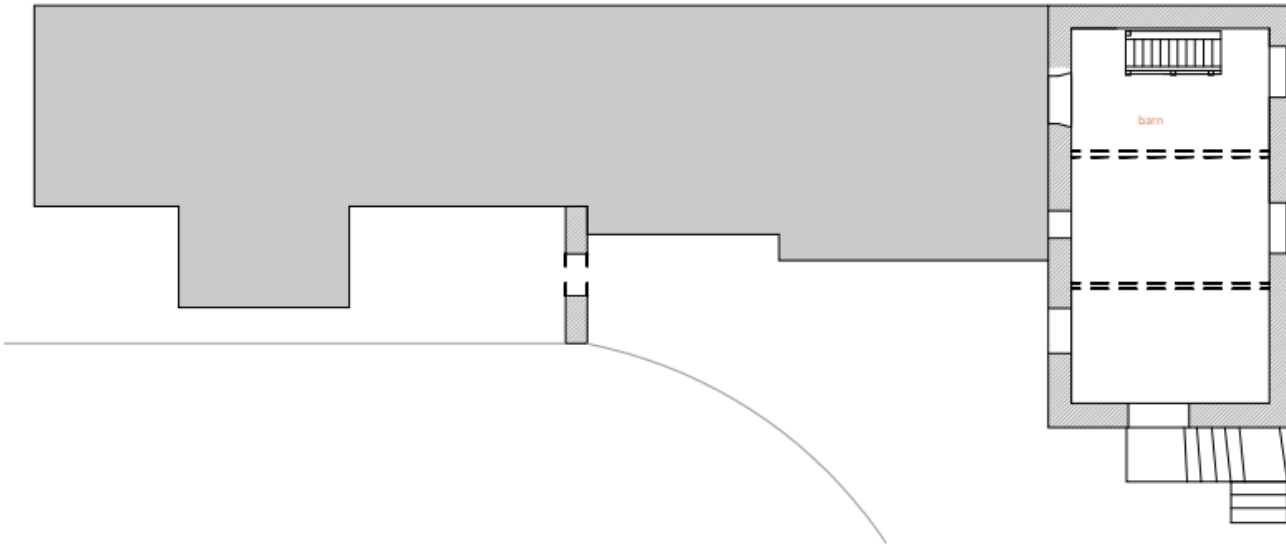




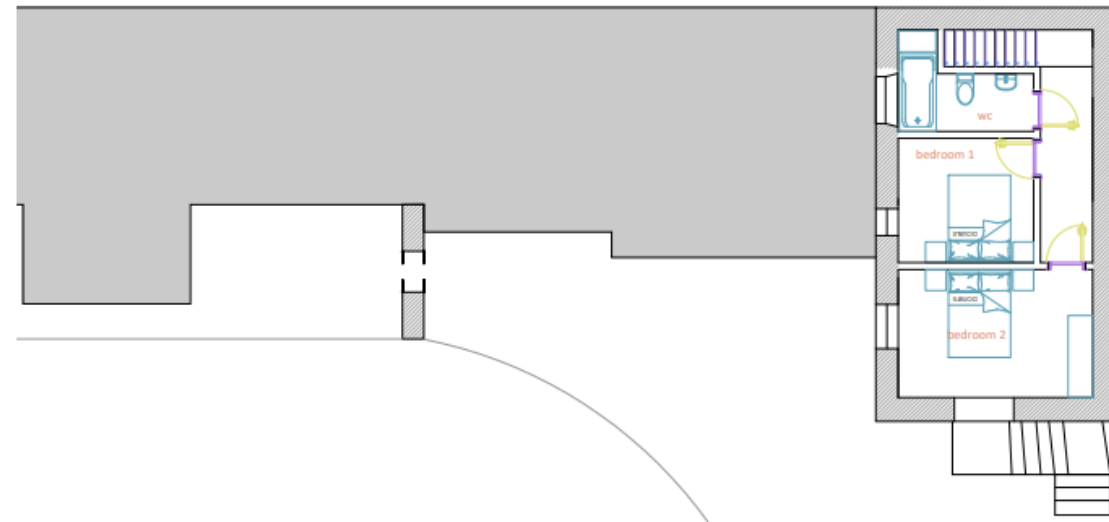
Ground Floor Plan 1:100
All dimensions to be checked on site



Proposed Ground Floor Plan 1:100
All dimensions to be checked on site



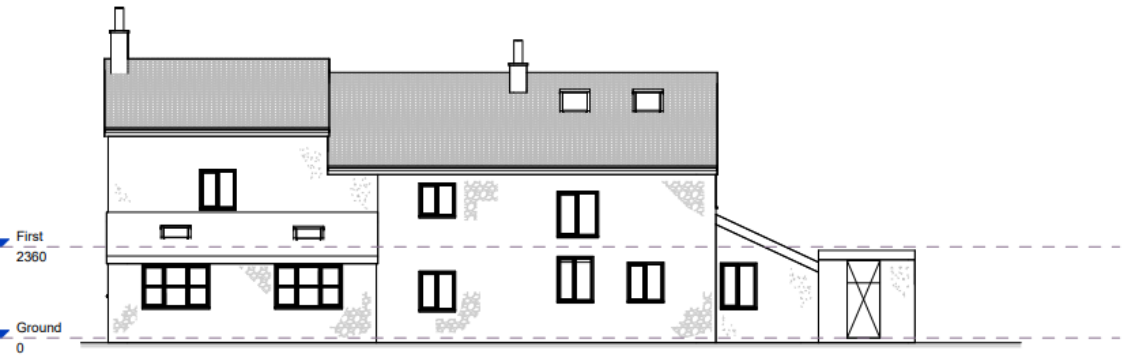
First Floor Plan 1:100



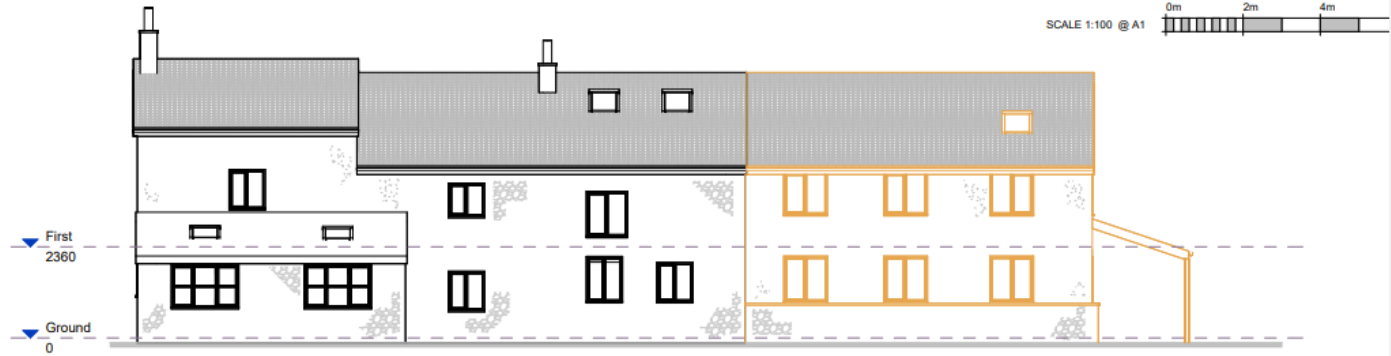
Proposed First Floor Plan 1:100

22/P/1113/FUH Gout House Farm West Rolstone Road Hewish North Somerset BS24 6UH

Demolition of a single storey lean to, the erection of a two-storey extension to the east elevation and a single storey porch to the rear elevation.



Front Elevation - Existing
1 : 100



Front Elevation - Proposed
1 : 100



Rear Elevation - Existing
1 : 100

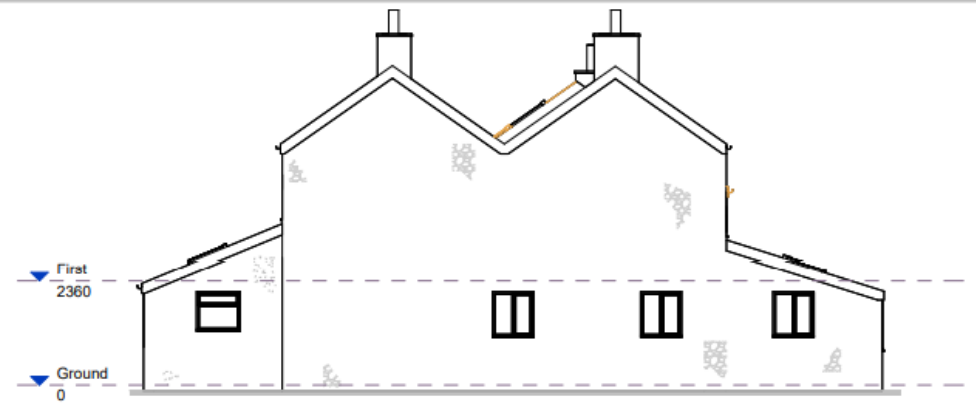


Rear Elevation - Proposed
1 : 100

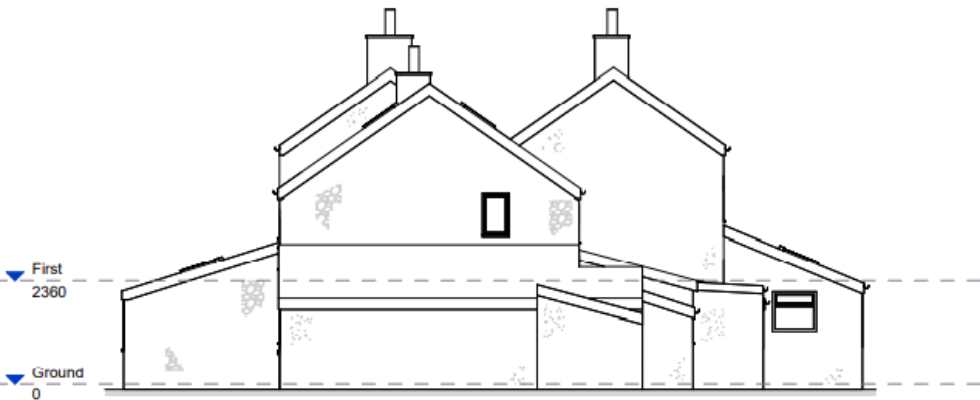
- External Material
- Roof
 - Walls
 - Windows
 - Doors
 - Roof lights
 - Fascia/Soffits
 - Gutters/RWP's



West Side Elevation - Existing
1:100



West Side Elevation - Proposed
1:100



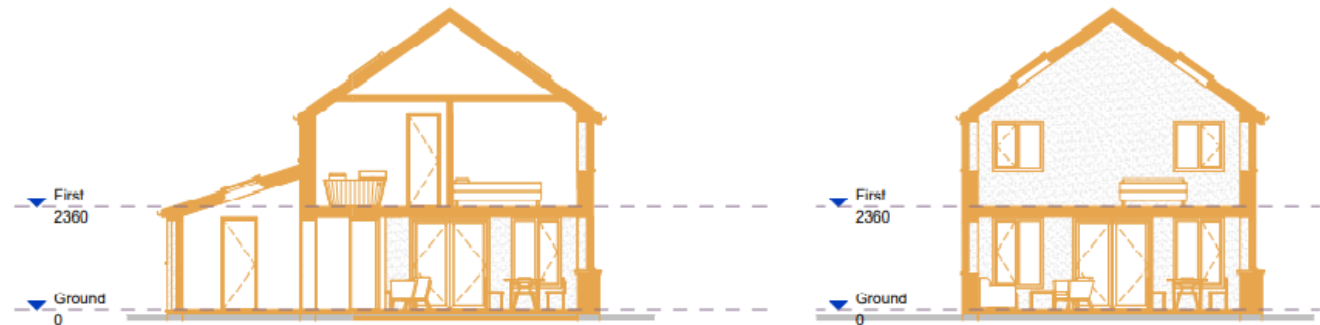
East Side Elevation - Existing
1:100



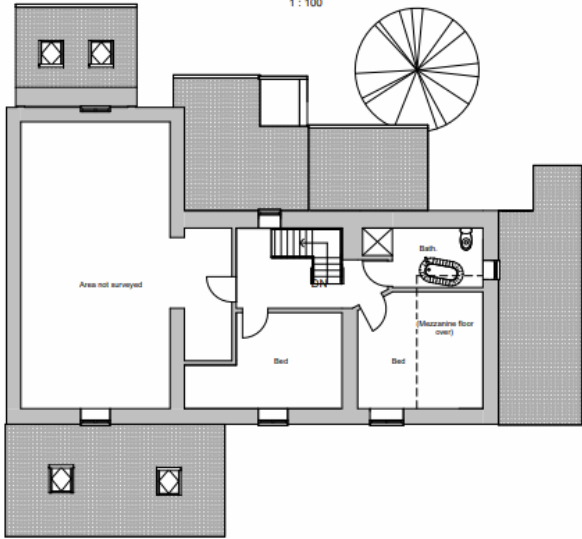
East Side Elevation - Proposed
1:100



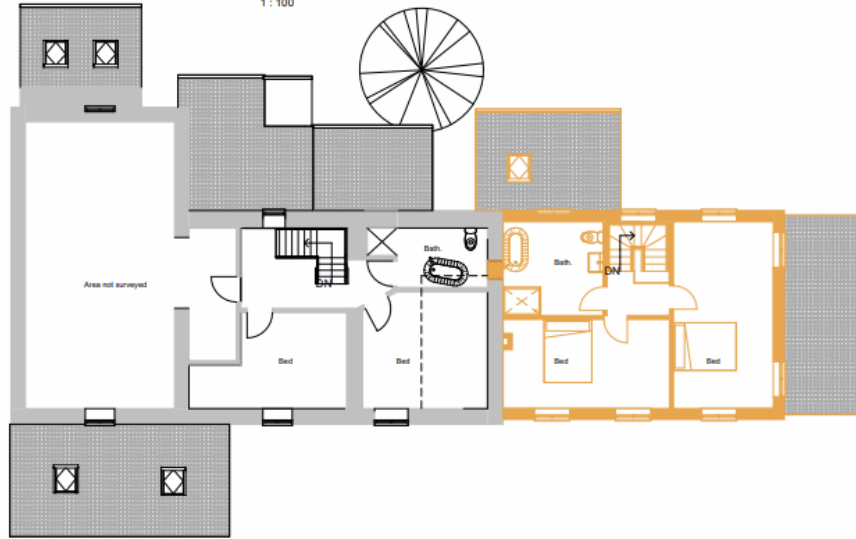
June 2022 planning powerpoint



Roof Plan - Existing
1:100

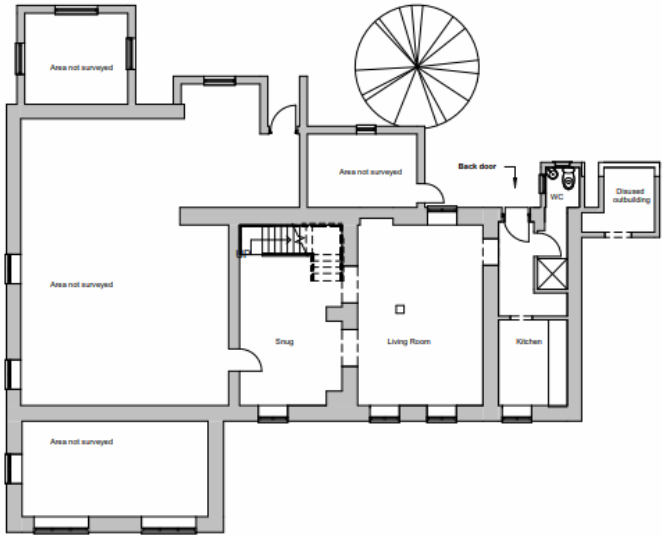


Roof Plan - Proposed
1:100

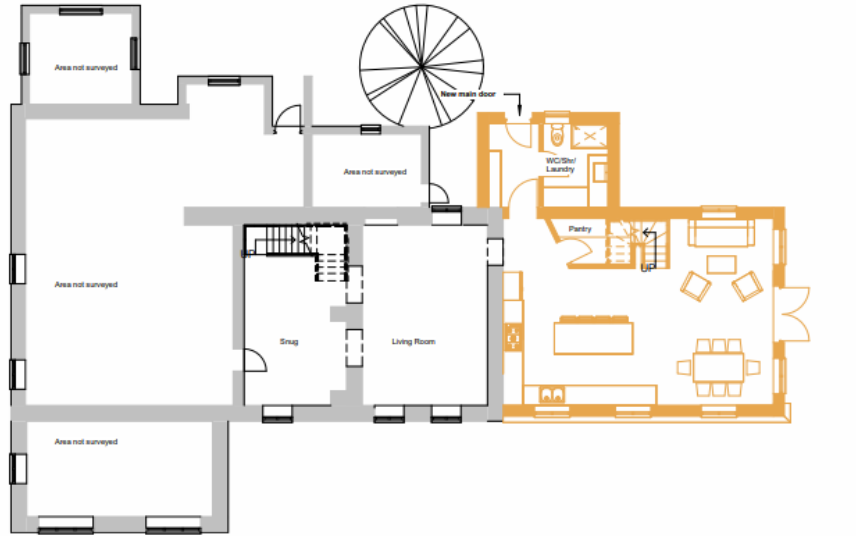


3D View Front

First Floor Plan - Existing
1:100



First Floor Plan - Proposed
1:100



3D View Rear

Ground Floor Plan - Existing
1:100

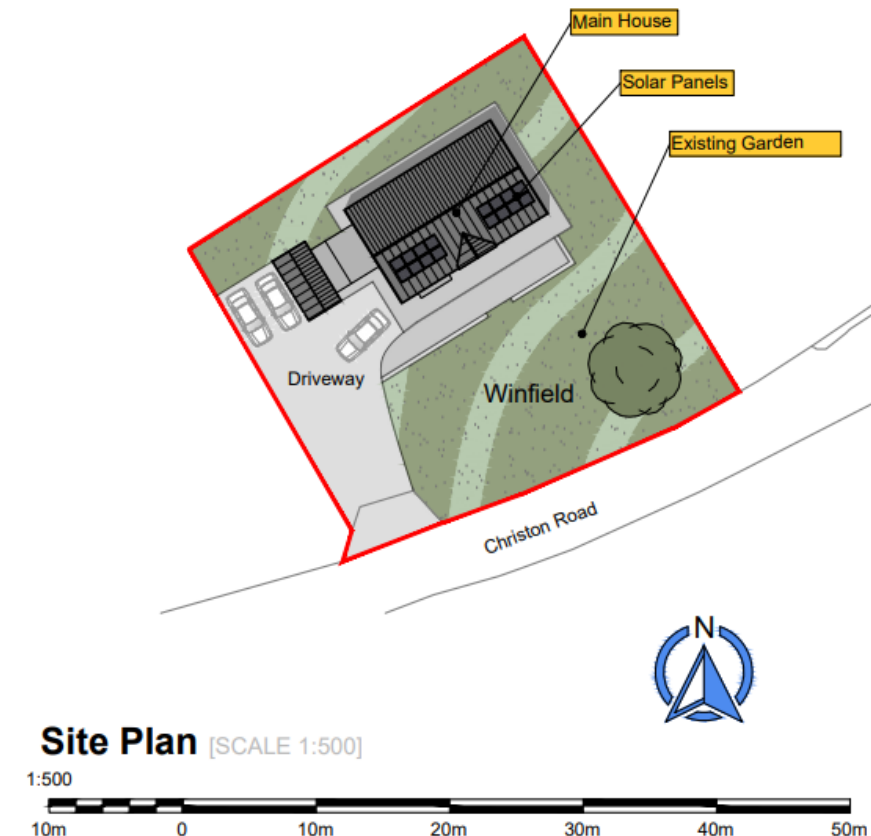
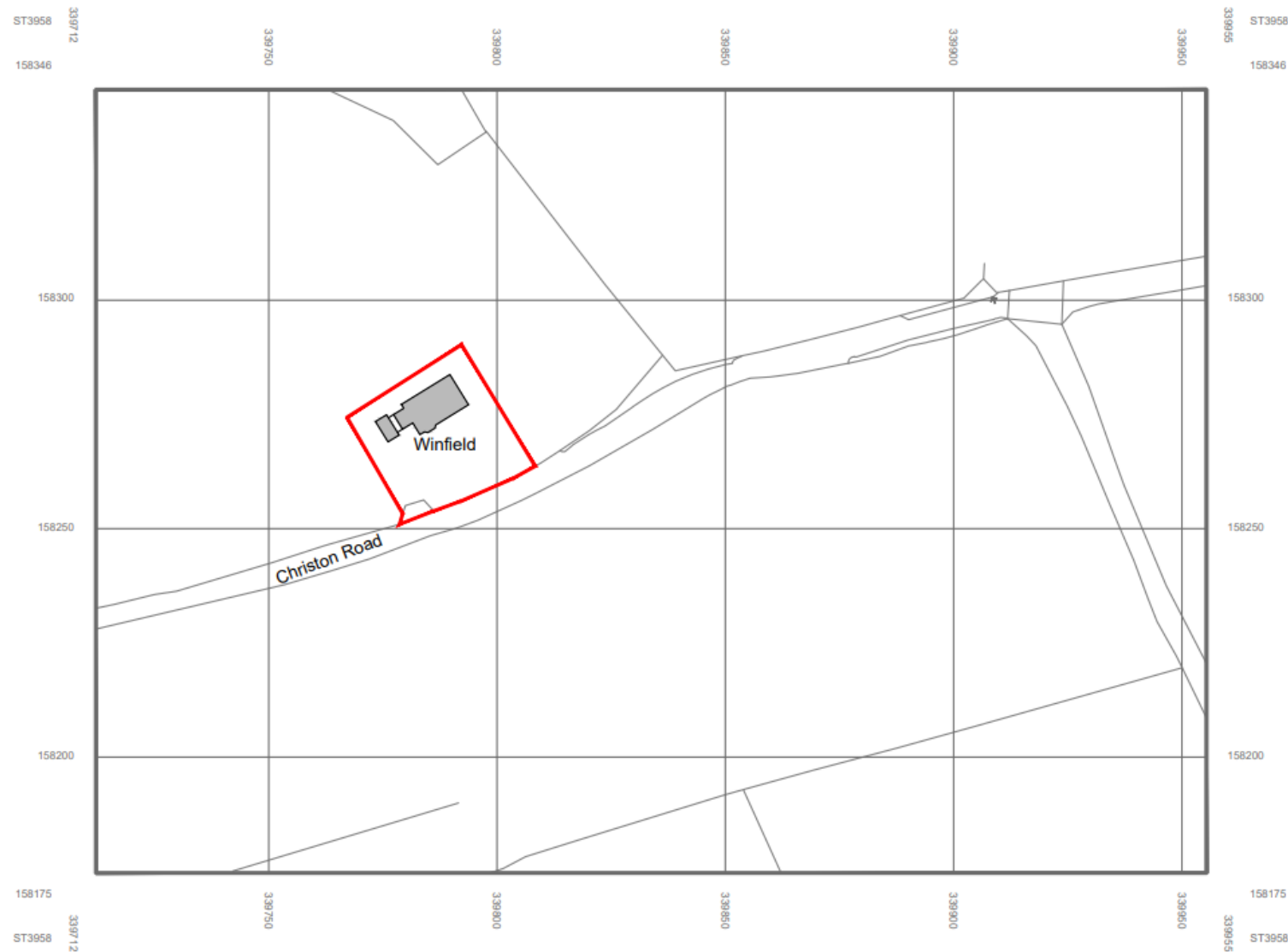
Ground Floor Plan - Proposed
1:100

0 05.05.22 Issued for planning

Floor Plans			
Project	Gout House Farm BS246UH	Drawing No	200
Project N ^o	176	05.10.21	
Status	Information	Revision	0

22/P/1108/FUH Winfield Winthill Banwell North Somerset BS29 6NQ

**Increase the height of the existing property to allow for bedroom spaces at
first floor level.**



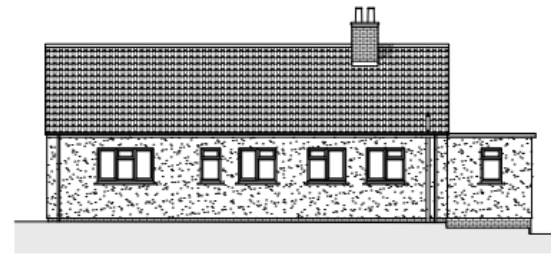


South Elevation [SCALE 1:100]

1:100



East Elevation [SCALE 1:100]



North Elevation [SCALE 1:100]

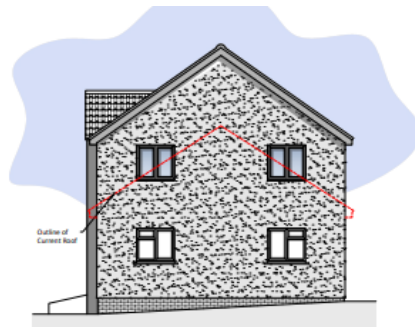


West Elevation [SCALE 1:100]

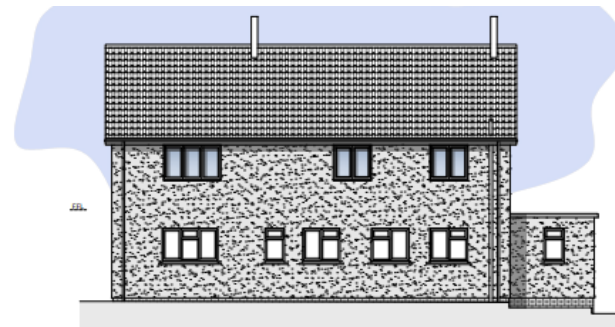


South Elevation [SCALE 1:100]

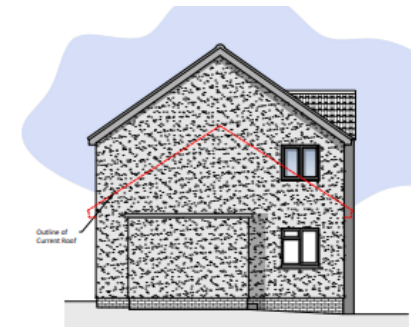
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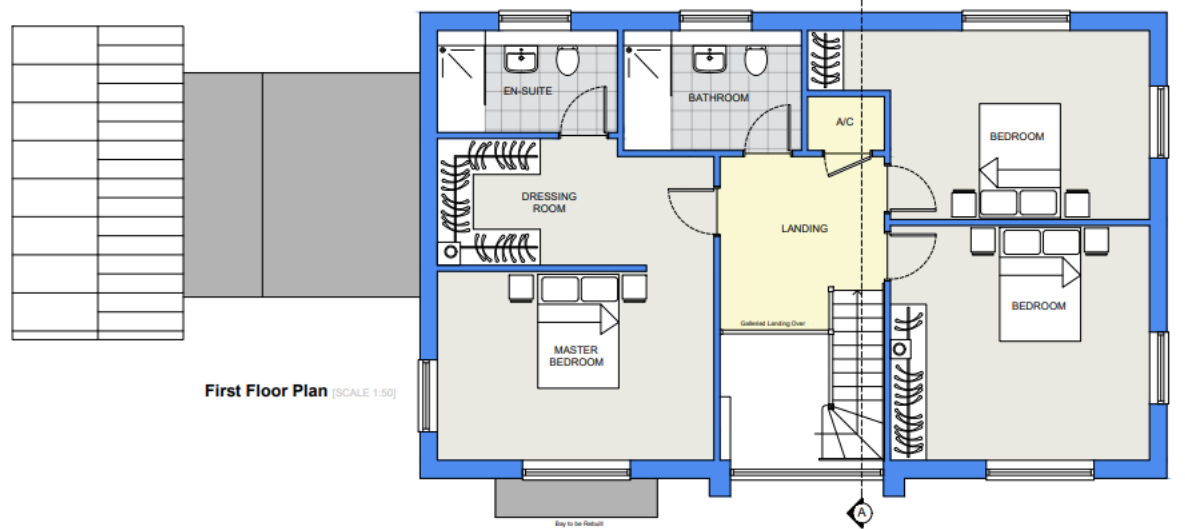
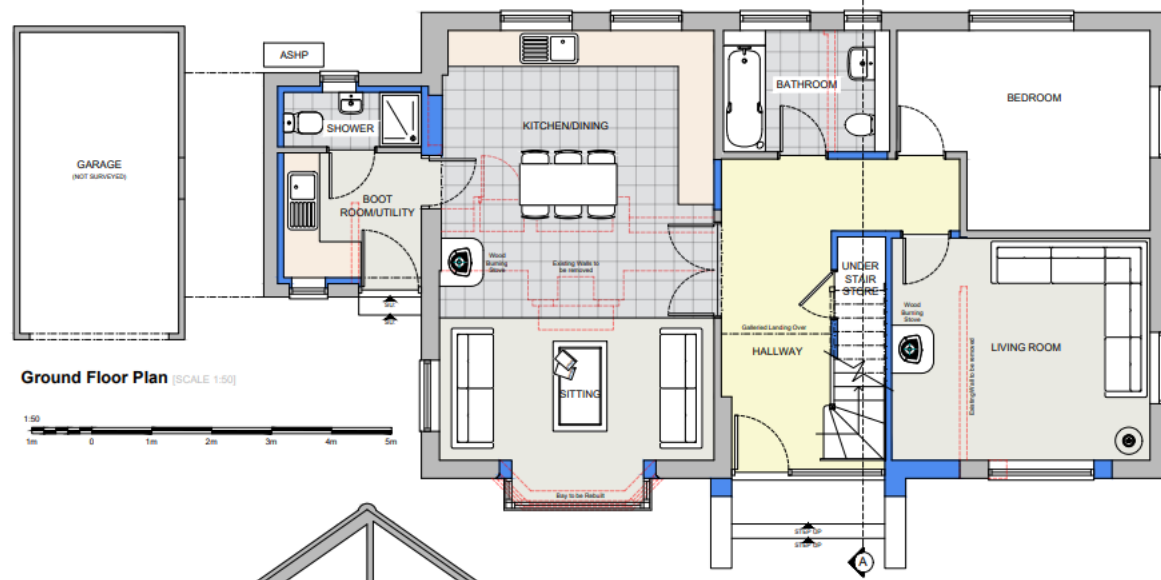
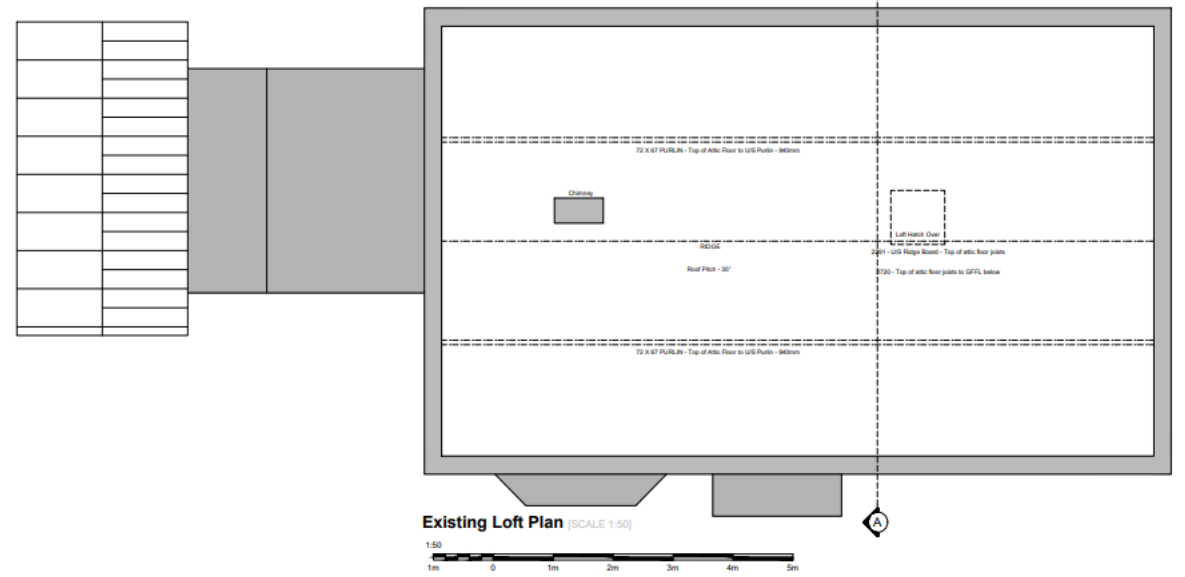
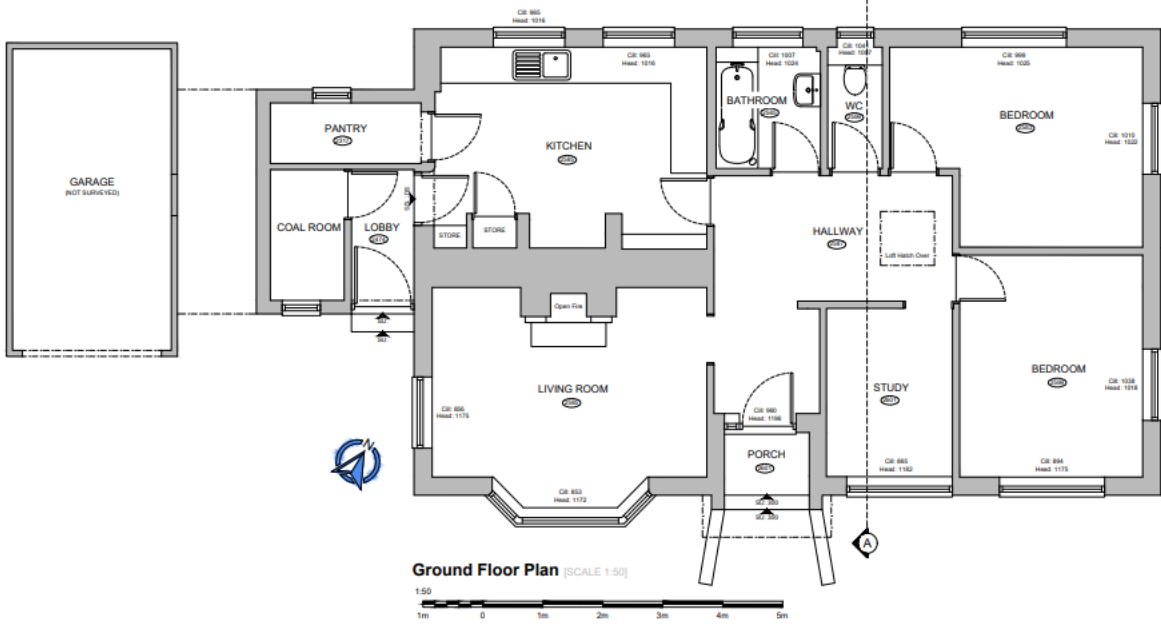
East Elevation [SCALE 1:100]

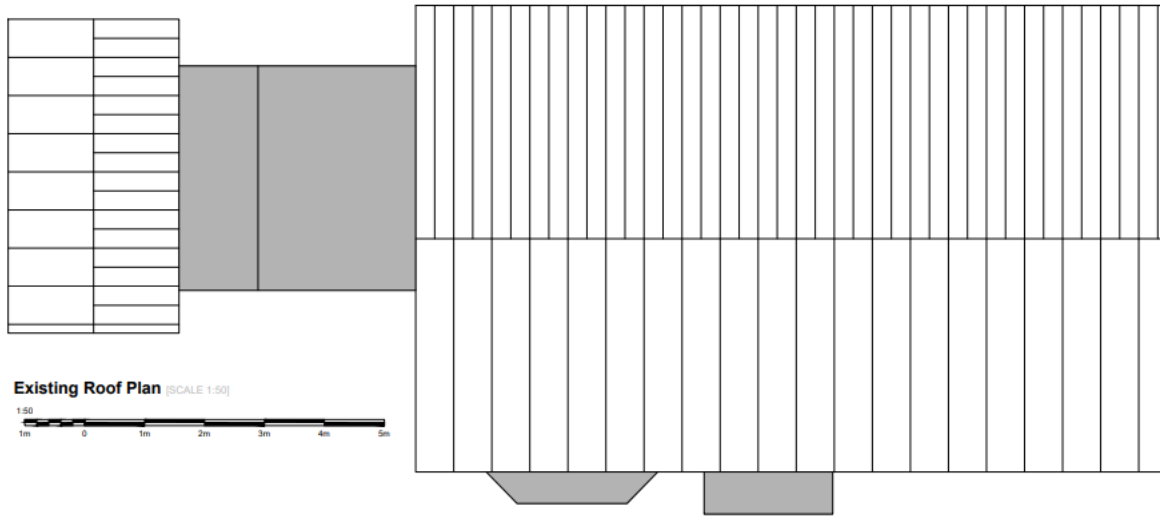


North Elevation [SCALE 1:100]



West Elevation [SCALE 1:100]



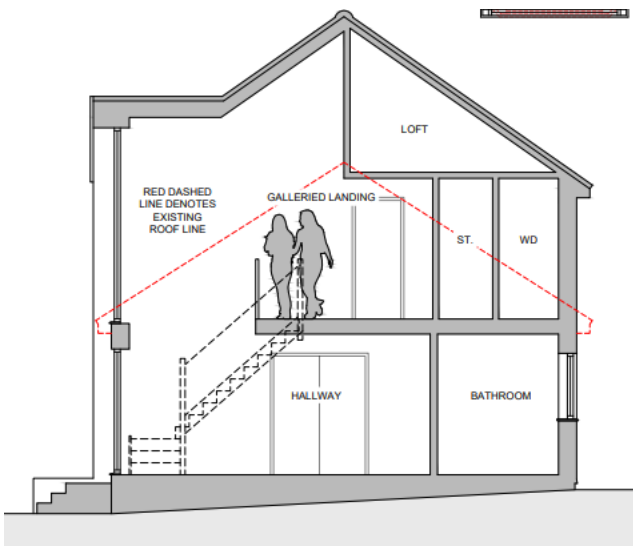
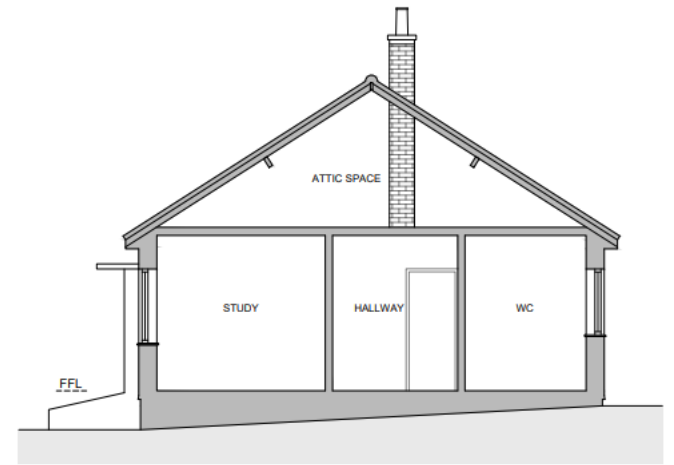


LEGEND

- CIL 804 CIL to Head Height in mm
- Head 1200 Floor to CIL Height
- Floor to Ceiling measurement in mm
- ▲ Step Up in mm
- Existing Walls
- Electric box
- Water tank
- IC Inspection Chamber
- MH Man hole
- Boiler
- Overhead Structure

SCHEDULE OF MATERIALS:

- RENDERED WALLS
- UPVC DOORS
- UPVC WINDOWS
- PROFILED ROOF TILES

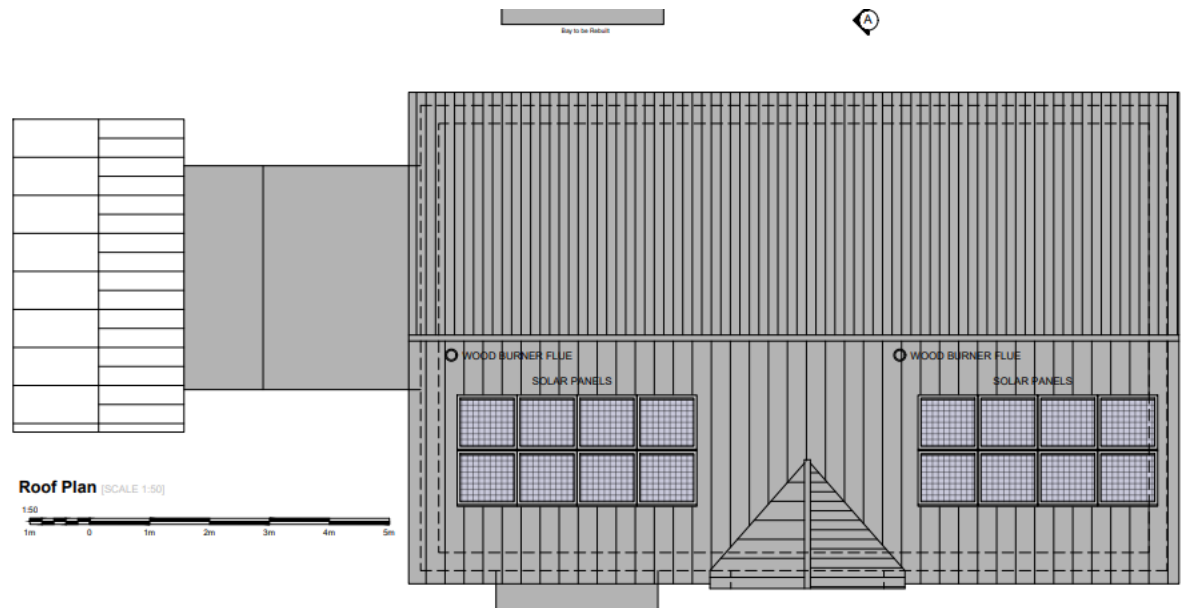


LEGEND

- CIL 804 CIL to Head Height in mm
- Head 1200 Floor to CIL Height
- Floor to Ceiling measurement in mm
- ▲ Step Up in mm
- Existing Walls
- Proposed Walls
- Electric box
- Water tank
- IC Inspection Chamber
- MH Man hole
- Boiler
- Demolition / Removal of Walls
- Overhead Structure

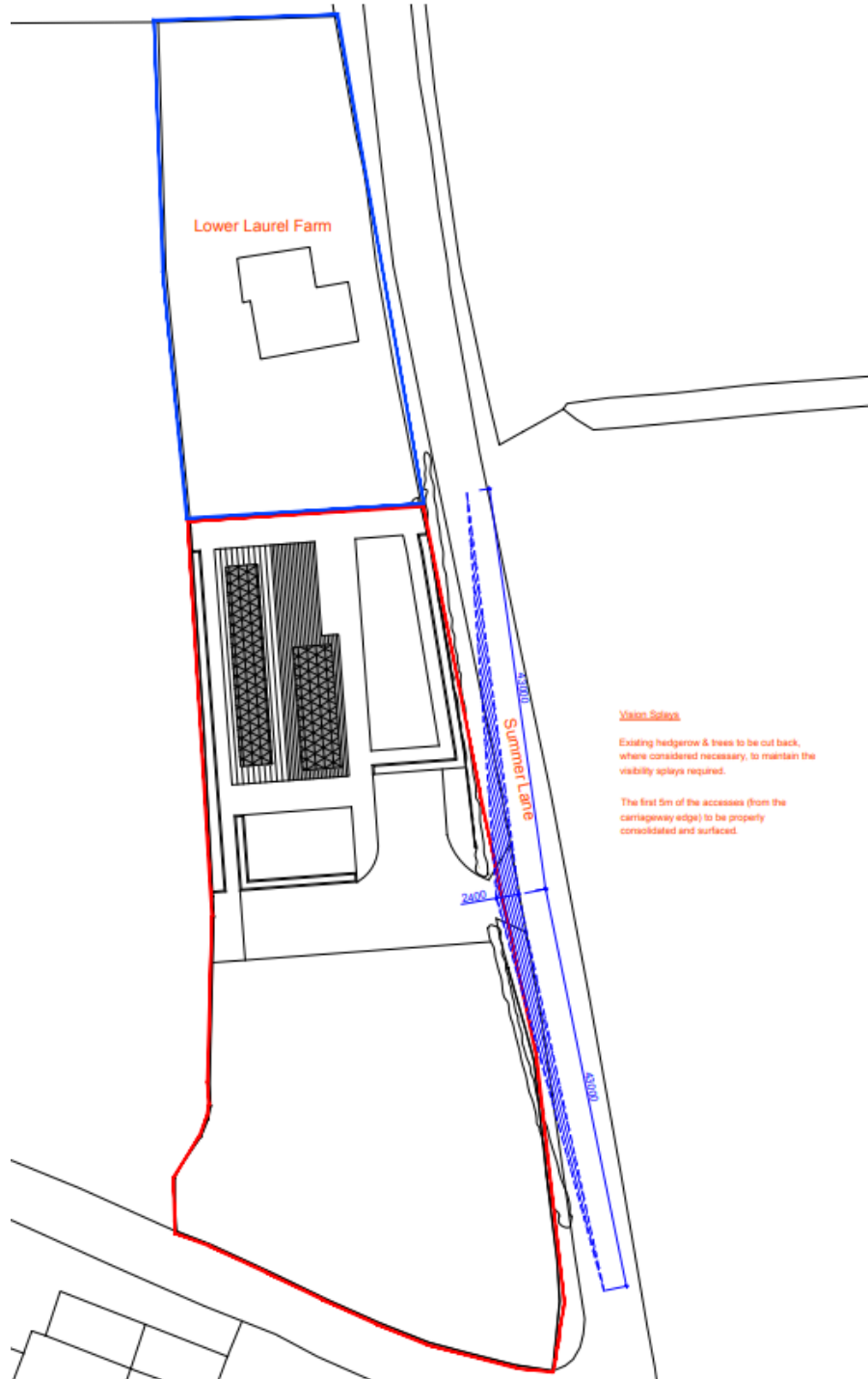
SCHEDULE OF MATERIALS:

- RENDERED WALLS
- UPVC DOORS
- UPVC WINDOWS
- PROFILED ROOF TILES



22/P/0965/MMA Land Adjacent To Lower Laurel Farm Summer Lane Banwell

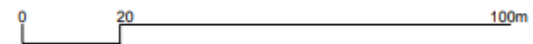
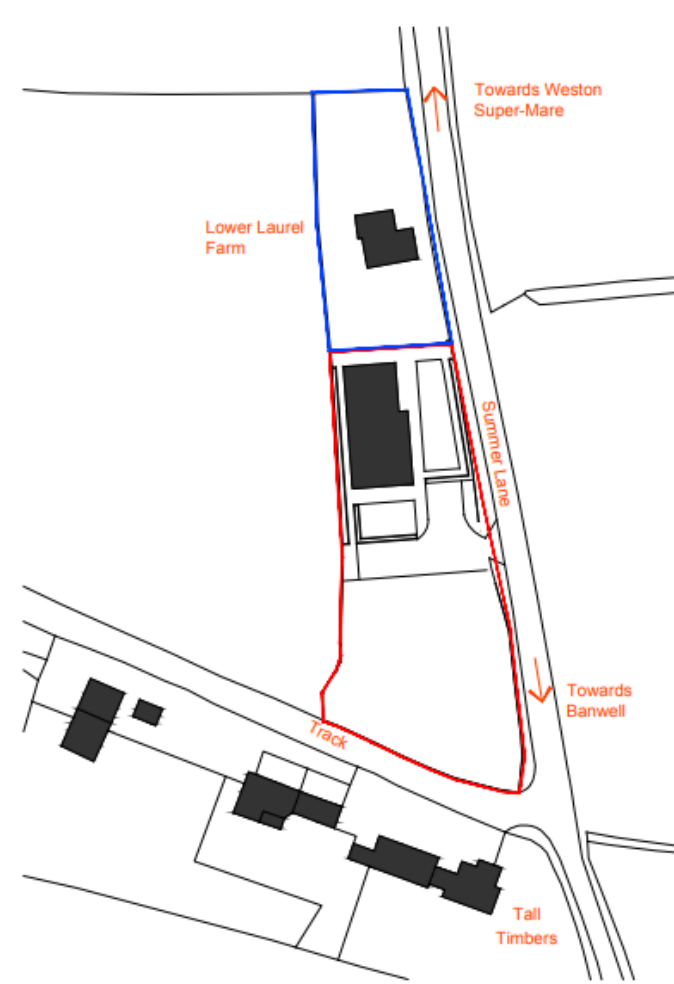
Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).

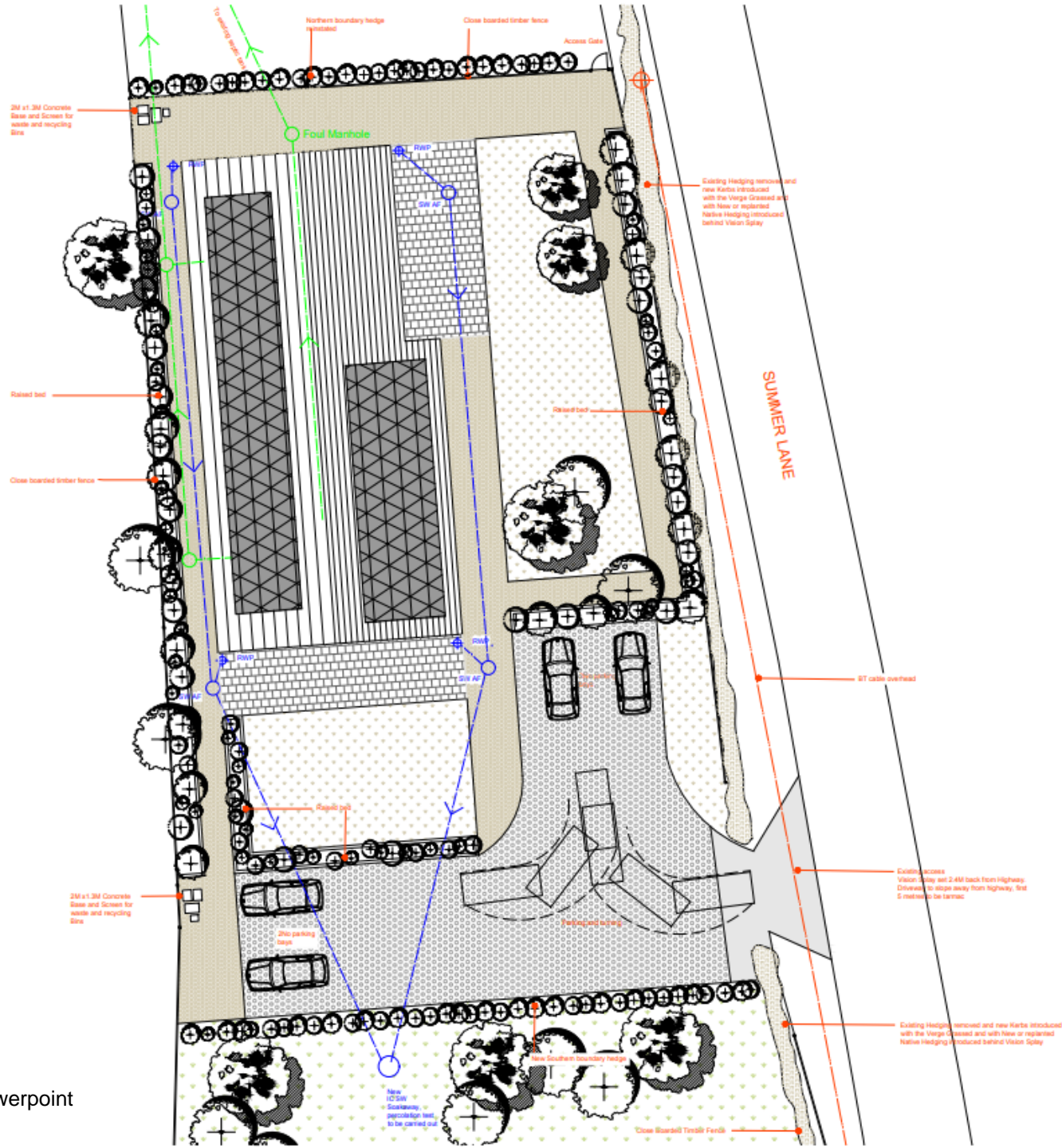


Visual Safety







Existing hedgerow & trees to be cut back, where considered necessary, to maintain the visibility splays required.







The first 5m of the accesses (from the cartage way edge) to be properly consolidated and surfaced.





Water Services Key

-  RWP Rain water down pipe
-  Surface water drainage
-  MH Rain water manhole
-  MH Foul manhole
-  SVP Soil vent pipe / soil pipe
-  Foul water drainage

-  Nitagravel 130 pathway
-  Grass
-  Nitagravel 140 driveway
-  Medicinal bed
-  Tarmac
-  Paving

21/P/0094/FUL Rolstone Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UU

Change of use of part of existing agricultural building and associated external alterations to create 5no. light industrial units (use class E(g) (iii)) within the existing covered steel-framed barn structure. Outdoor storage for Ad Blue containers and outdoor storage of cars in connection with on-line sales administered from Unit 2. Change of use, widening and landscaping of the agricultural access track approved under planning approvals 14/P/0870/PDA, 19/P/0408/FUL and 19/P/1518/AGA to enable the access track to be used to serve all authorised industrial and agricultural uses at Rolstone Farm (part retrospective). **APPROVE WITH LEGAL AGREEMENT**

21/P/1569/AOC Land At Former Western Trade Centre Knightcott Road Banwell

Discharge of condition No. 5 Contamination No. 6 detailed remediation scheme No.7 timetable of works No . 8 surface water drainage No 9 sustainable drainage scheme No. 10 samples of the materials No. 11 parking area No. 12 cycle parking No. 13 storage and collection of waste No. 14 landscaping scheme No. 18 mitigate the loss of bat roosts & No. 20 Construction Environmental Management Plan. **WITHDRAWN**

21/P/3146/FUL Cannaways Barns Silver Moor Lane Banwell North Somerset BS29 6LQ

Proposed demolition of 2no. dwellings and existing agricultural buildings and the erection of 2no. replacement dwellings and associated detached garages. **REFUSED**

21/P/3467/FUL Royston Wolvershill Road Banwell BS29 6DG

Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan. **WITHDRAWN**

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 at Muddle End, Moor Road, Banwell. **APPROVE (LAWFUL)**

22/P/0619/TRCA 11 School Close Banwell North Somerset BS29 6DT

T1 - Yew - Crown reduction by 2m in height, 1.5m laterally. **NO OBJECTION - UNCONDITIONAL**

22/P/0701/FUH 3 Emery Gate Banwell North Somerset BS29 6DN

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

22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA

Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension. **APPROVED**

22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ

Alteration/extension of existing side carport to form pitched tiled roof garage. **APPROVED**