



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4th of April 2022.

PRESENT: Councillors Steve Davies, Paul Harding and Nick Manley (Chairman),
IN ATTENDANCE: Mrs Liz Shayler (Clerk) and Cllr Matthew Thomson

013/22 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Paul Blatchford

014/22 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

015/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7th of March 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 7th of March 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.

016/22 To note and comment upon planning applications (agenda item 4).

(i) 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

Resolved – To request the application is brought to the attention of the Mendip AONB with a condition for the proposed development to not become a separate dwelling included as a planning condition on any planning consent.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/0467/FUL - Manor Farm Summer Lane Banwell North Somerset BS29 6LE

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

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) 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.

This application was noted

(iv) 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.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (v) **22/P/0689/AOC – Land South Of Churchland Way Wolvershill 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.

This application was noted.

- (vi) **22/P/0701/FUH – 3, Emery Gate, Banwell. BS29 6DN.**
Demolition of the existing conservatory and alterations to the existing openings.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- (vii) **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.

This application was noted.

- (viii) **22/P/0765/MOD – Land At Area 3B Weston Villages Weston-super-Mare.**
Modification of Section 106 legal agreement on permission 12/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.

This application was noted.

017/22 To note planning decisions – (agenda item 5)

- (i) **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).**

018/22 Date of the next meeting (agenda item 6)

Planning Committee Meeting Tuesday 3rd of May 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:10

.....Chairman

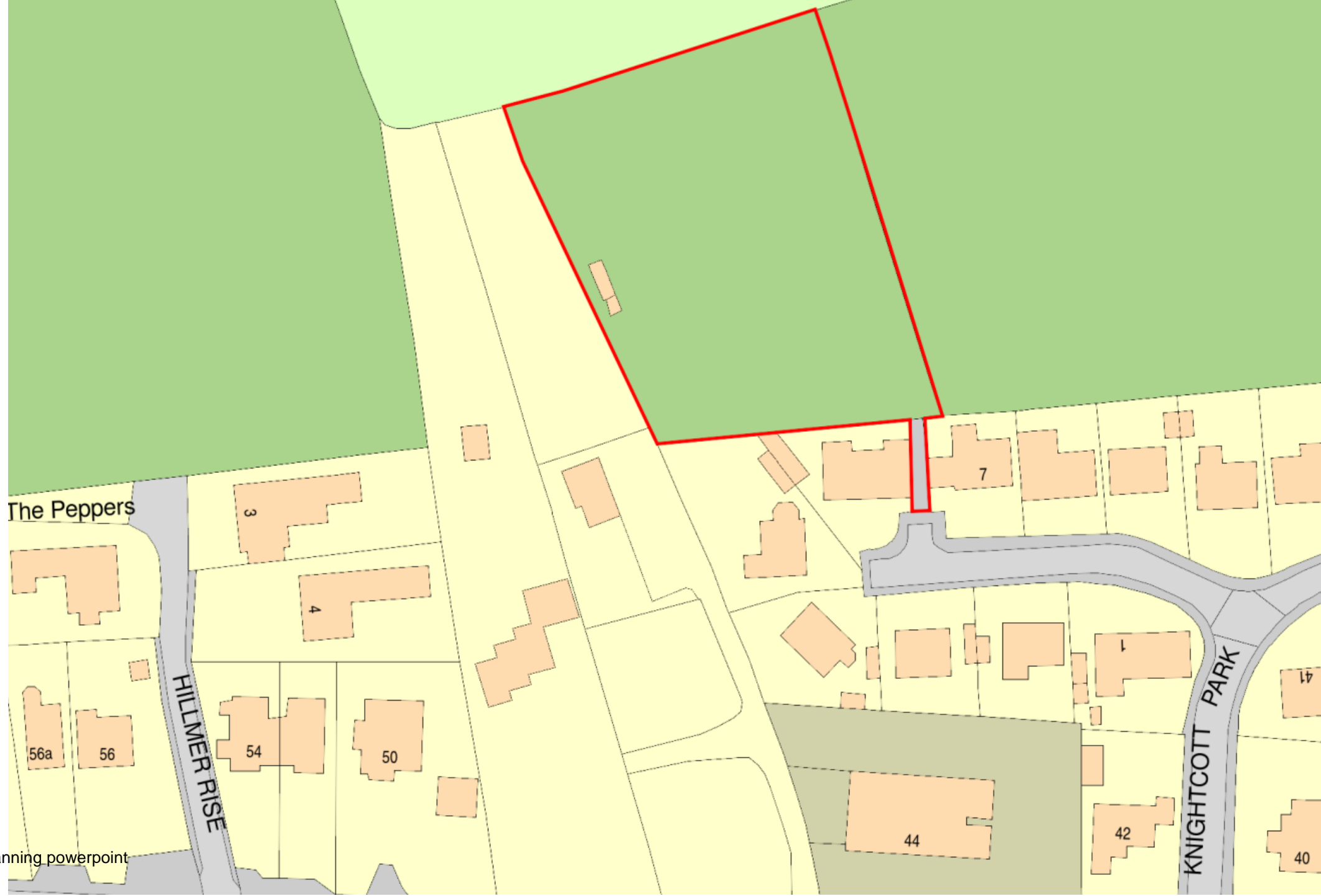
.....Date

Planning Committee

May 9th 2022

22/P/0905/PIP Land West Of Wolverhill Road Wolverhill Road Banwell.

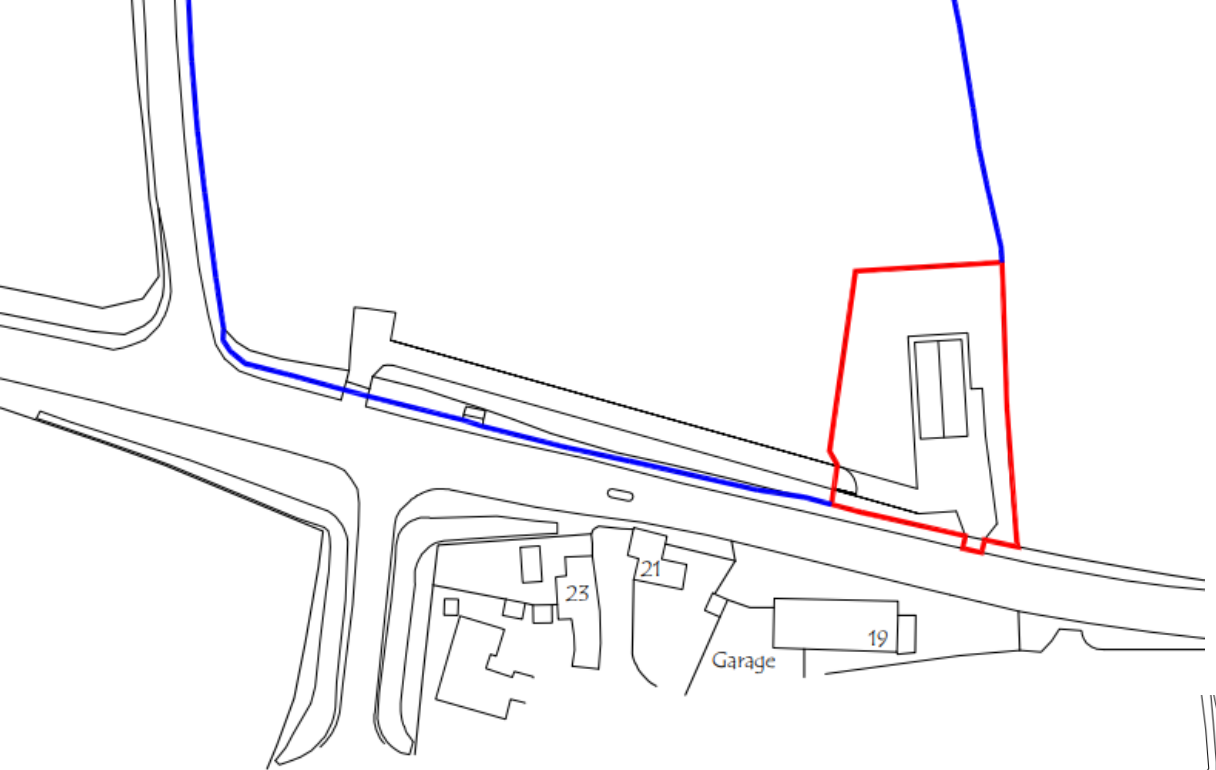
Permission in principle for demolition of existing outbuildings and erection of a minimum of 5no. and a maximum of 7no. residential dwellings.



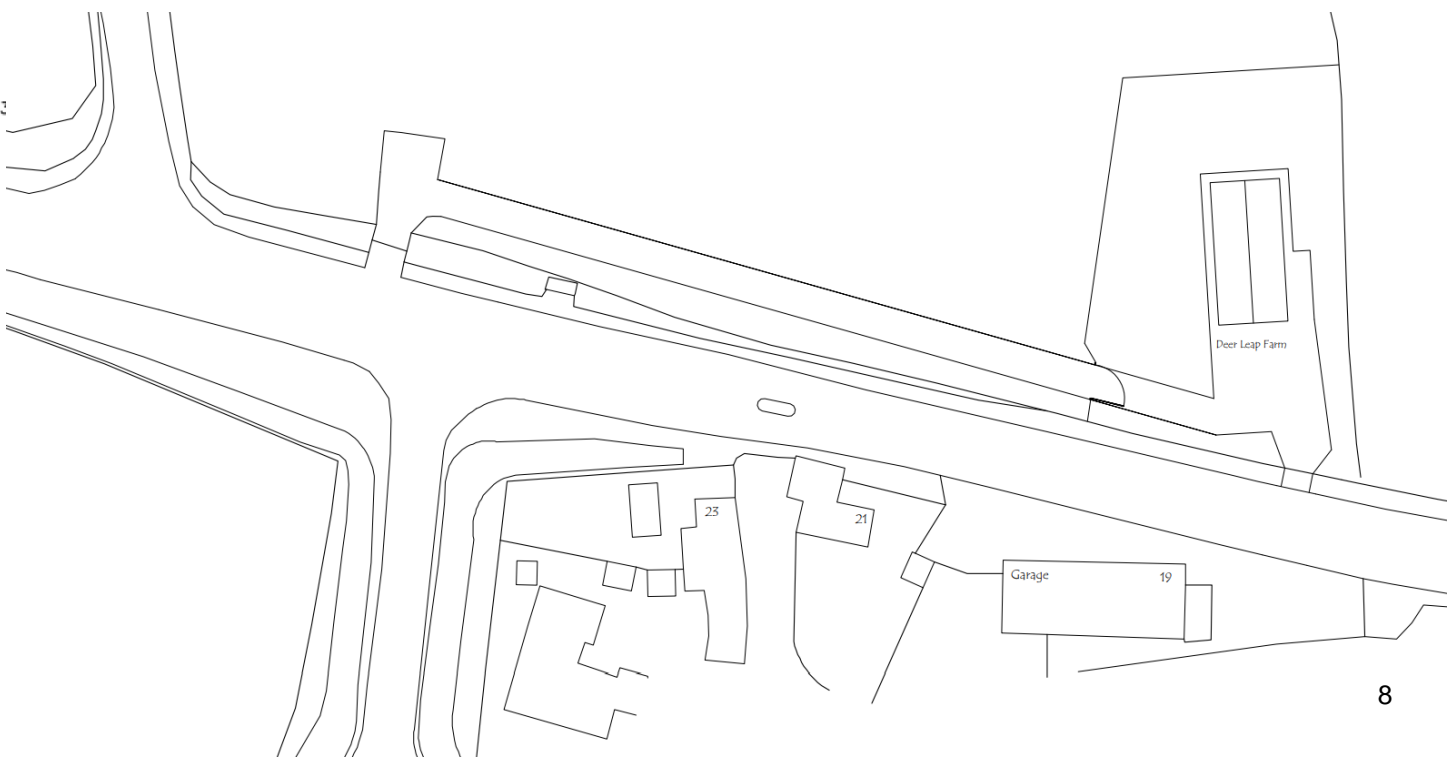


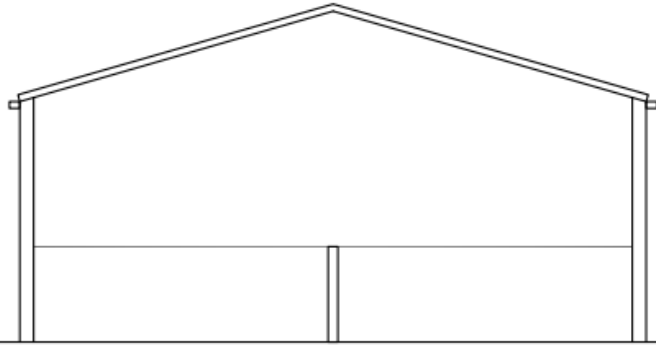
22/P/0730/FUL Land at Knightcott Road (A371) Banwell

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

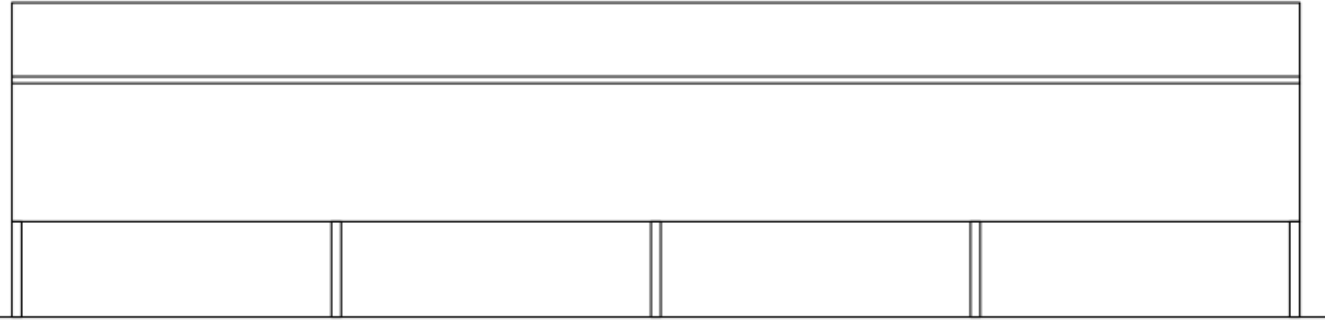


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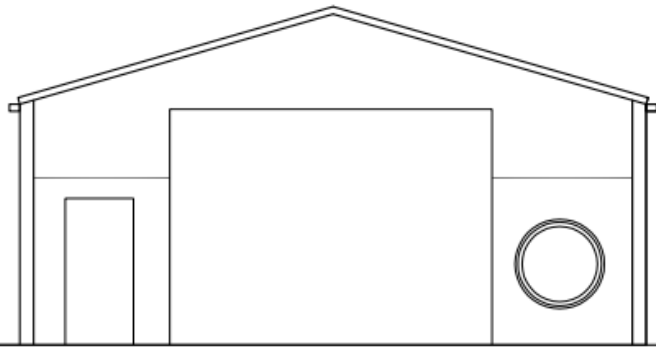




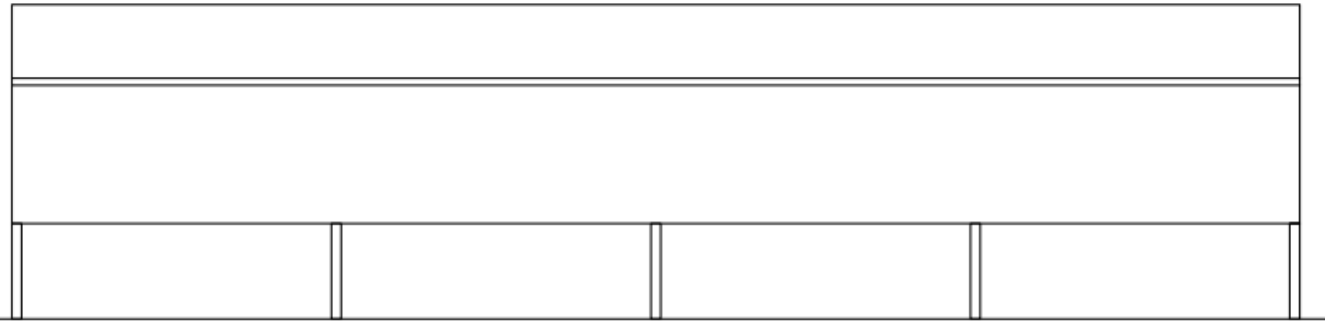
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

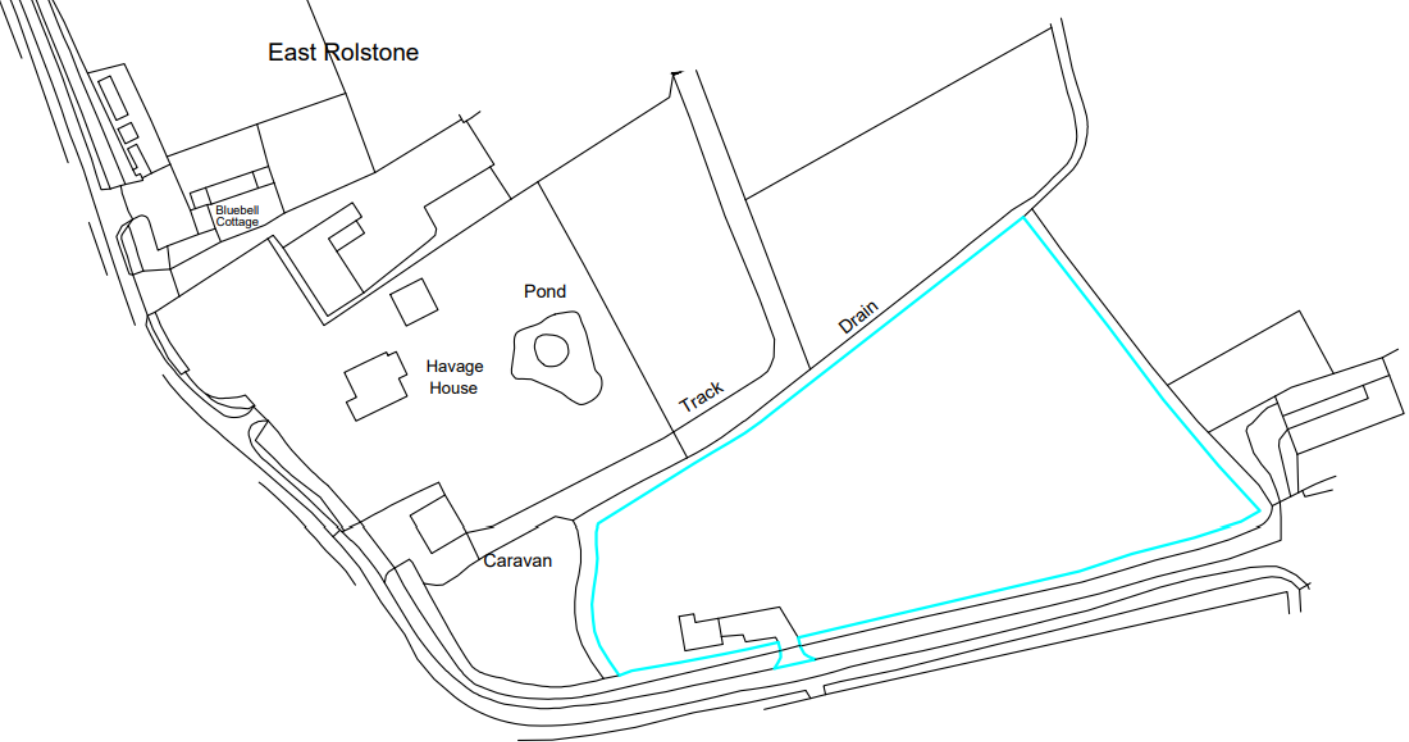


WEST ELEVATION

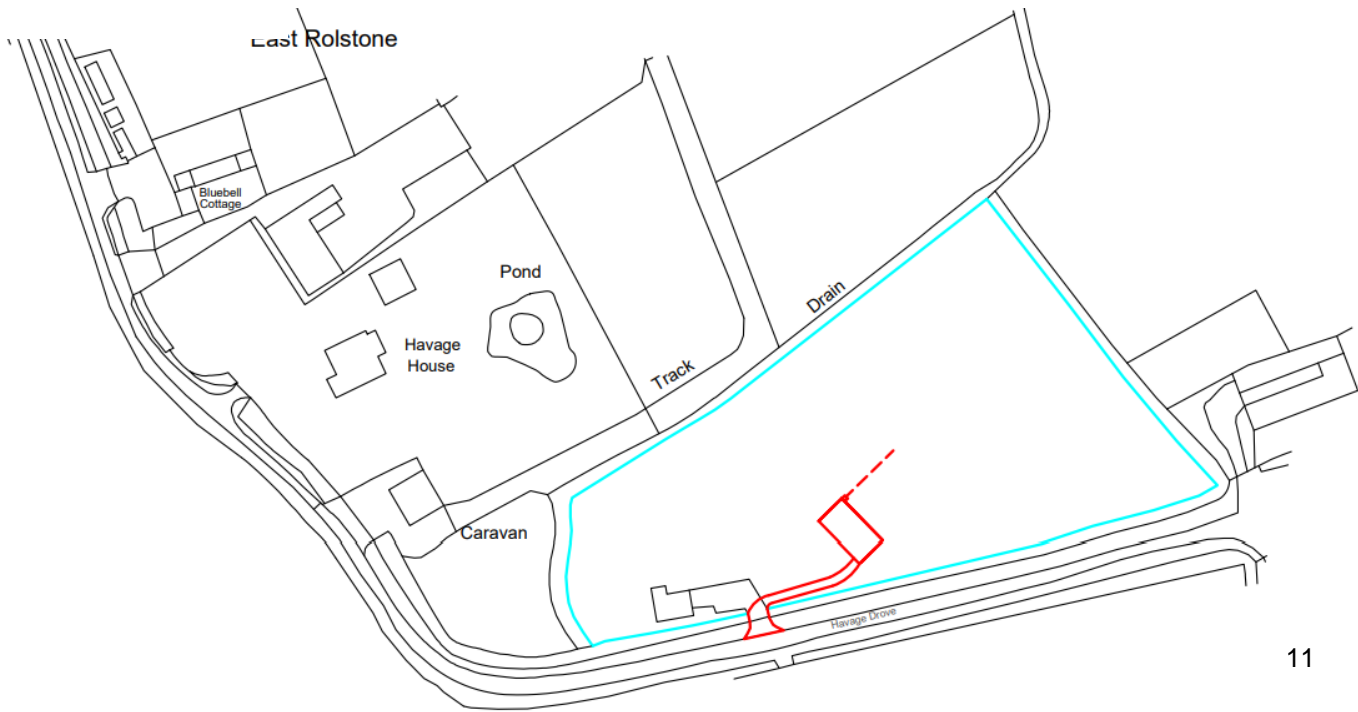
22/P/0770/FUL Land Off Havage Drove Box Bush Lane Rolstone North Somerset.

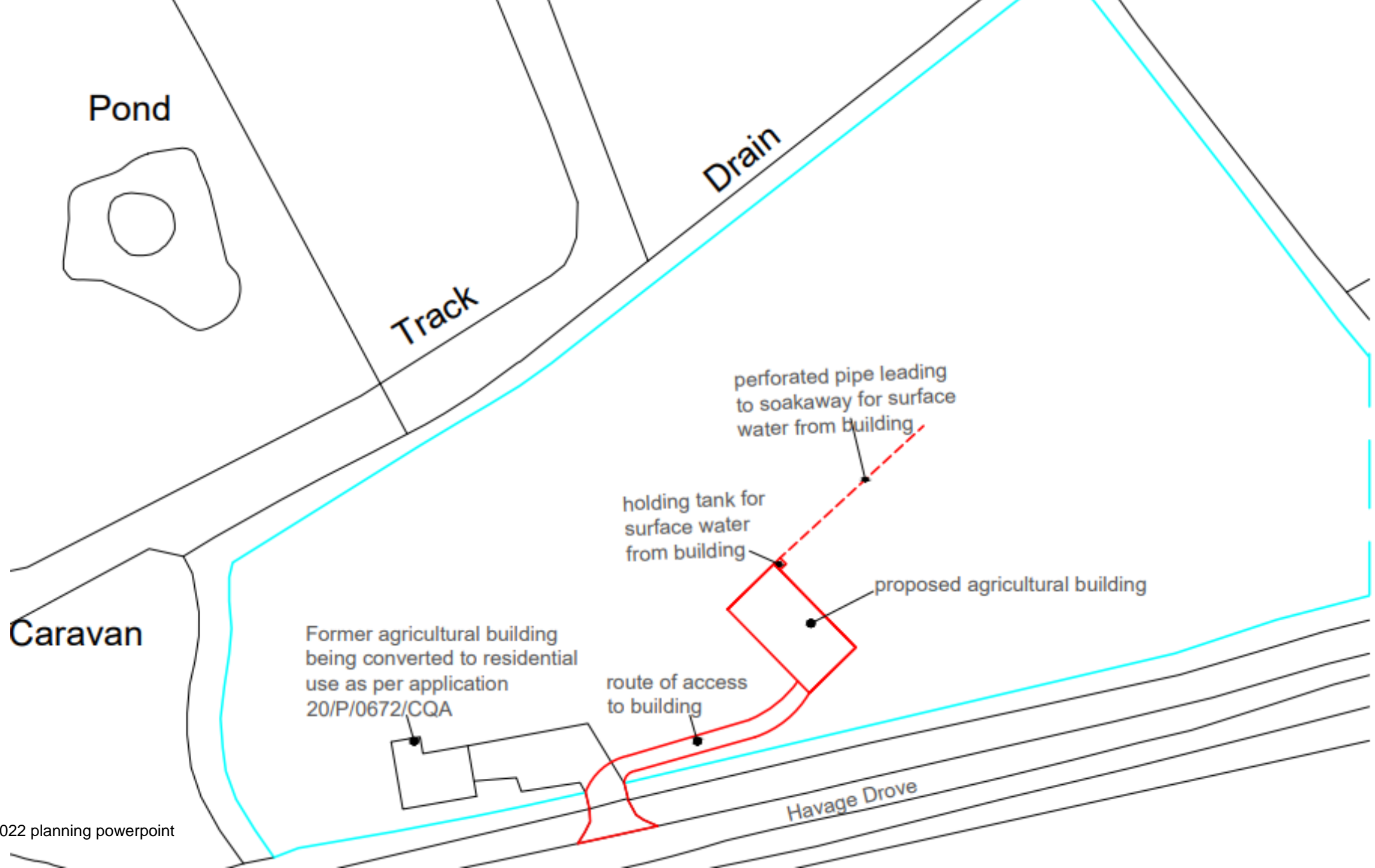
Proposed erection of a general-purpose agricultural building measuring 13.72 metres (45ft) in length and 7.62 metres (25ft) in width to be used as a general-purpose agricultural building for the housing of farm and hay making equipment, storage of hay and occasional lambing.

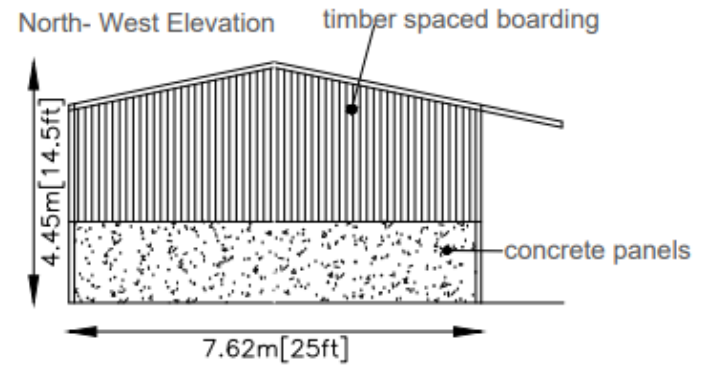
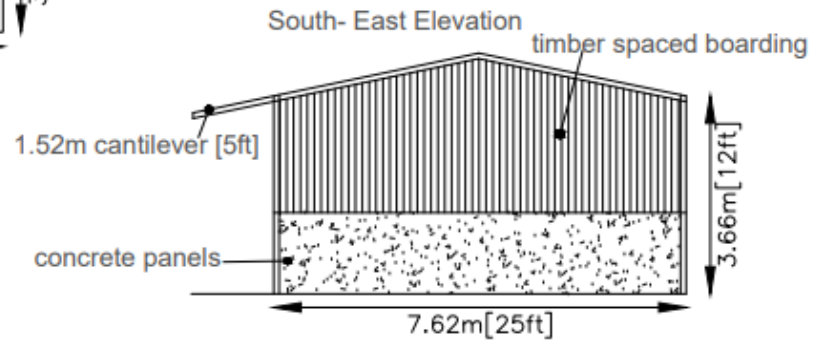
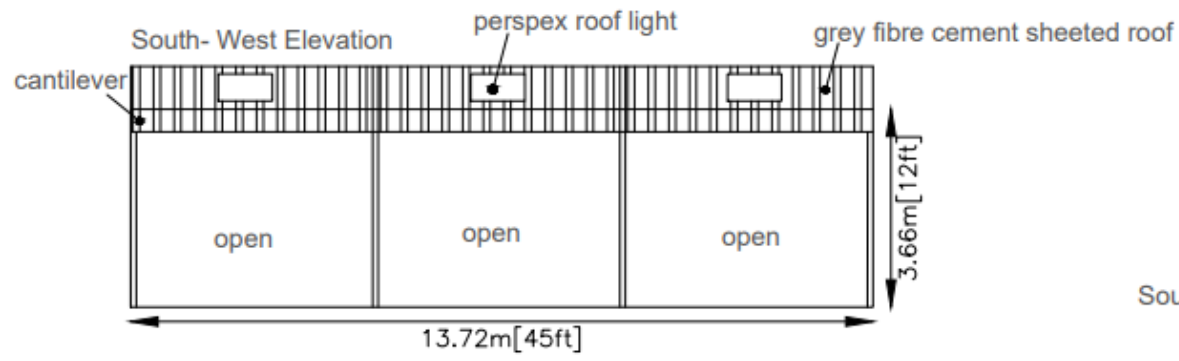
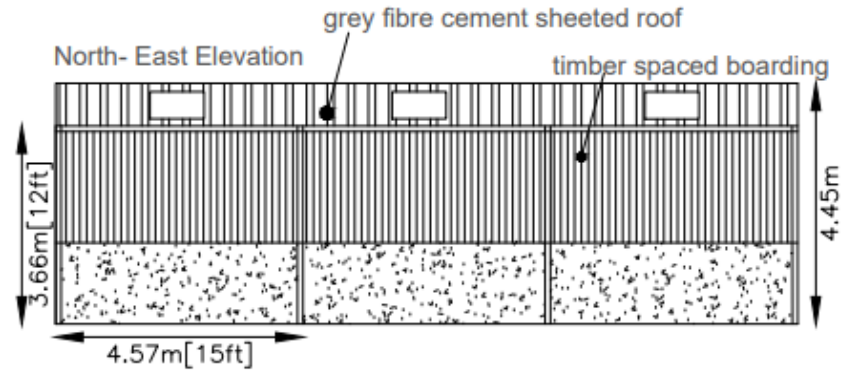
East Rolstone



East Rolstone

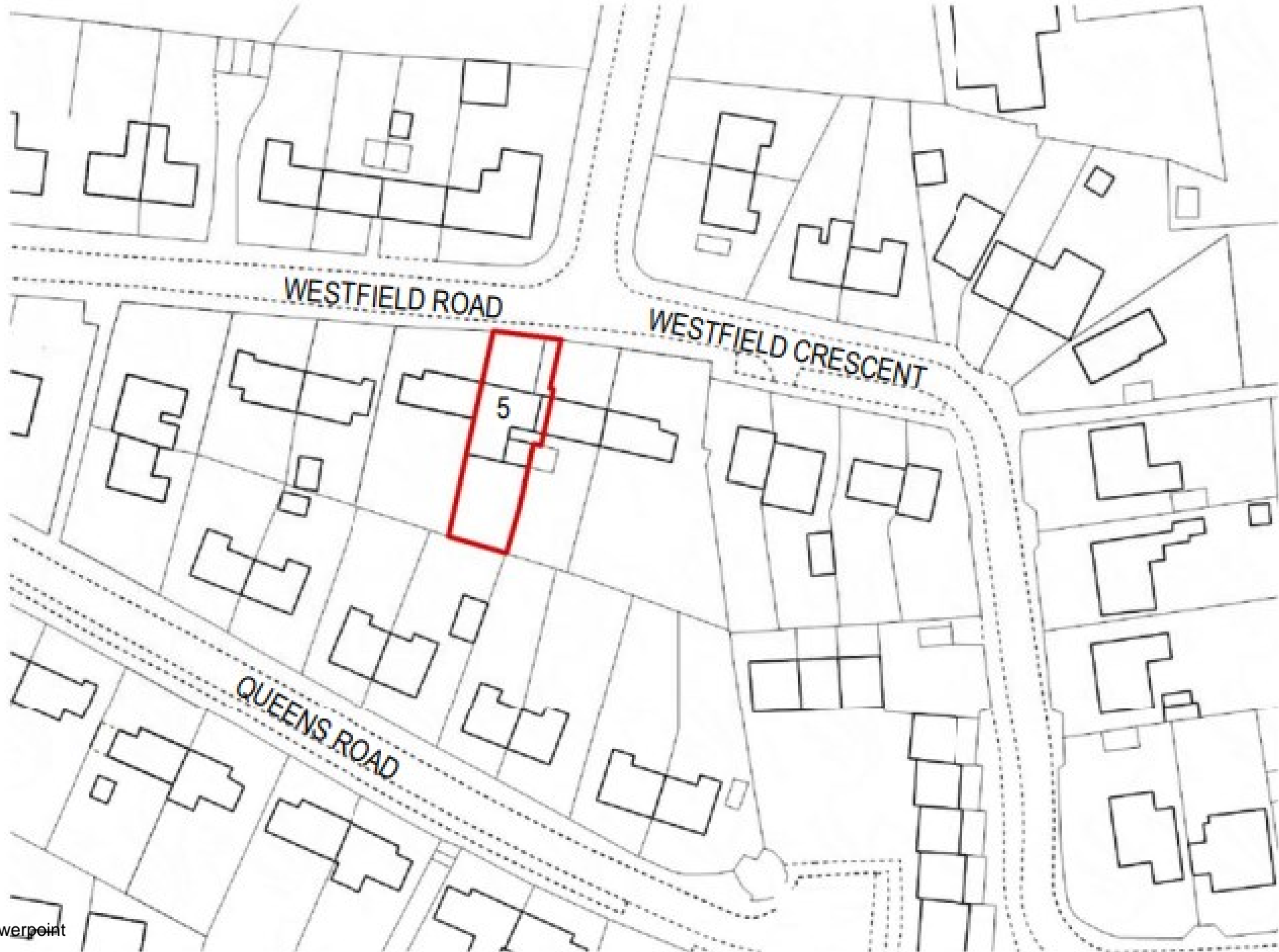


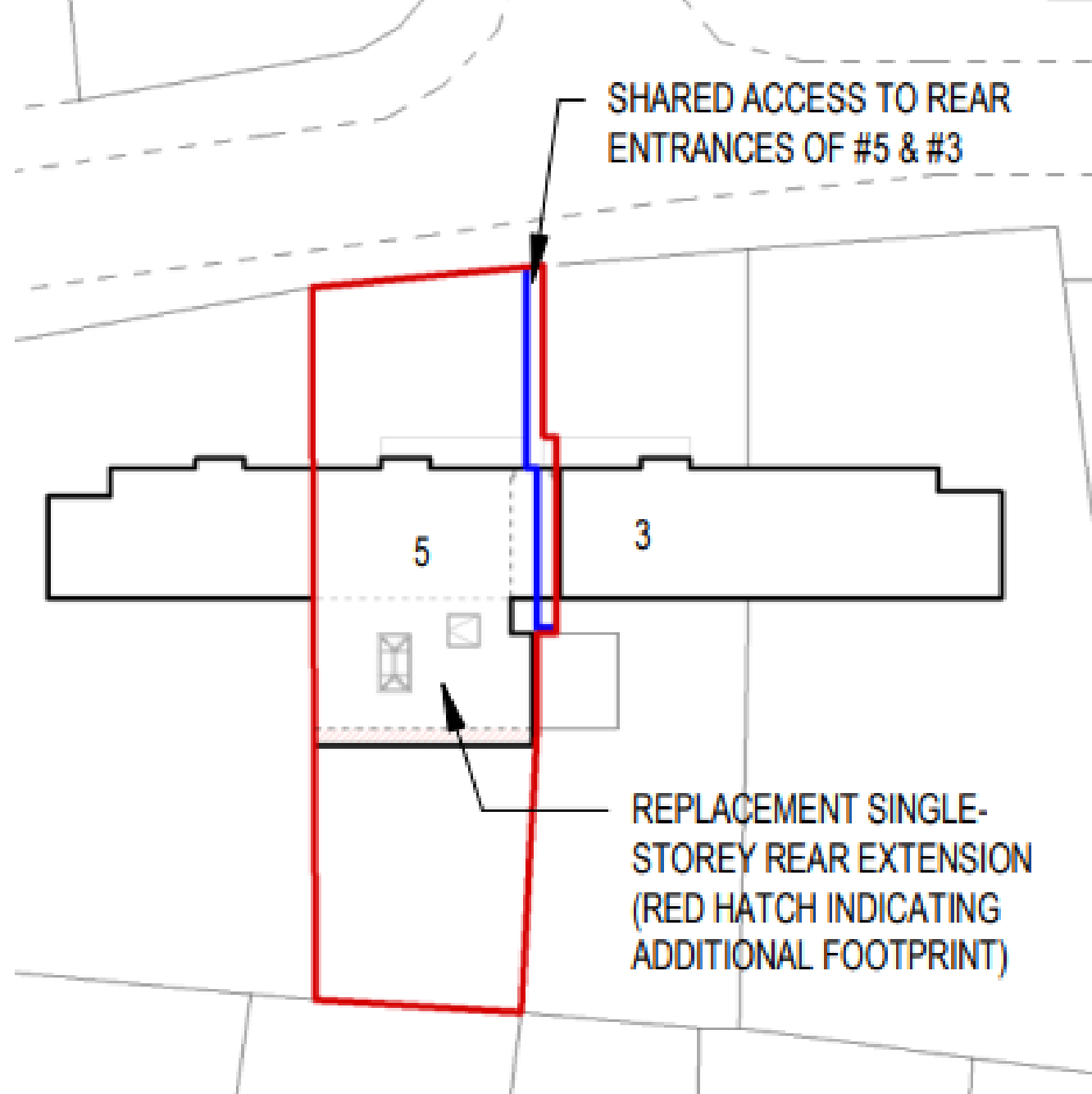
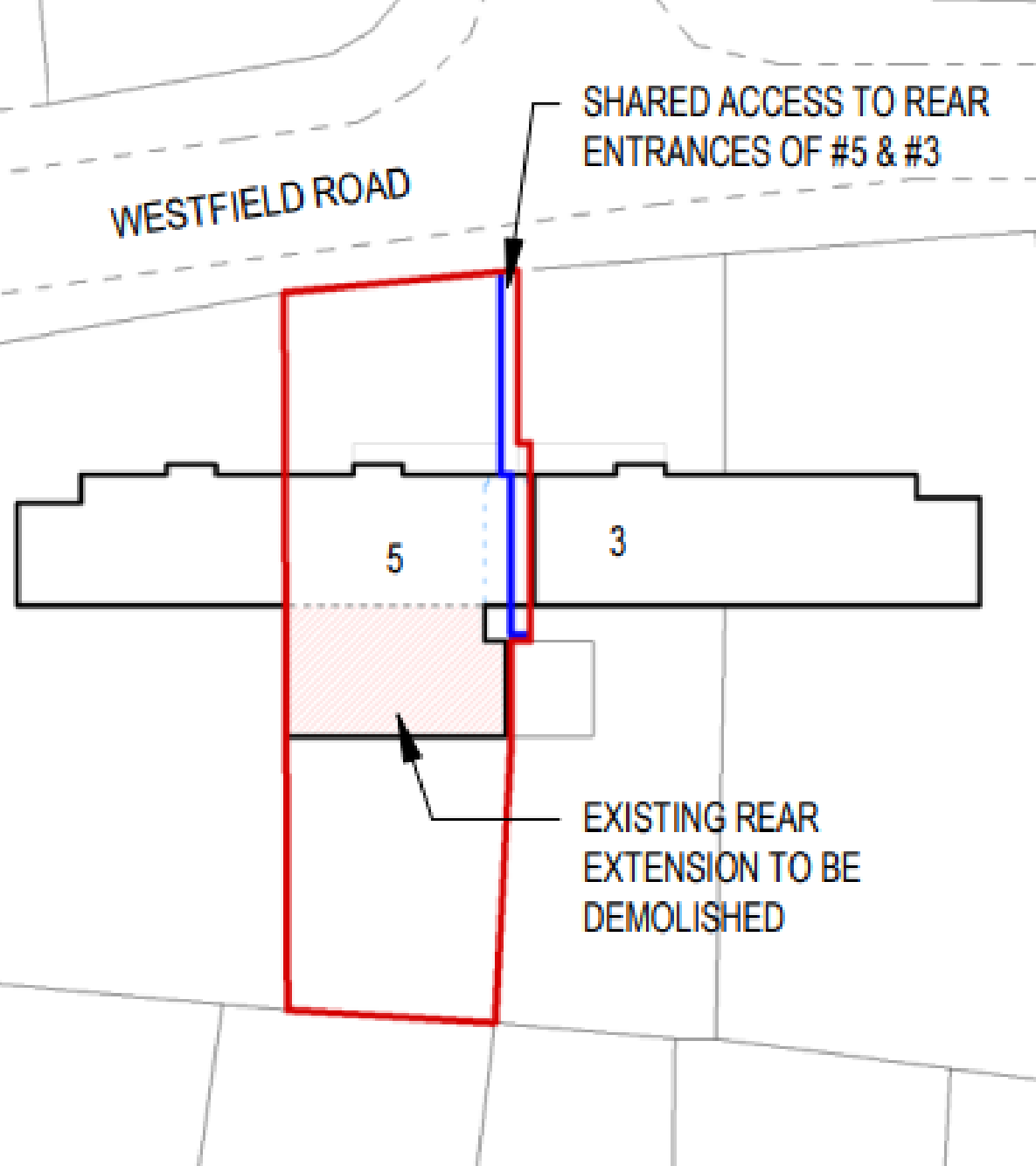




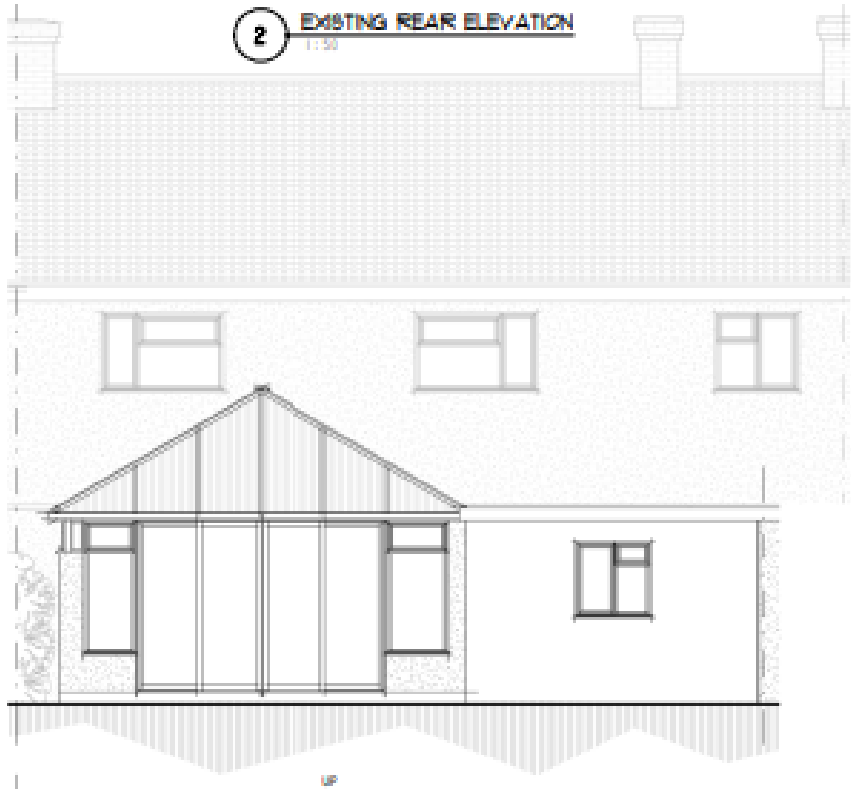
22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA.

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

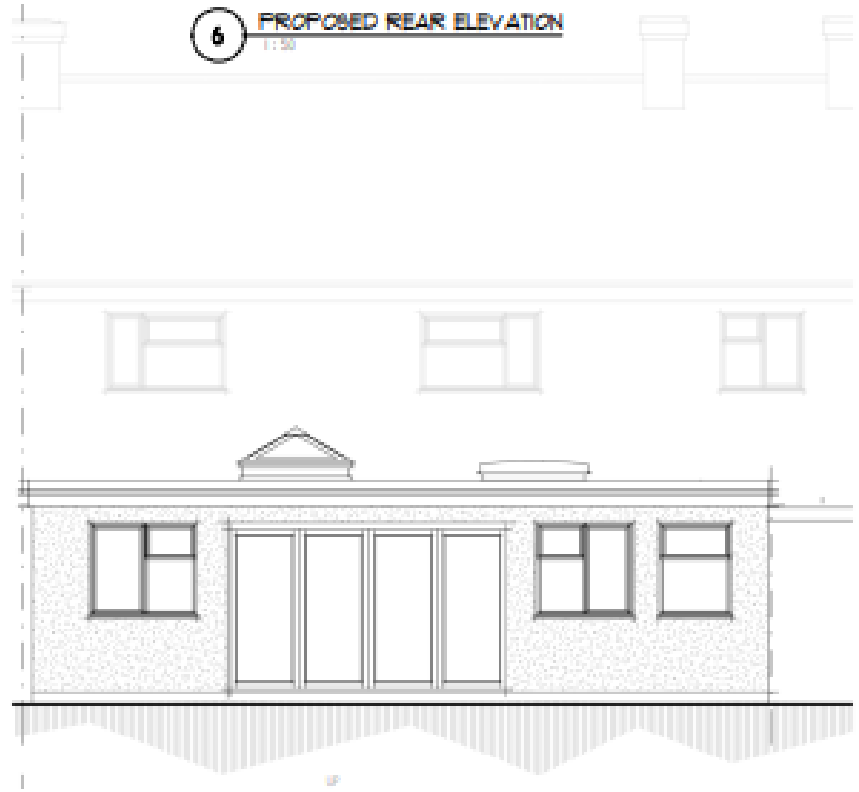


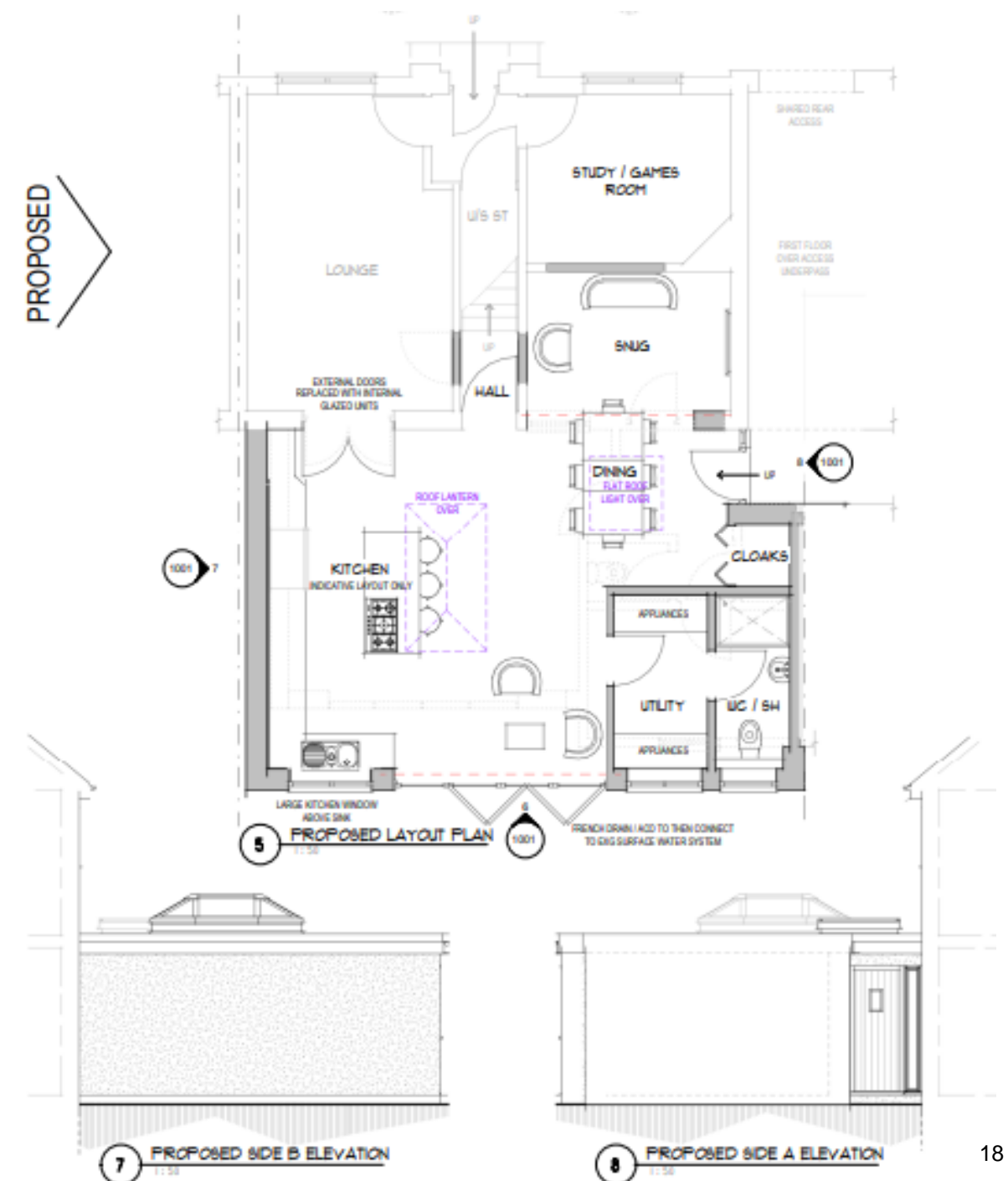
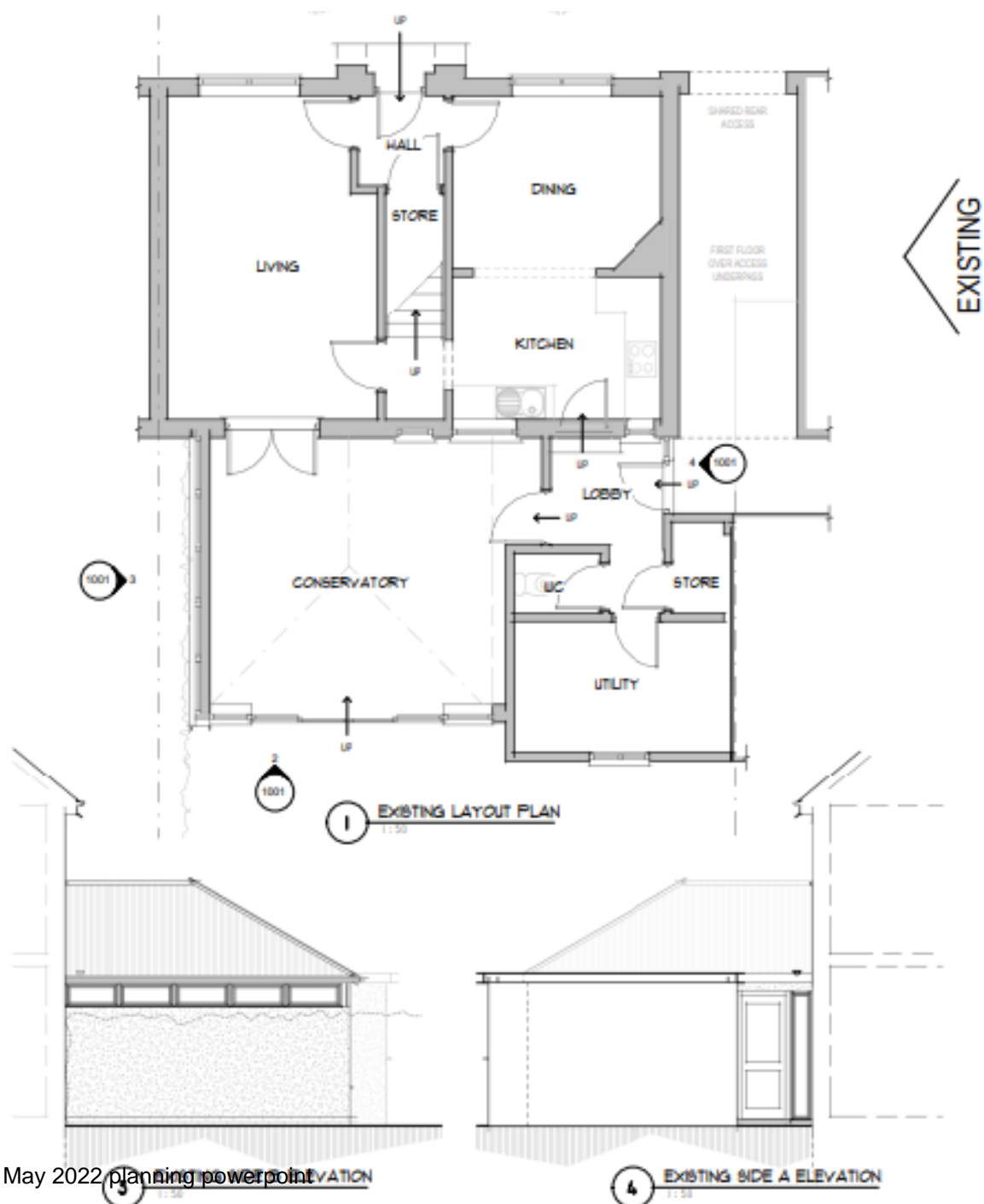


2 EXISTING REAR ELEVATION
1:50



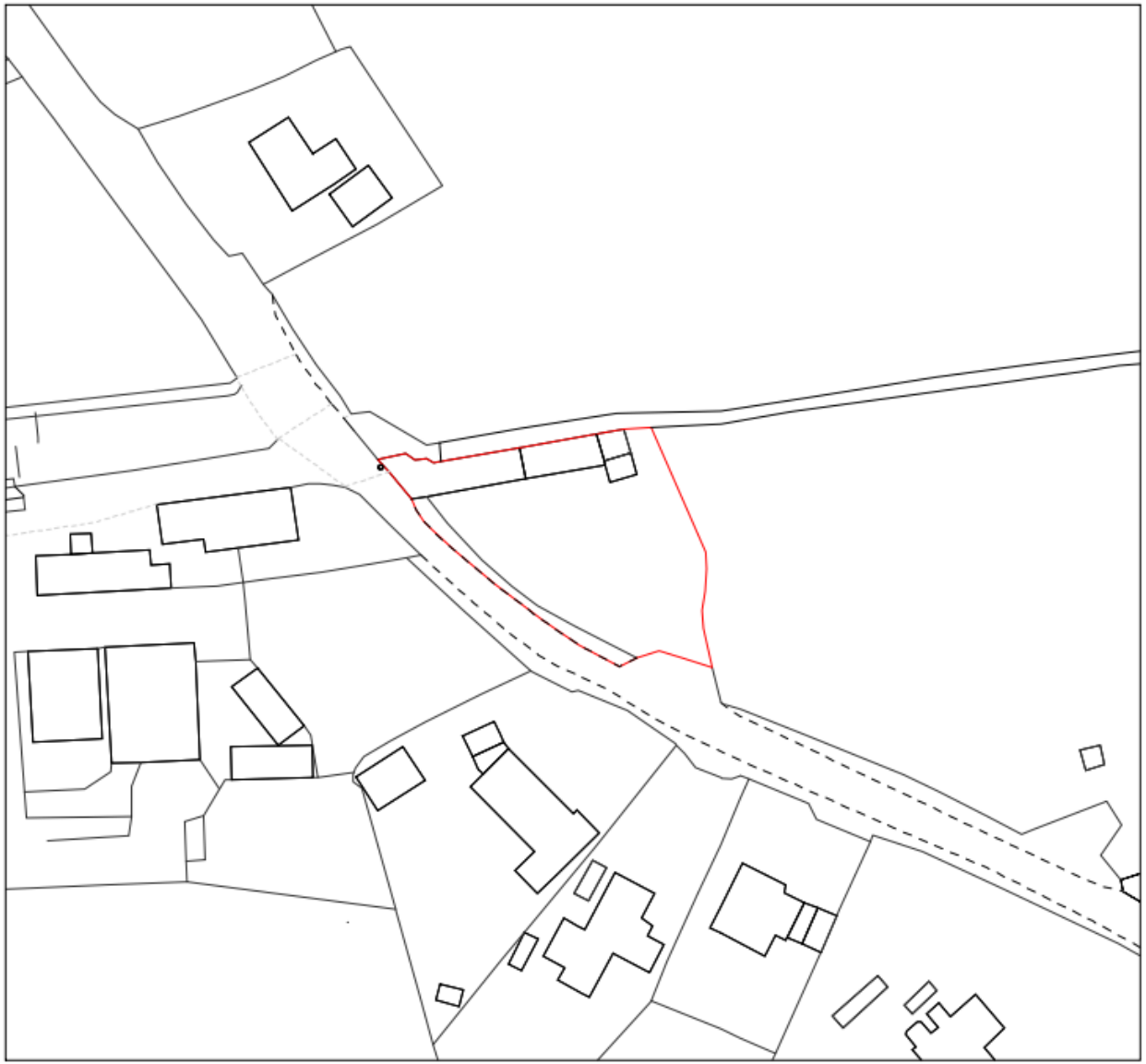
6 PROPOSED REAR ELEVATION
1:50





22/P/0856/FUH Stonebridge Cottage Wolverhill Road Banwell North Somerset BS29 6DR.

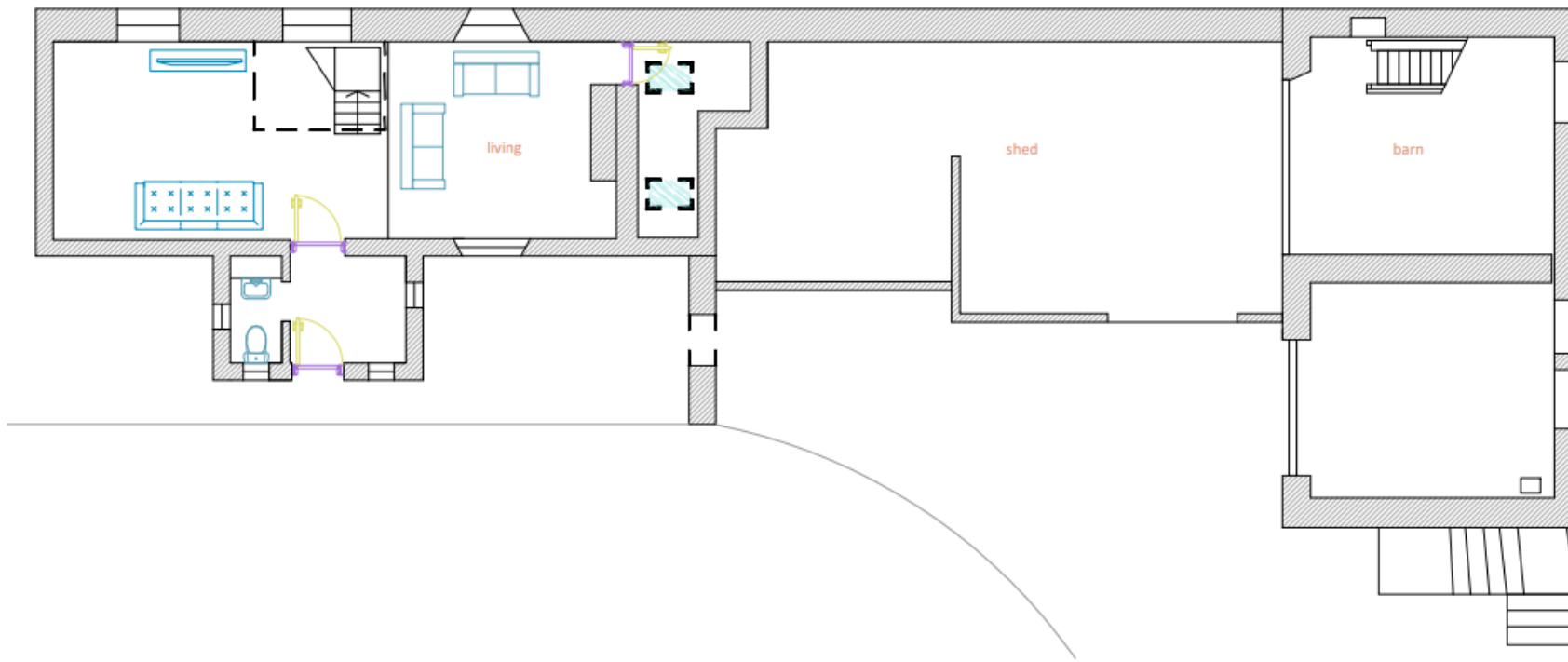
Erection of single story (East) side extension.



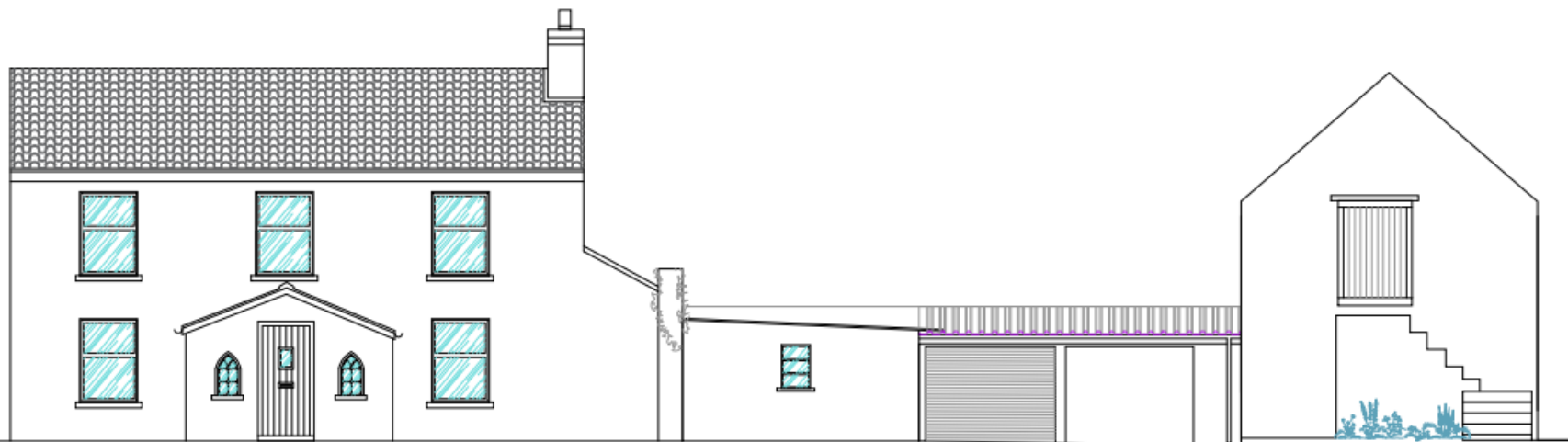
Location Map 1:1250

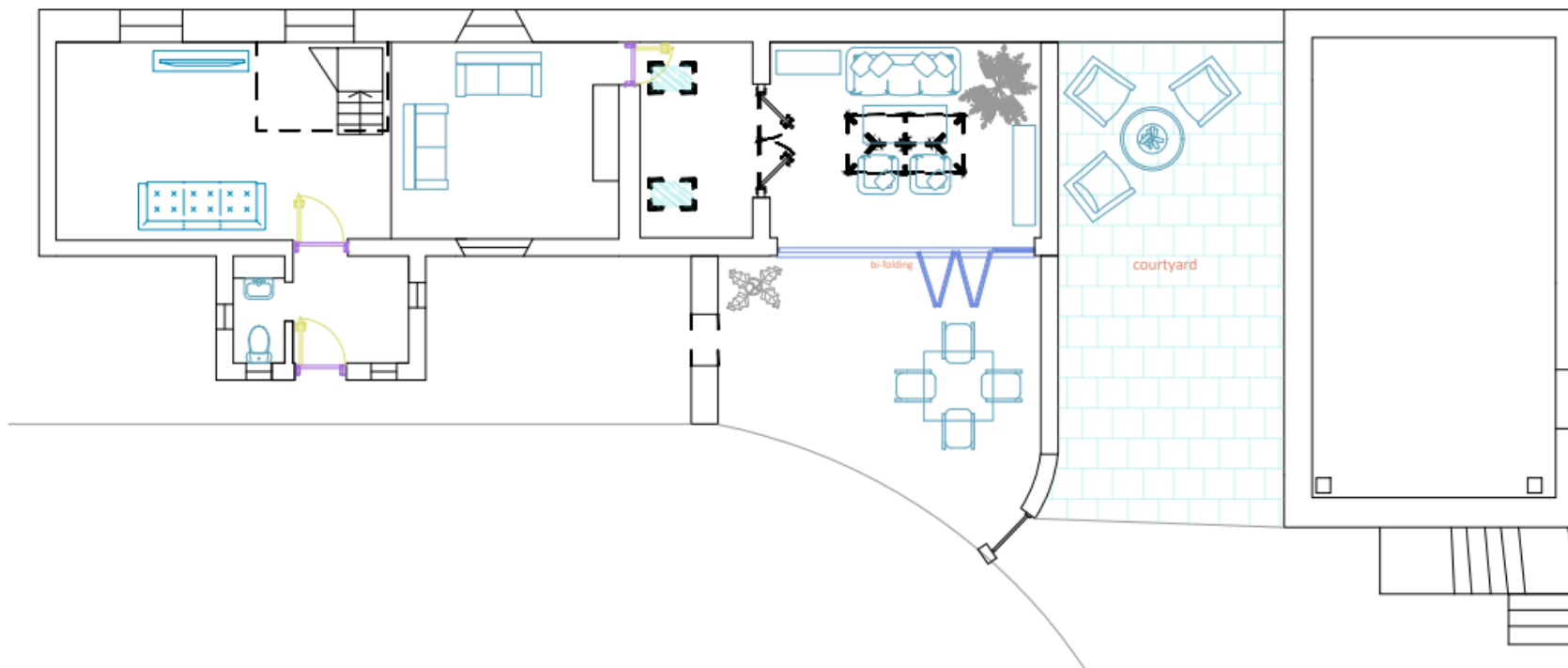
All dimensions to be checked on site





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



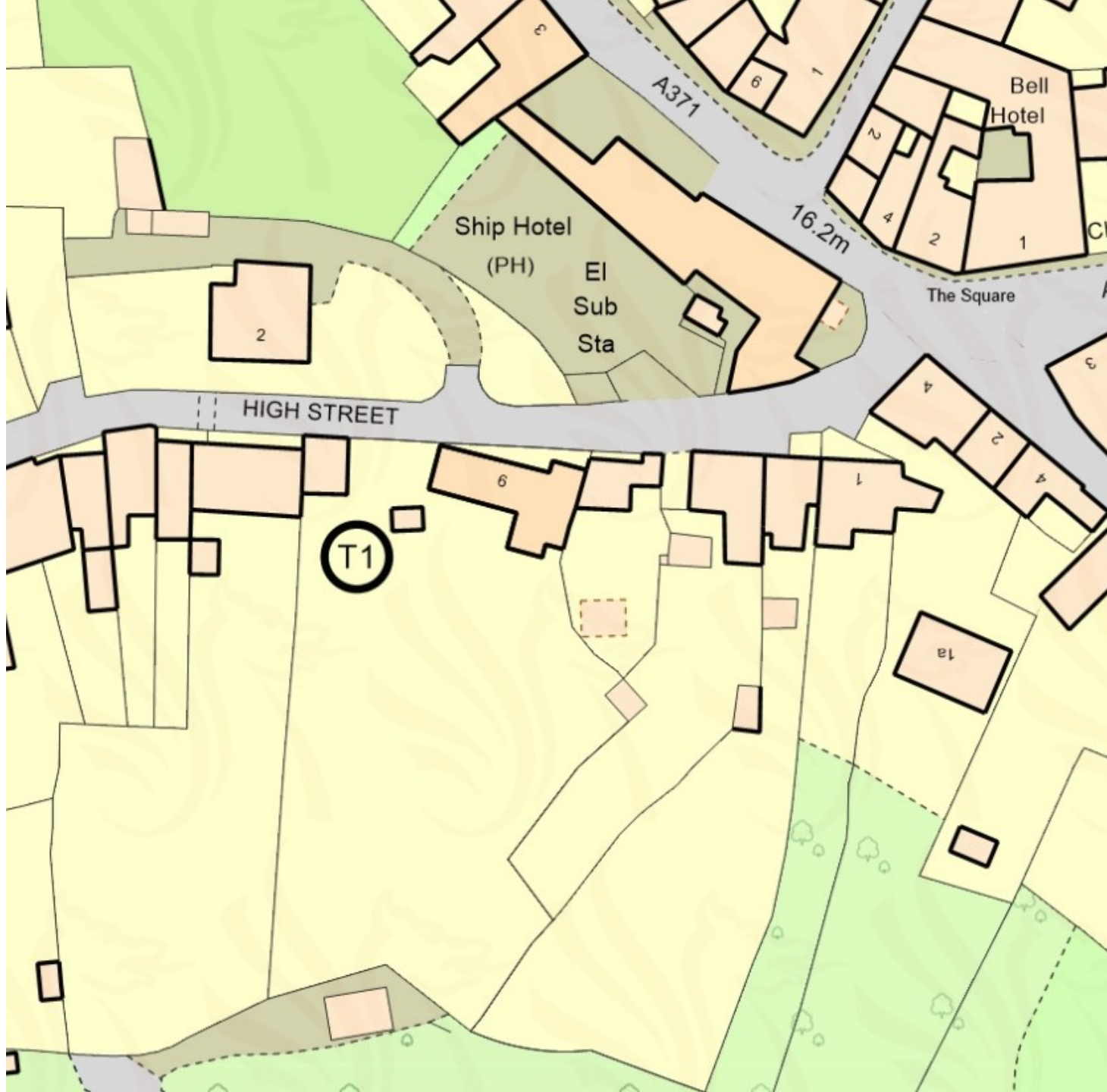


Ground Floor Plan 1:100
All dimensions to be checked on site



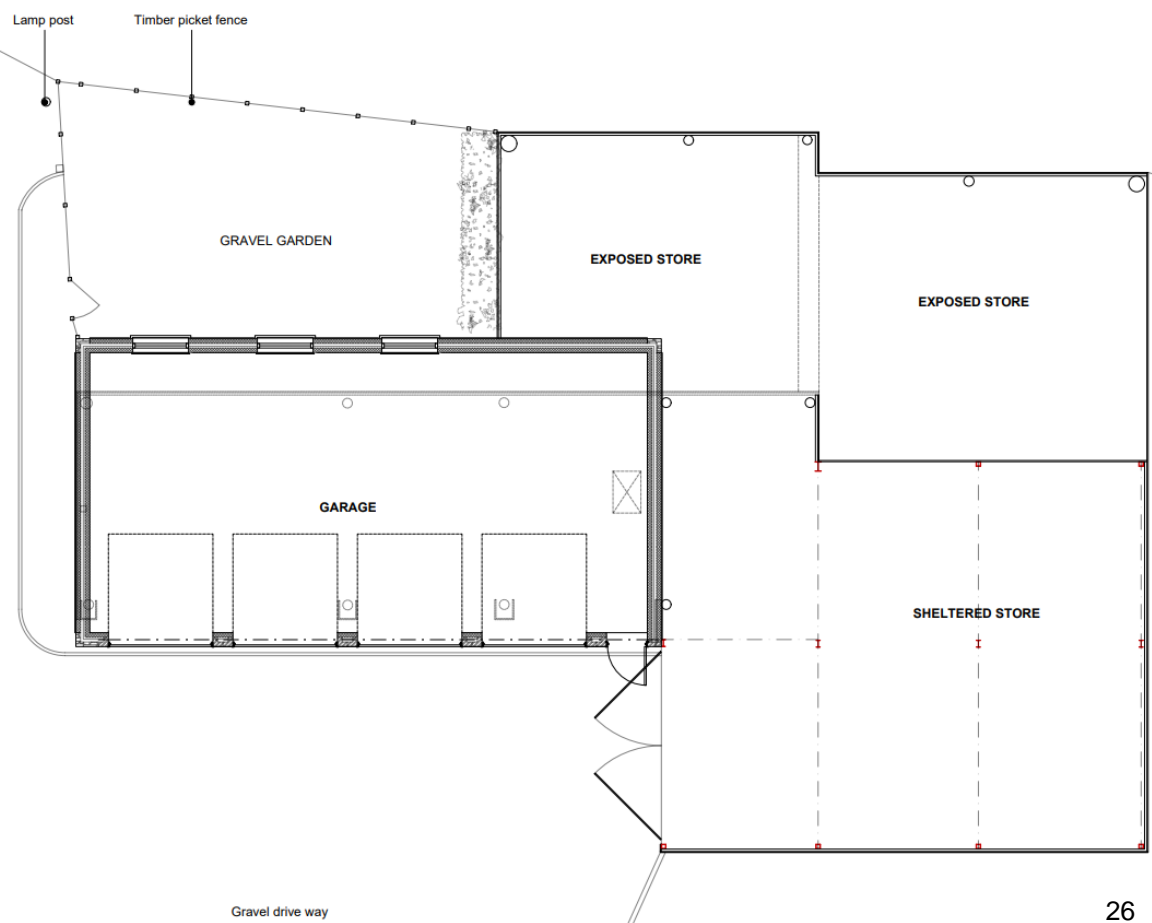
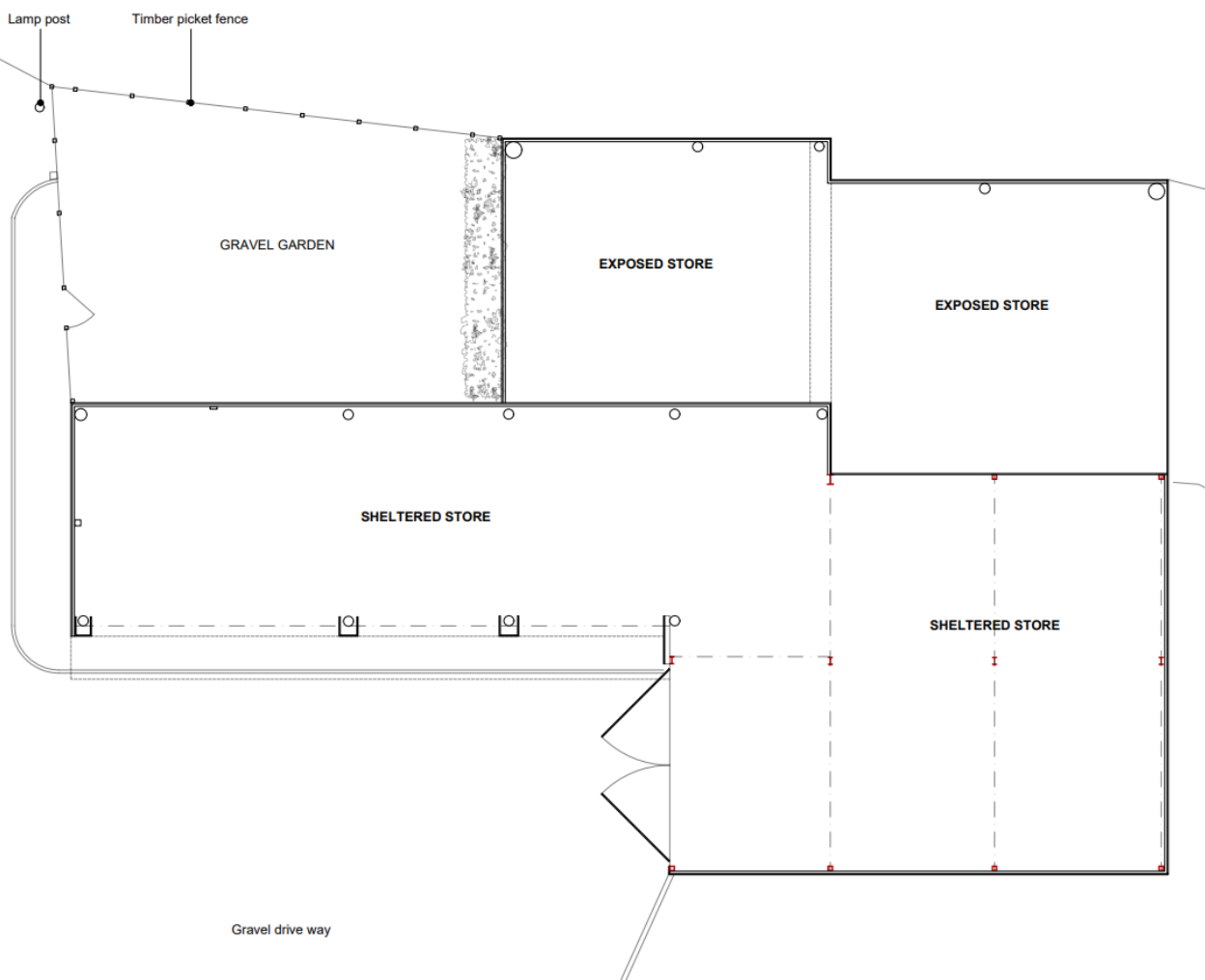
22/P/0885/TRCA 9 High Street Banwell North Somerset BS29 6AA.

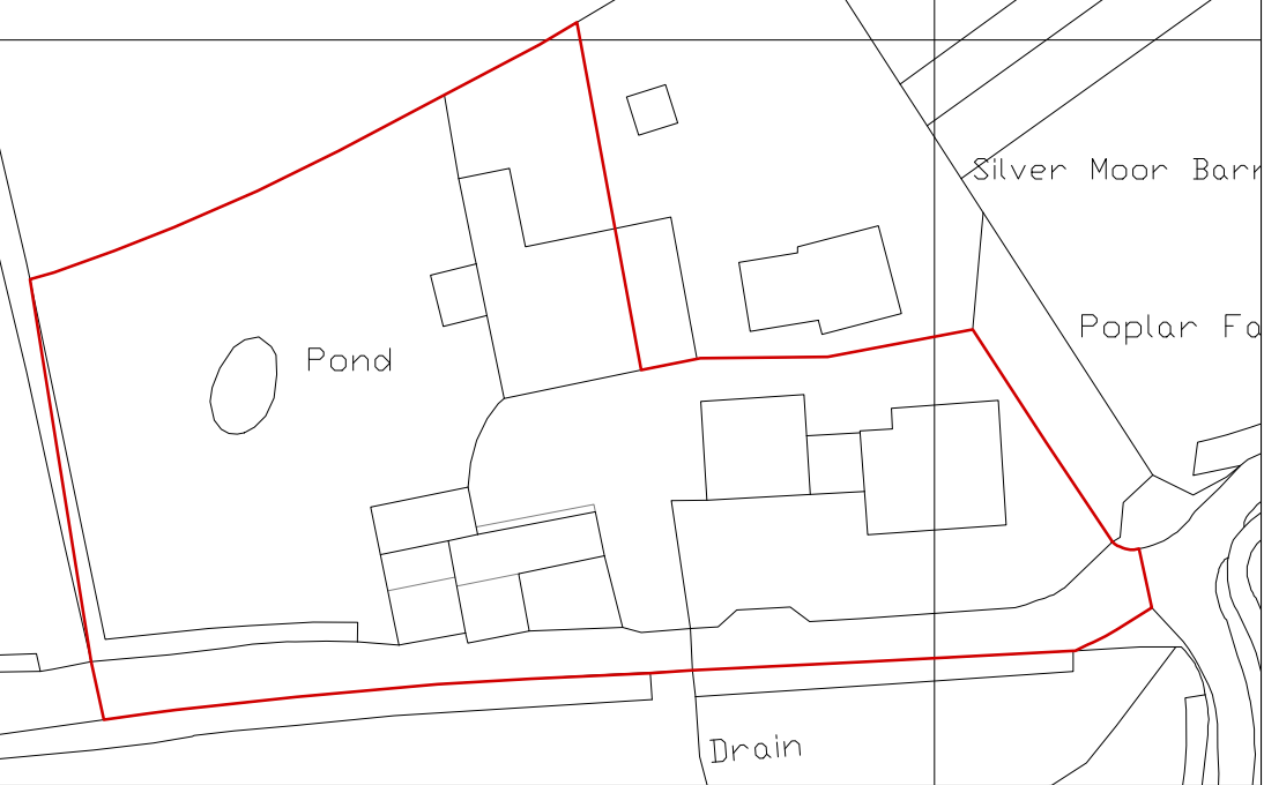
T1 - Monkey Puzzle – Fell.



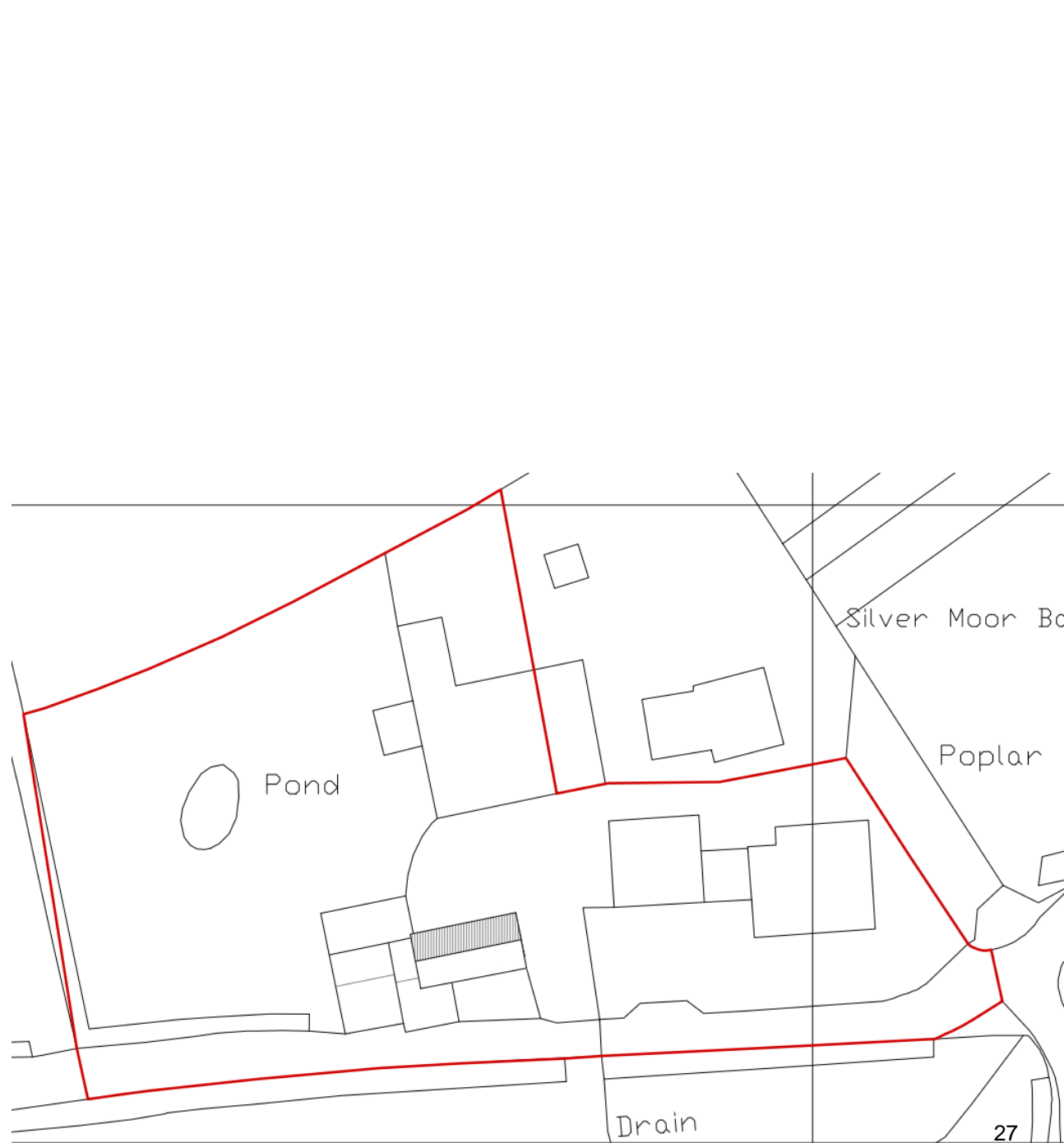
22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ.

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

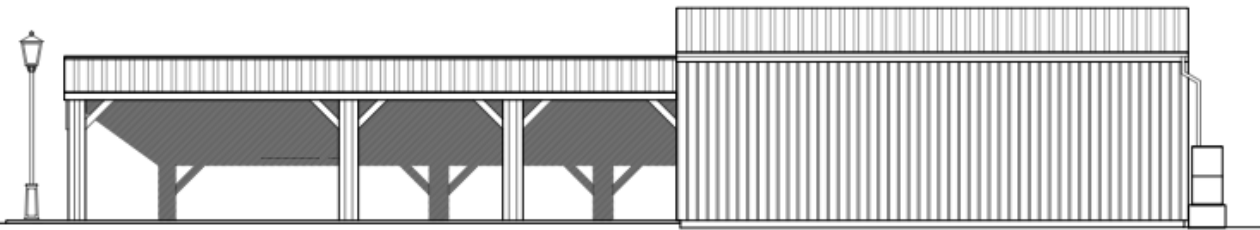




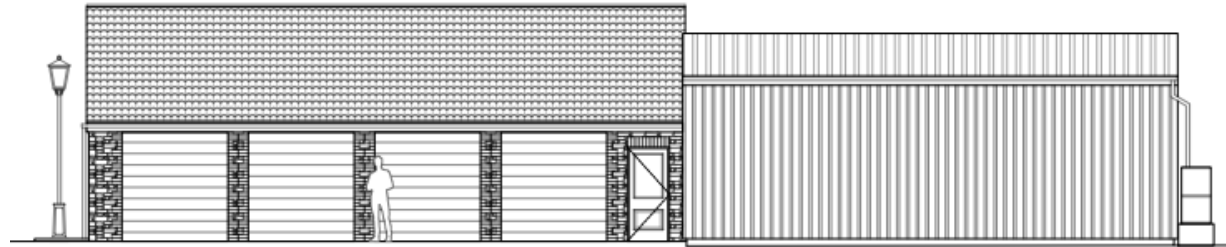
EXISTING BLOCK PLAN



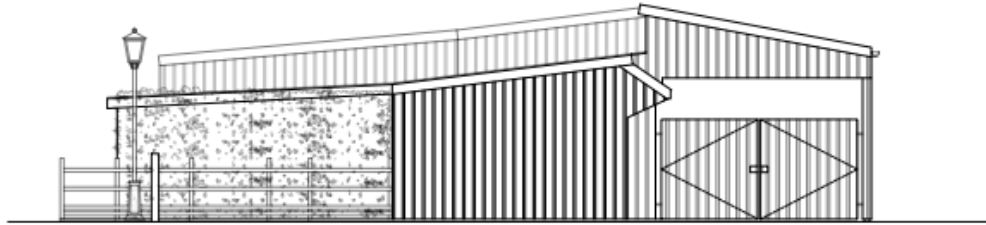
PROPOSED BLOCK PLAN



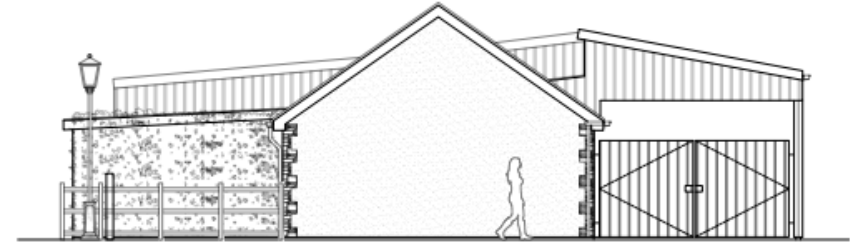
EXISTING NORTH ELEVATION



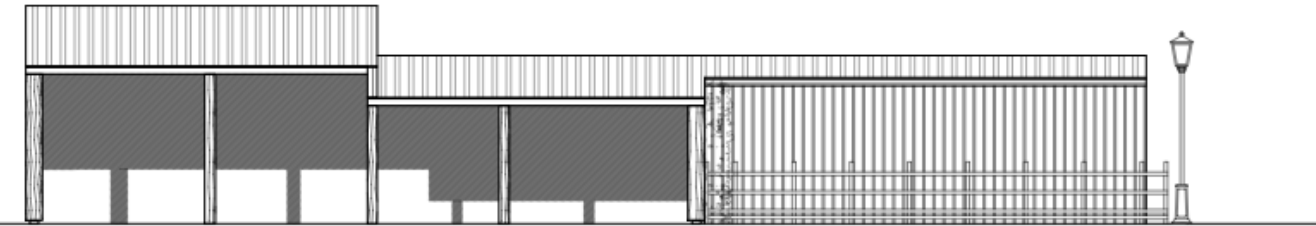
PROPOSED NORTH ELEVATION



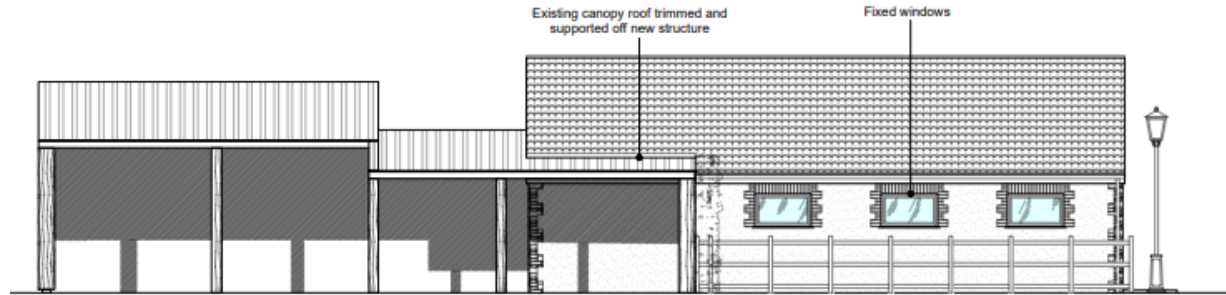
EXISTING EAST ELEVATION



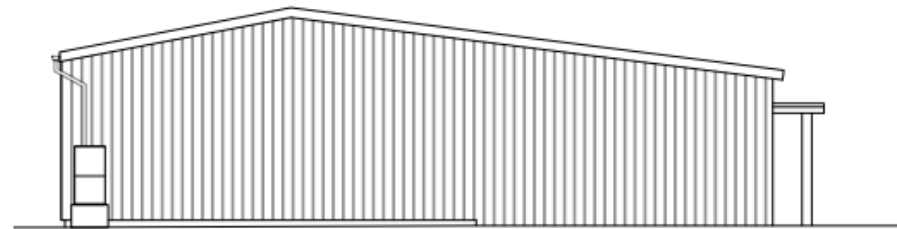
PROPOSED EAST ELEVATION



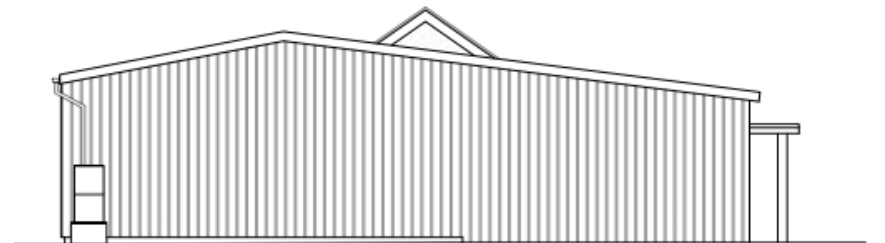
EXISTING SOUTH ELEVATION



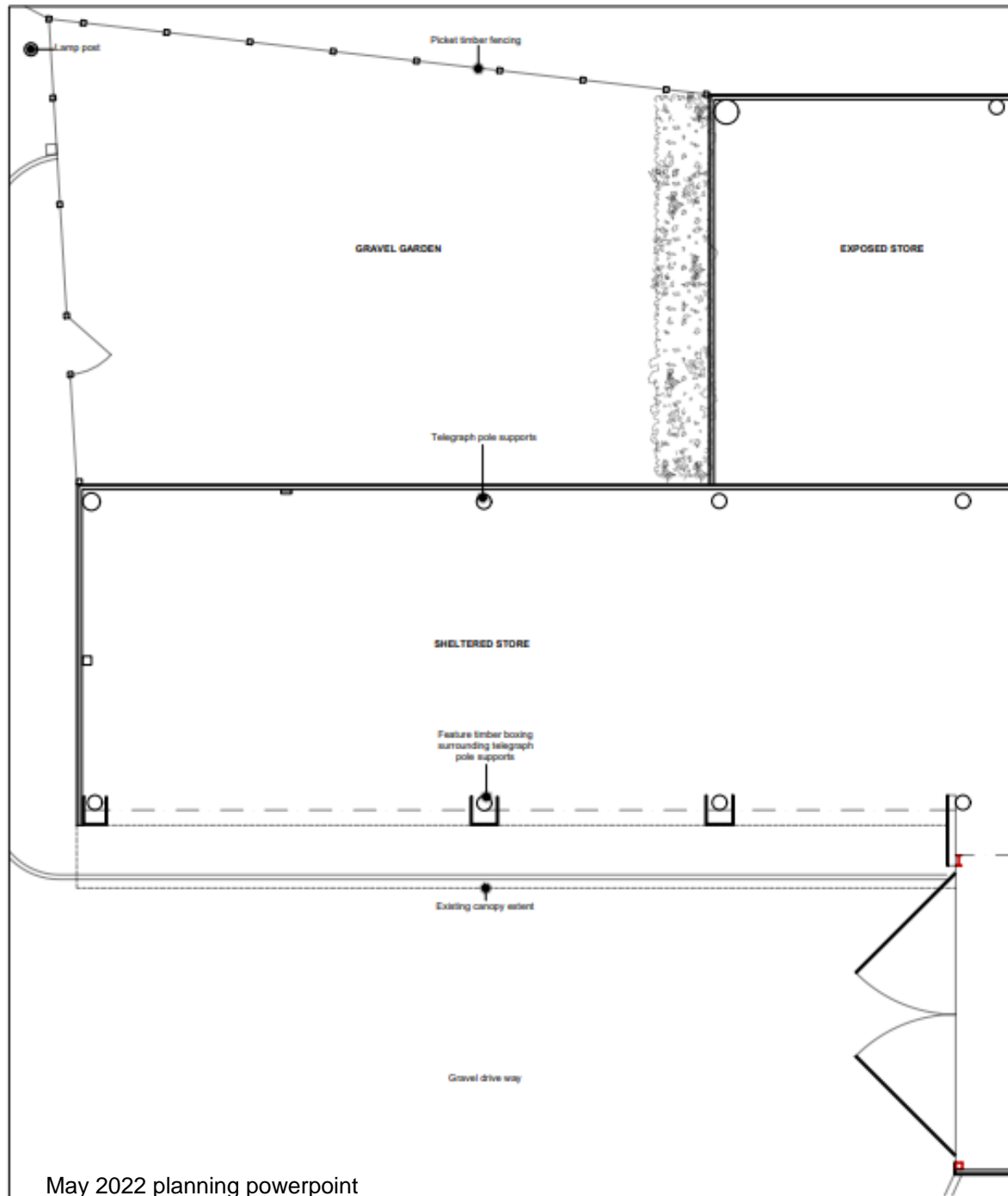
PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION

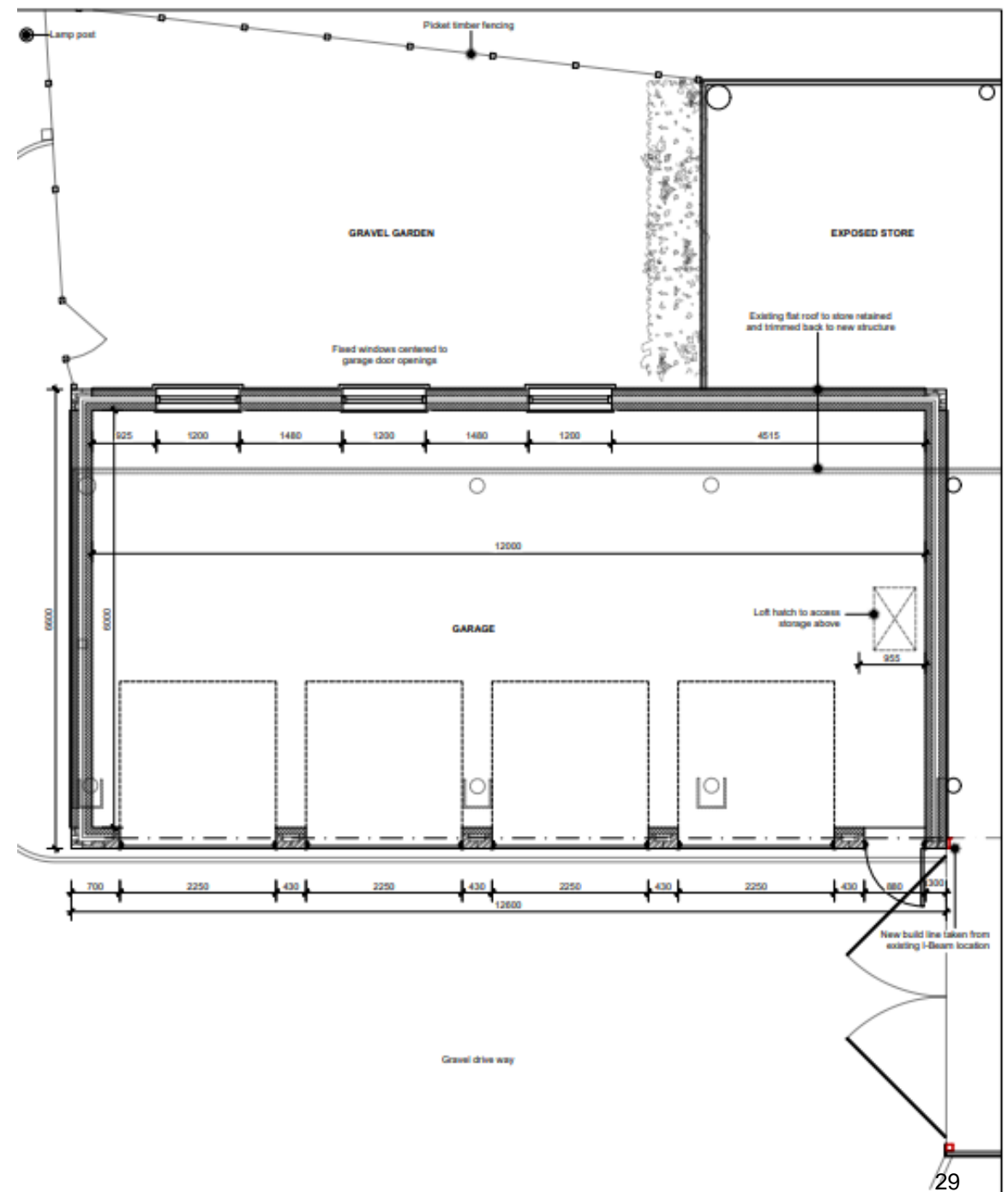


PROPOSED WEST ELEVATION



May 2022 planning powerpoint

EXISTING GROUND FLOOR PLAN



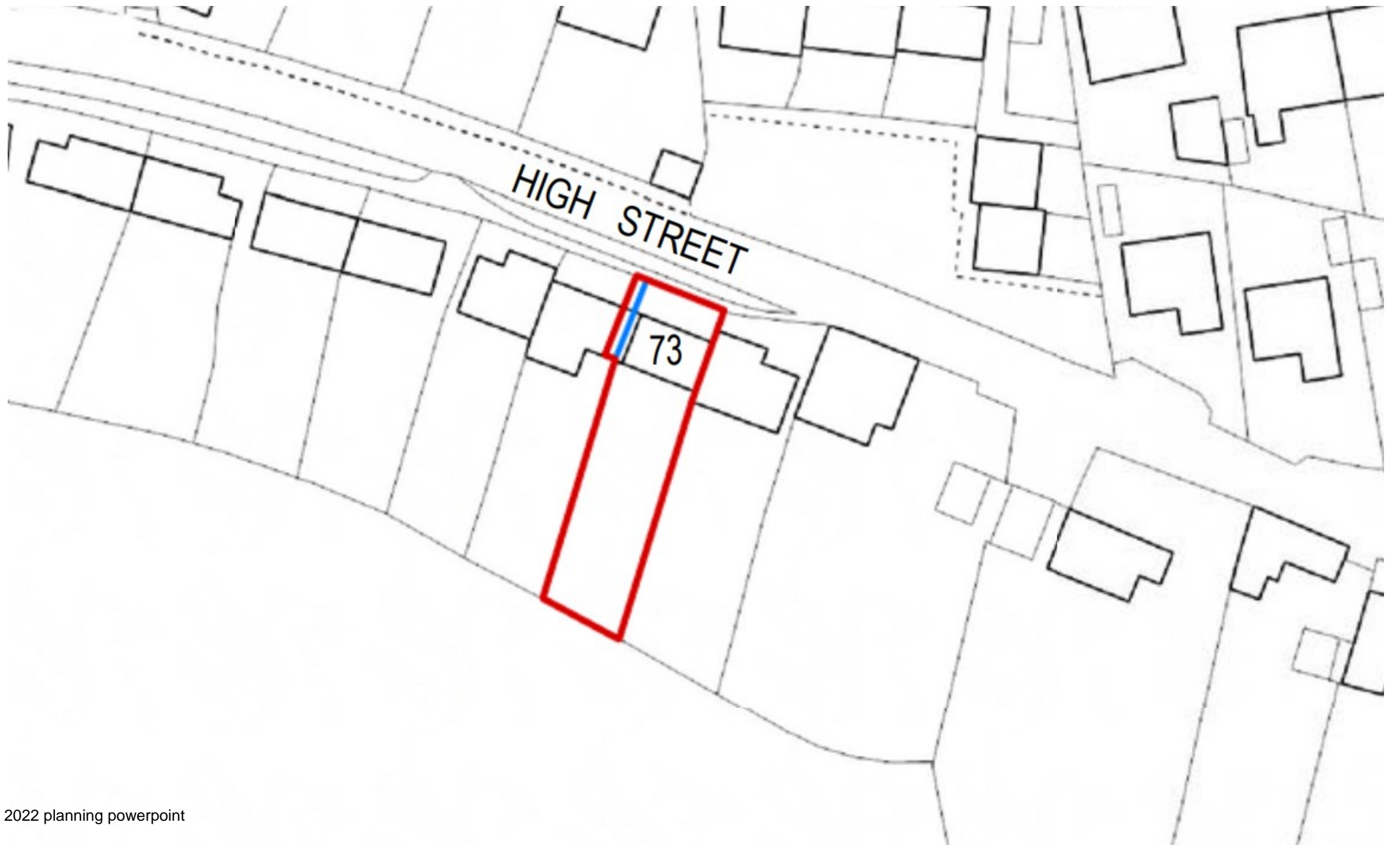
PROPOSED GROUND FLOOR PLAN

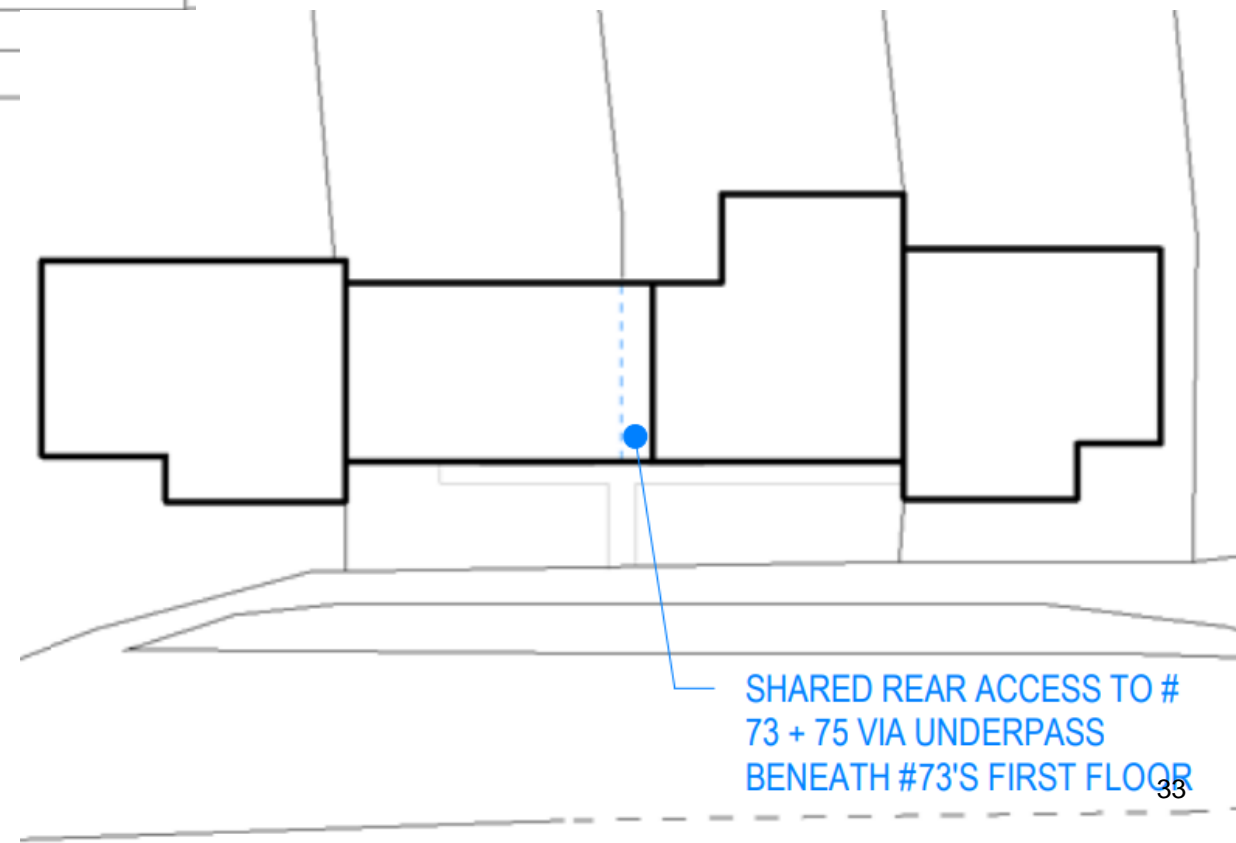
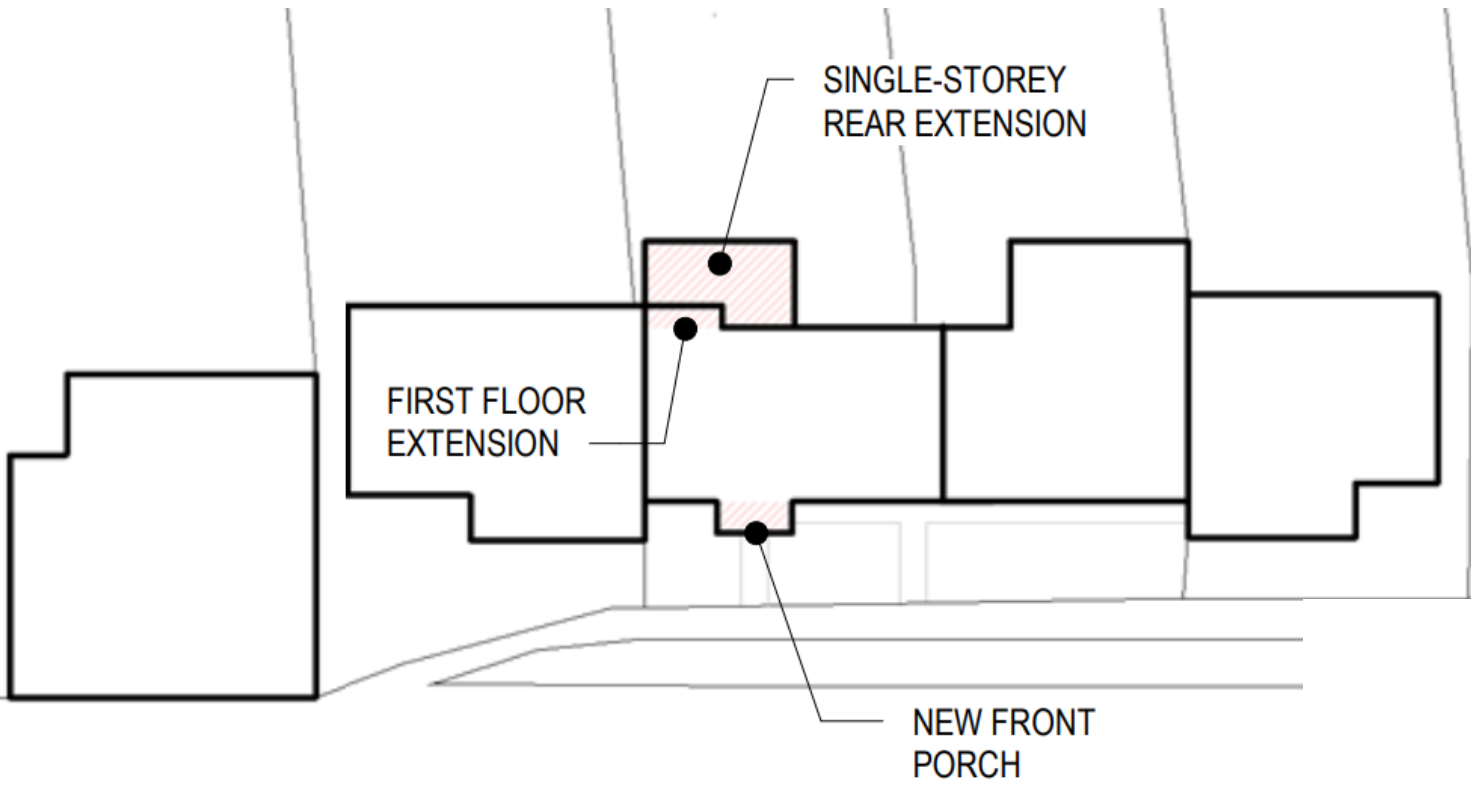
22/P/0897/AOC Land to South of William Daw Close Banwell North Somerset

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.

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.



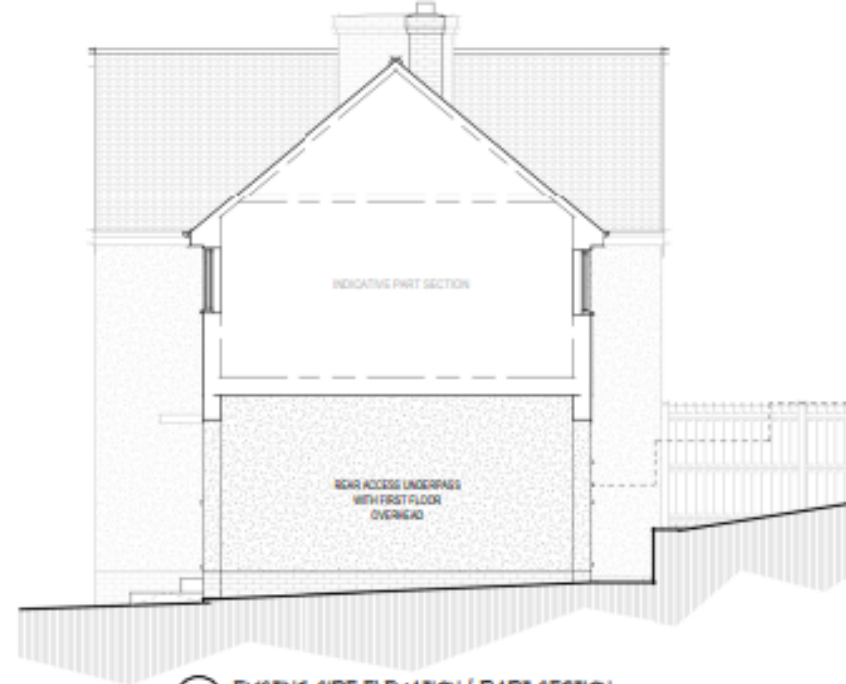




3 EXISTING FRONT ELEVATION
1:50



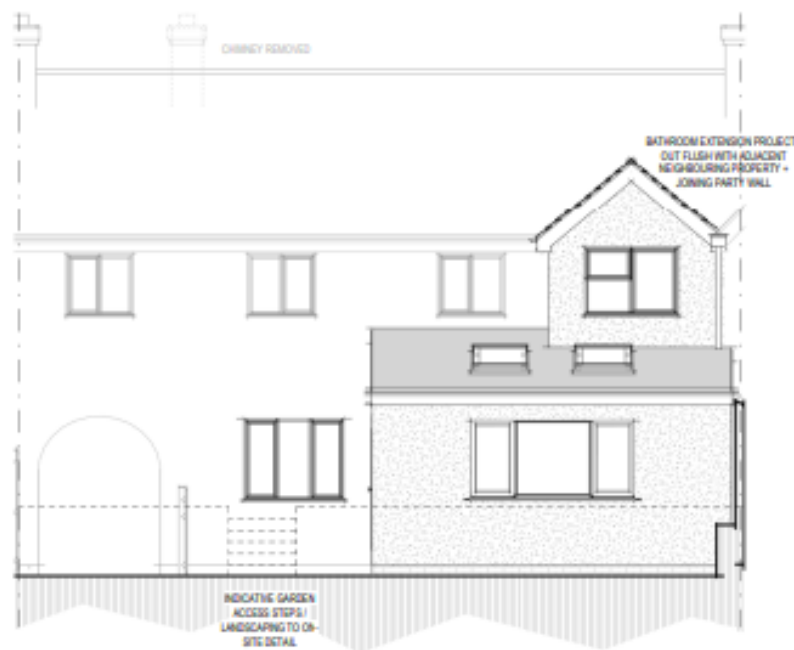
2 EXISTING REAR ELEVATION
1:50



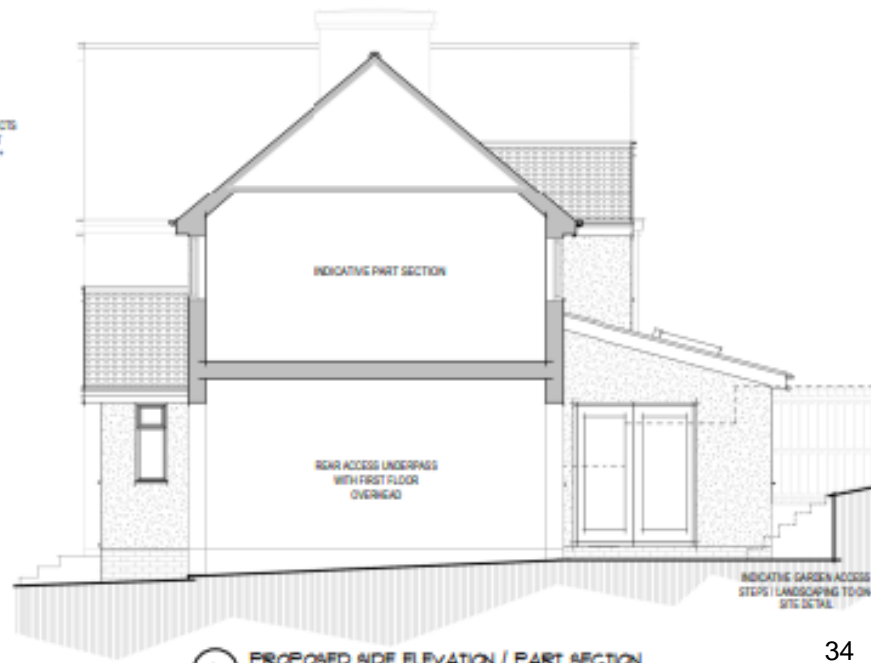
4 EXISTING SIDE ELEVATION / PART SECTION
1:50



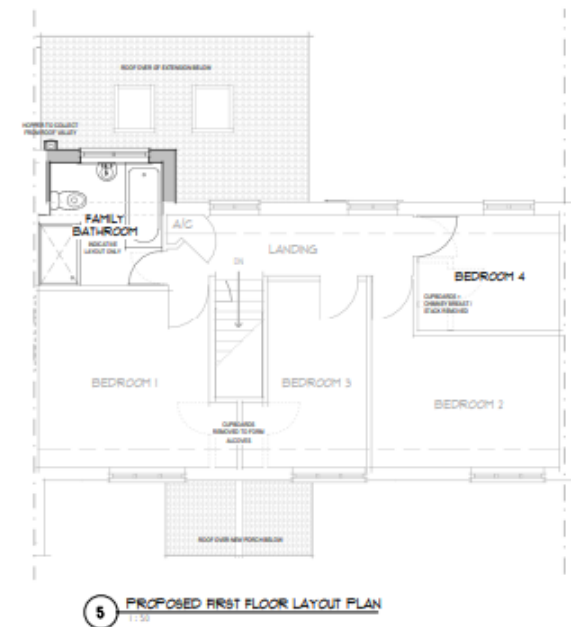
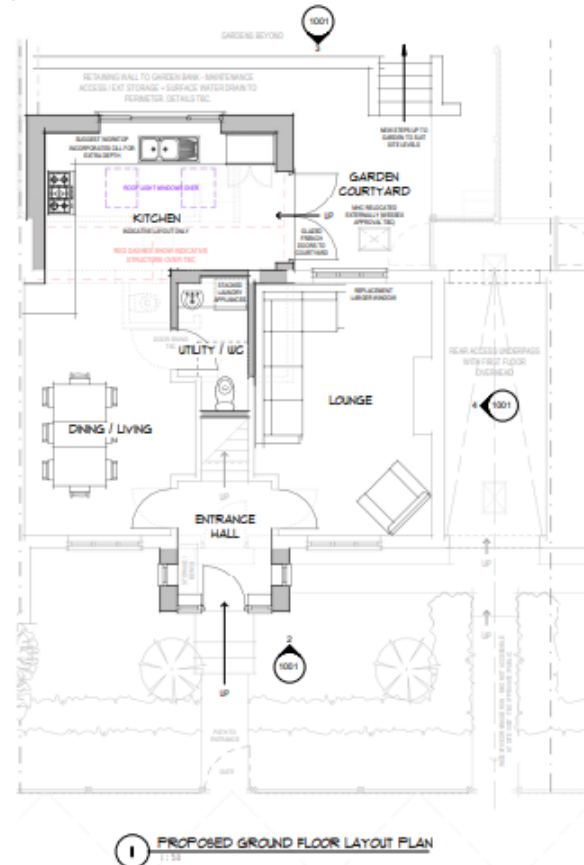
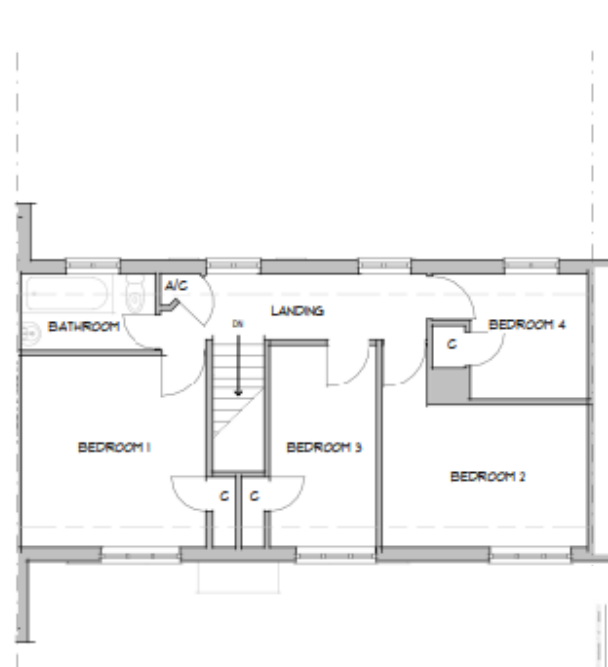
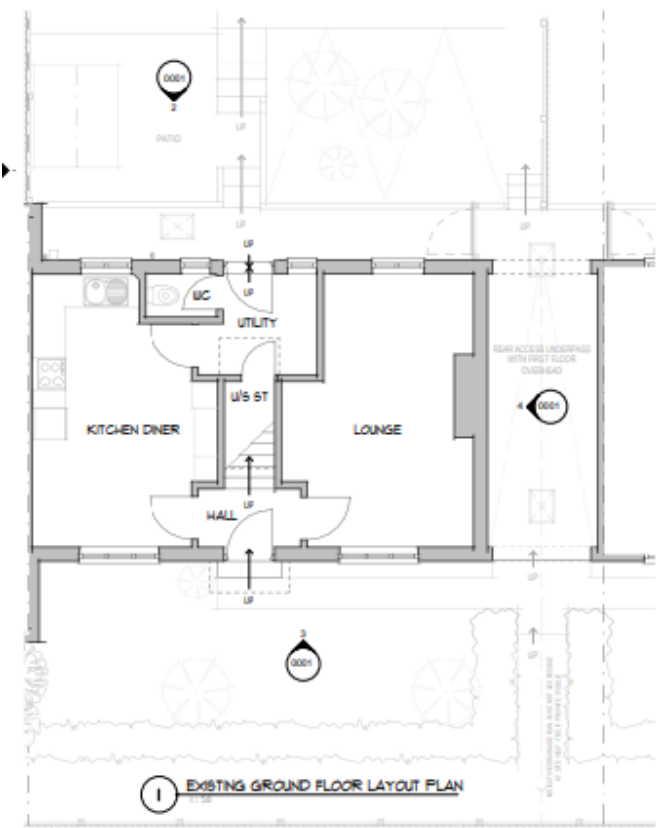
2 PROPOSED FRONT ELEVATION
1:50



3 PROPOSED REAR ELEVATION
1:50



4 PROPOSED SIDE ELEVATION / PART SECTION
1:50



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.

22/P/0950/AOC Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road Banwell

Discharge of condition No. 10 (Construction Environment Management Plan) No. 13 (Drainage) and No. 23 (Ecology 0 on application 16/P/2744/OT2.

22/P/1050/AOC Land West of Wolvershill Road Wolvershill 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

22/P/1051/AOC Land West of Wolvershill Road Wolvershill 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.

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**

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. **APPROVED**

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. **APPROVED**

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).**

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**

22/P/0355/FUH 87 Knightcott Road Banwell North Somerset BS29 6HR

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

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)**

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**

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**

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**