



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd of October 2022.

PRESENT: Councillors Paul Blatchford (Chairman), Paul Harding, Nick Manley and Matthew Thomson.

IN ATTENDANCE: Mrs Liz Shayler (Clerk)

053/22 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Steve Davies

054/22 To receive declarations of interest (agenda item 2)

No interests were declared.

055/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th of September 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 5th of September 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.

056/22 To note and comment upon planning applications (agenda item 4).

(i) 21/P/1973/RM Land to Rear of Rayners, The Paddock, Banwell

Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 1no. two storey dwelling pursuant to outline application 22/P/0155/OUT (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 this application for a new property as long as green initiatives will be incorporated into the design: solar panels, heat pump and EV charging.

The resolution was correctly proposed and seconded (unanimous)

(i) 22/P/2018/FUL Land Off Riverside (land To North of Riverlea) Banwell

Retrospective application for the erection of 2no. agricultural buildings.

Resolved – To object due to concerns regarding potential traffic from the development. 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 application fails to demonstrate how it would not prejudice highway safety.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/2019/FUL Land Off Riverside (land To North of Riverlea) Banwell BS29 6DB

Retrospective application for the change of use of land from agriculture to a mixed use of agriculture equestrian use and erection of stables/hay store.

Resolved – To object to this application due to environmental concerns regarding the accumulative impact of further equestrian development on Banwell Moors.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **22/P/2098/FUL Buildings at Rolstone Farm, West Rolstone Court, West Rolstone Rd Hewish**
Removal of condition 4 (Use as Holiday lets) of permission 06/P/0922/F (Conversion of two existing barns into 4 no holiday accommodation and 1 no agricultural workers dwelling. Construction of agricultural buildings for livestock, silage and fodder.) To allow use of buildings as 4 No. residential dwellings.

Resolved – To object on the basis this goes against the previous condition and there is no evidence provided as to why it is no longer viable as a holiday let, it is outside the settlement boundary in an unsustainable location and there is no evidence assessing the viability and safety of further permanent residential development in a flood plain.

The resolution was correctly proposed and seconded (unanimous)

057/22 To note the following applications (agenda item 5).

- (ii) **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.

This application was noted

058/22 To note planning decisions – (agenda item 6)

- (i) **21/P/0223/FUL Land South Of Wolvershill 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**
- (ii) **22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA**
T1 & T2 - Crown reduce by 1.5m. **NO OBJECTION**
- (iii) **22/P/1691/AOC Kings Field Land Off Moor Road Banwell North Somerset**
Discharge Condition No.7 (Anchoring of Caravan) and No.8 (Flood Warning and Evacuation Plan) on application 20/P/2666/FUL. **APPROVE**
- (iv) **22/P/1152/FUH 3 Littlefields Road Banwell North Somerset BS29 6BH**
Proposed west facing mansard dormer to the existing loft conversion, and an east facing pitched dormer. Removal of existing chimney and erection of a lean to conservatory to the rear elevation. **APPROVE**

059/22 Date of the next meeting (agenda item 7)

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

The Chairman closed the meeting at 19:15

.....Chairman

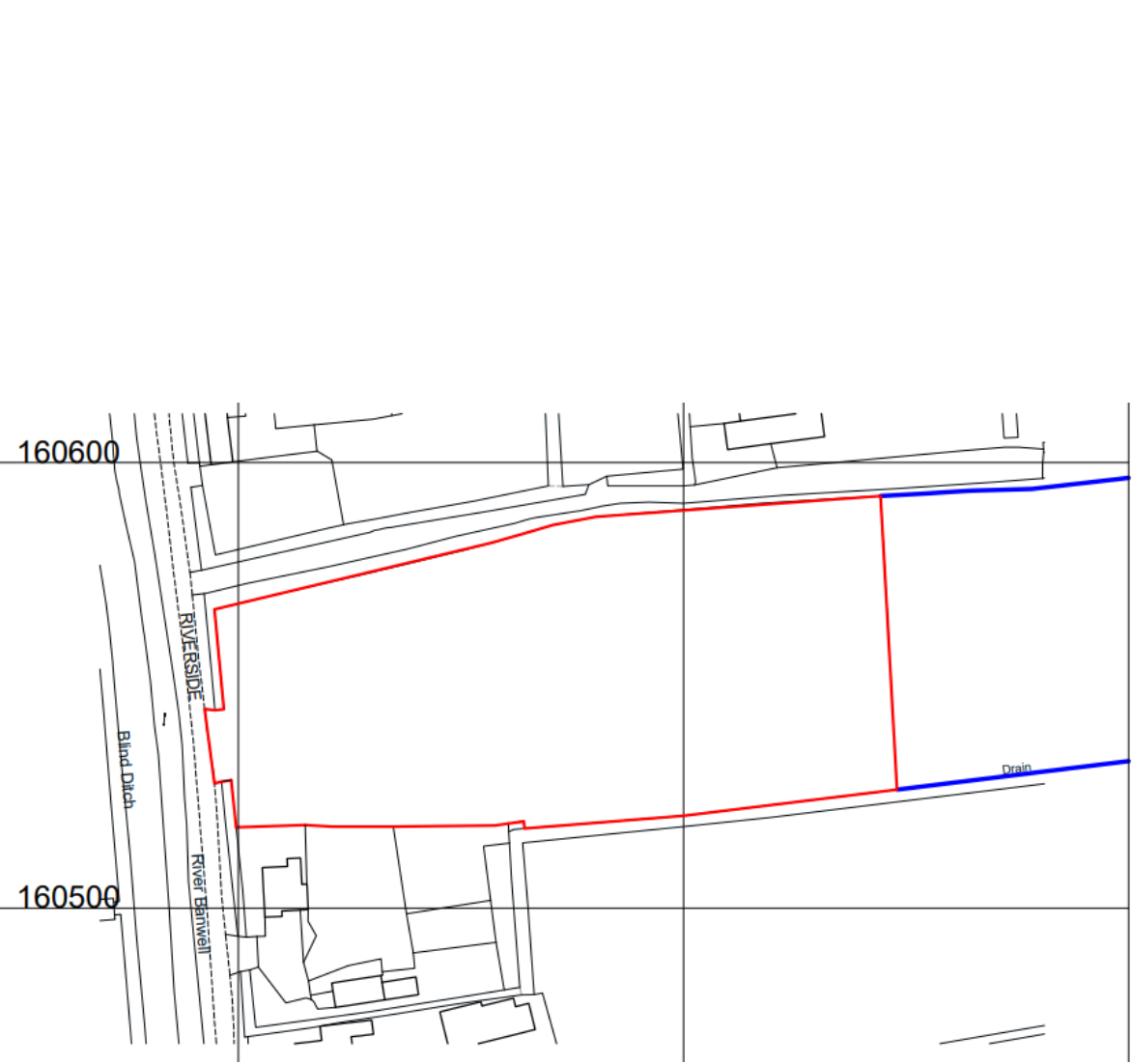
.....Date

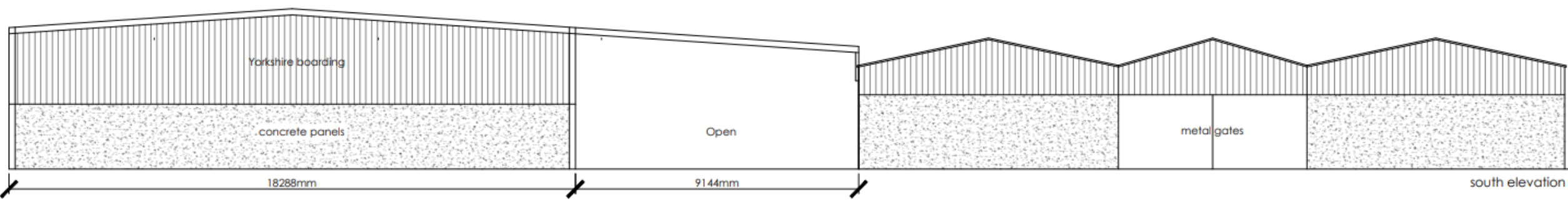
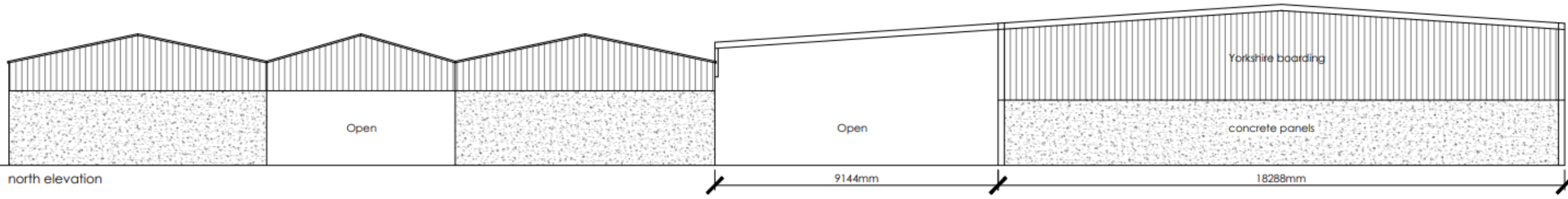
Planning Committee

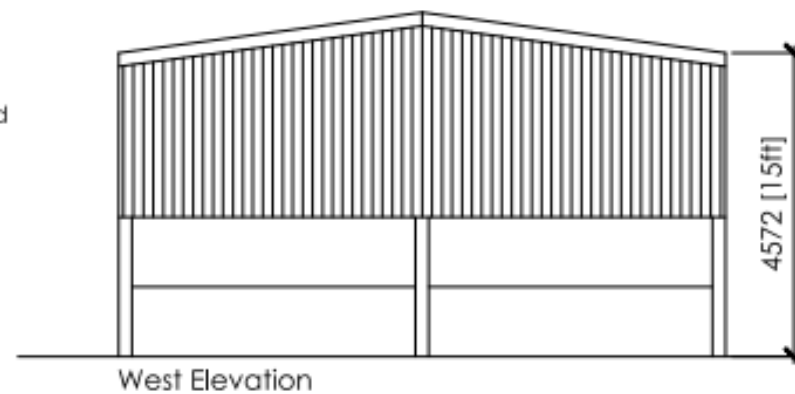
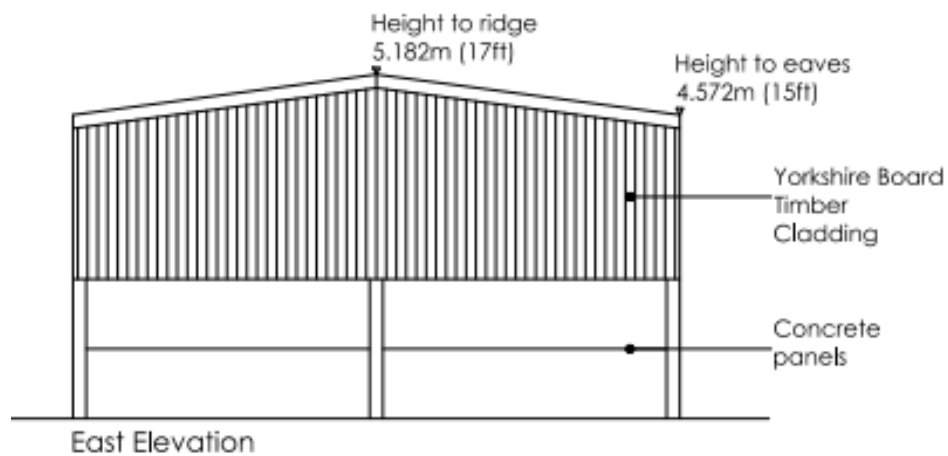
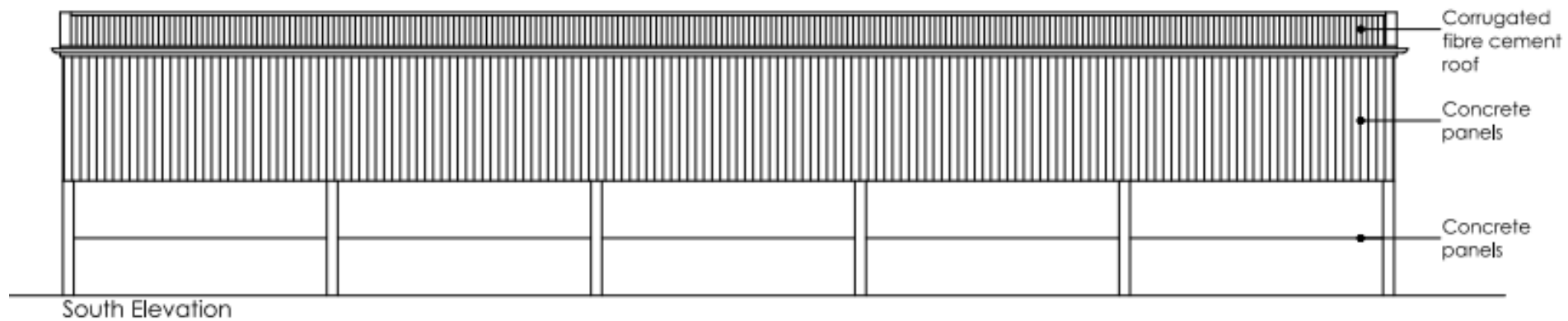
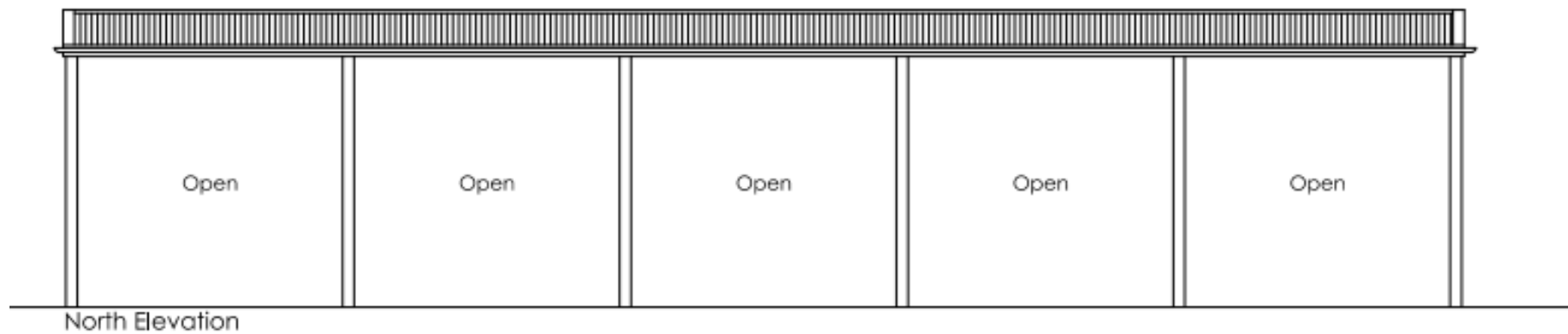
November 7th 2022

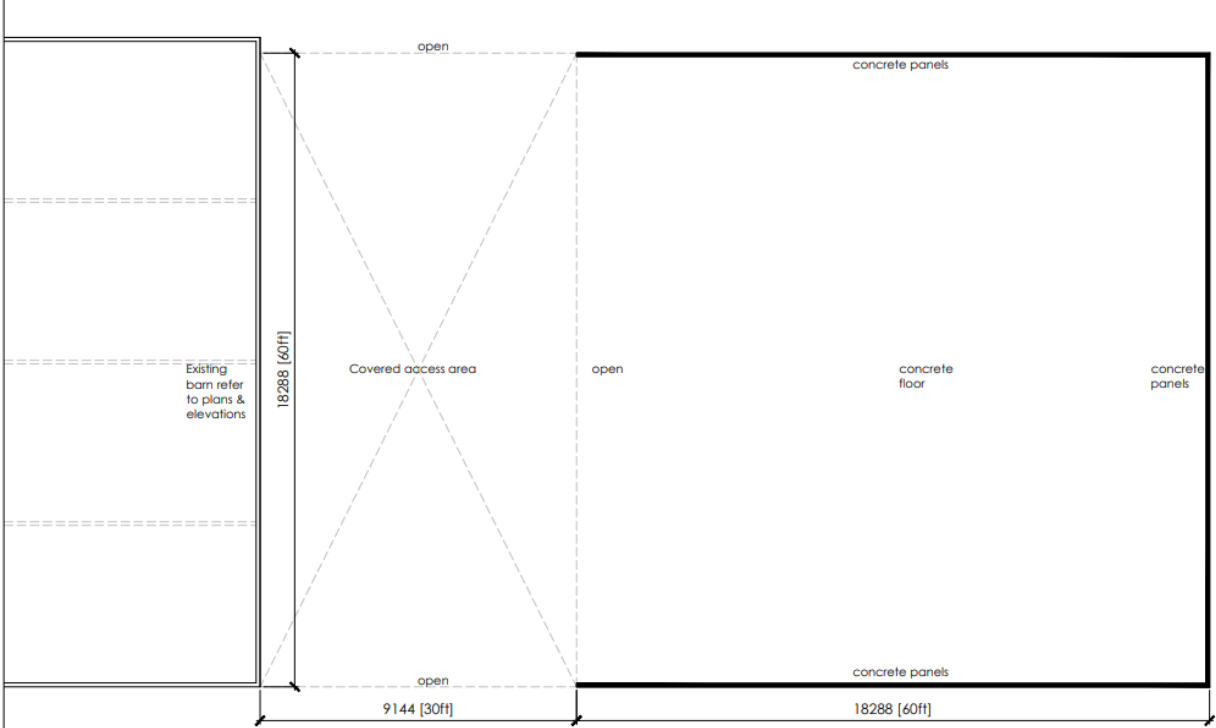
22/P/2029/FUL Land off Riverside (land to north of Riverlea) Banwell

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

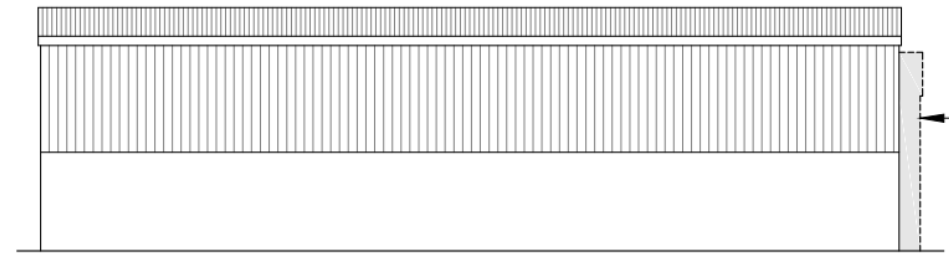
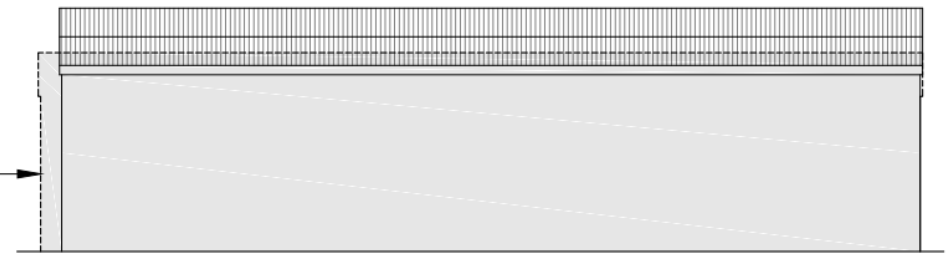




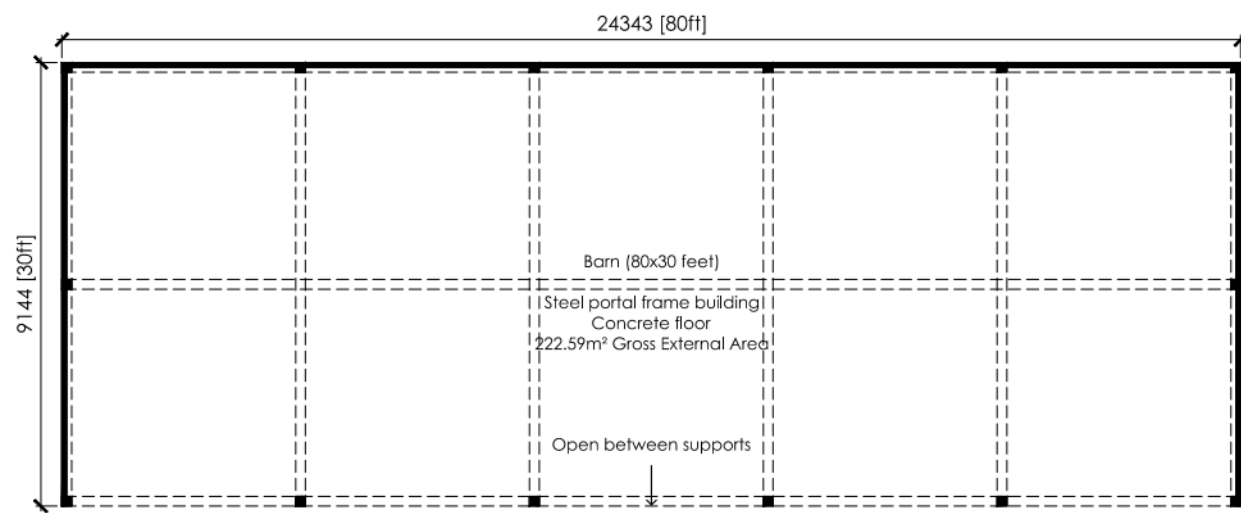




outline of existing barn



outline of existing barn



FLOOR PLAN

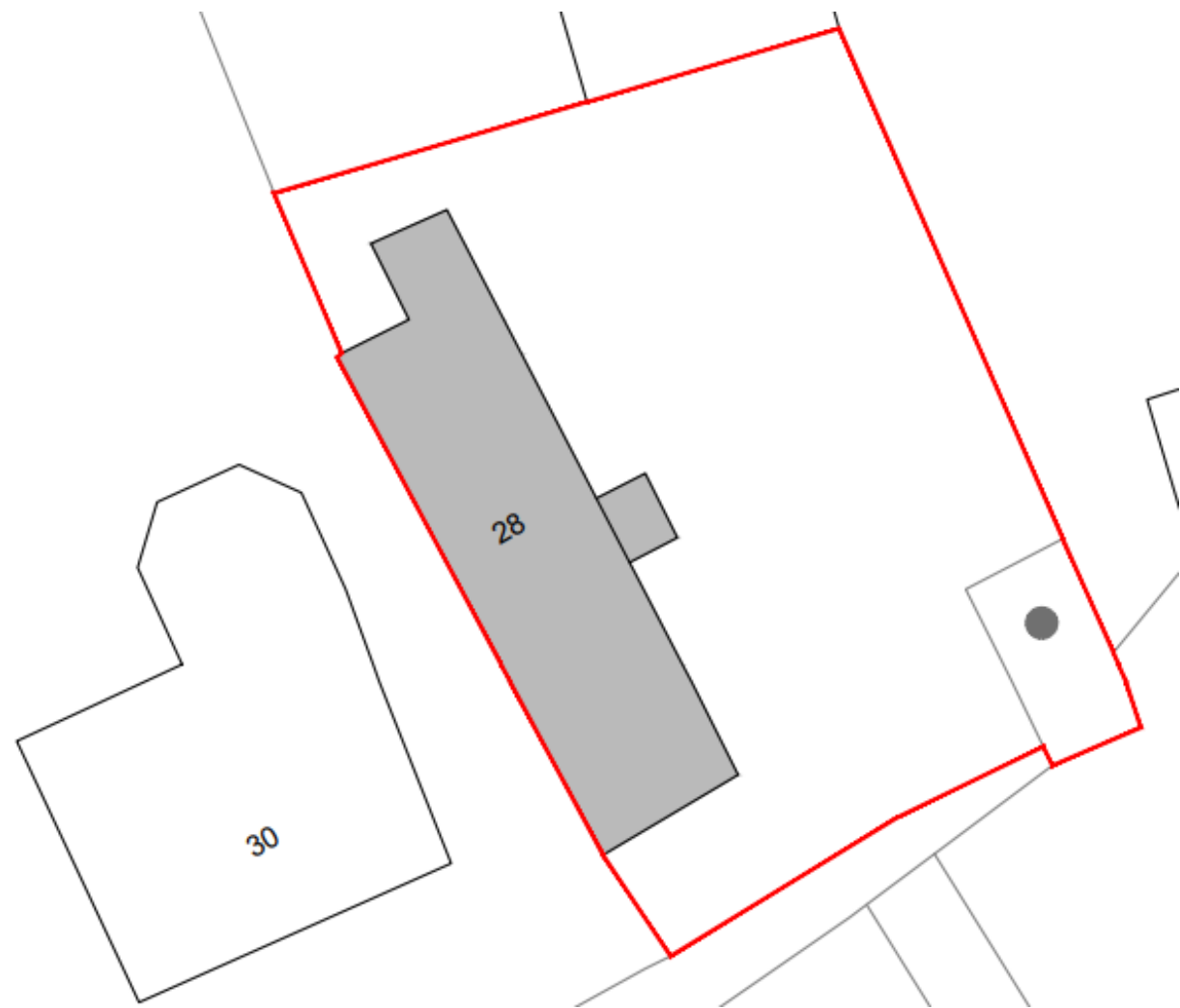
22/P/2287/FUH 28 High Street Banwell BS29 6AE

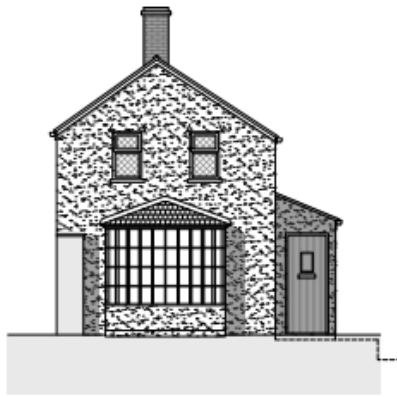
Proposed demolition of an existing rear extension and side porch. Proposed erection of a side extension, Replacement of existing Bay Window and installation of Solar Pannels on south-west elevation.

MapServe



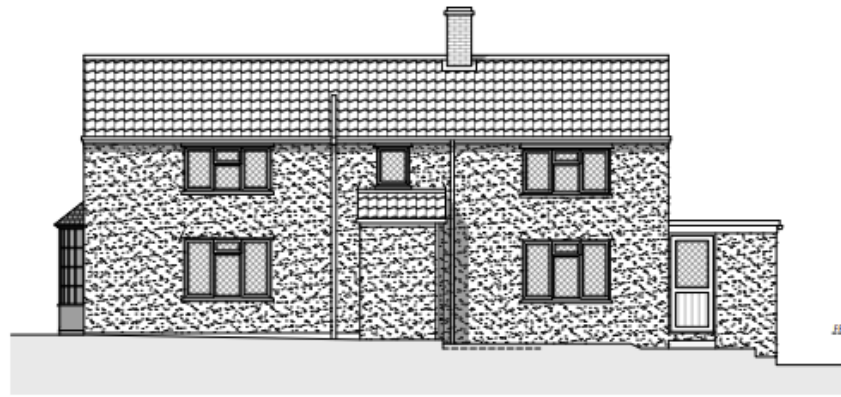
LOCATION PLAN [SCALE 1:1250]



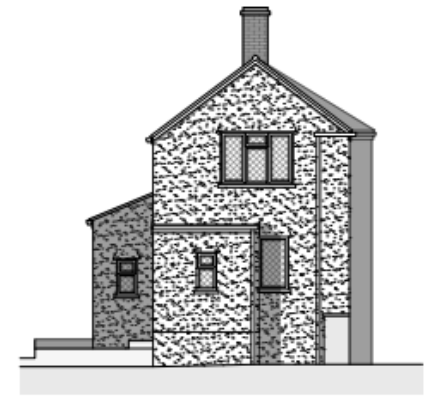


SOUTH ELEVATION [SCALE 1:100]

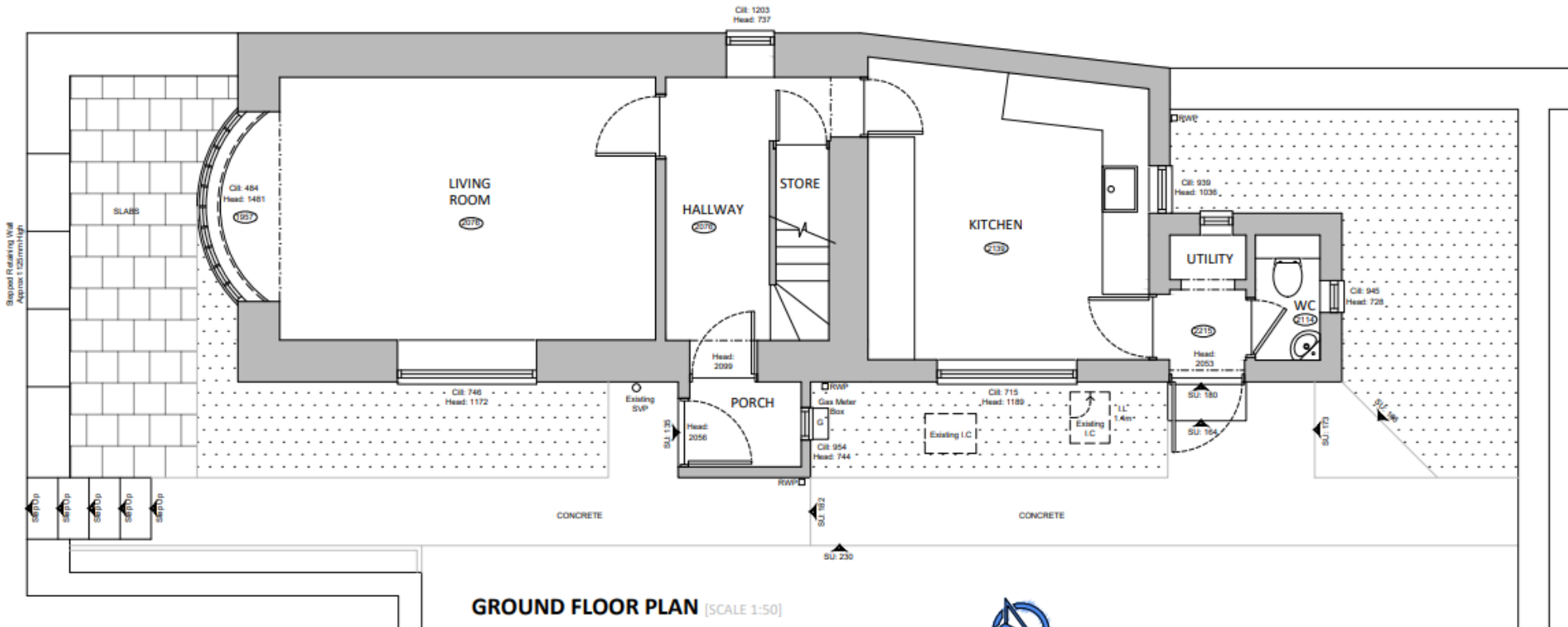
1:100



EAST ELEVATION [SCALE 1:100]



NORTH ELEVATION [SCALE 1:100]



LEGEND

- Cil: Floor to Cil Height
- Head: Cil to Head Height
- ⊙ (with number): Floor to Ceiling measurement in mm
- ▲ (with number): Step Up in mm
- ▒: Existing Walls
- ▒ (with diagonal lines): Proposed Walls
- : Overhead Structure
- - -: Walls to be Demolished
- IC: Inspection Chamber
- ⊙ (with 'B'): Boiler

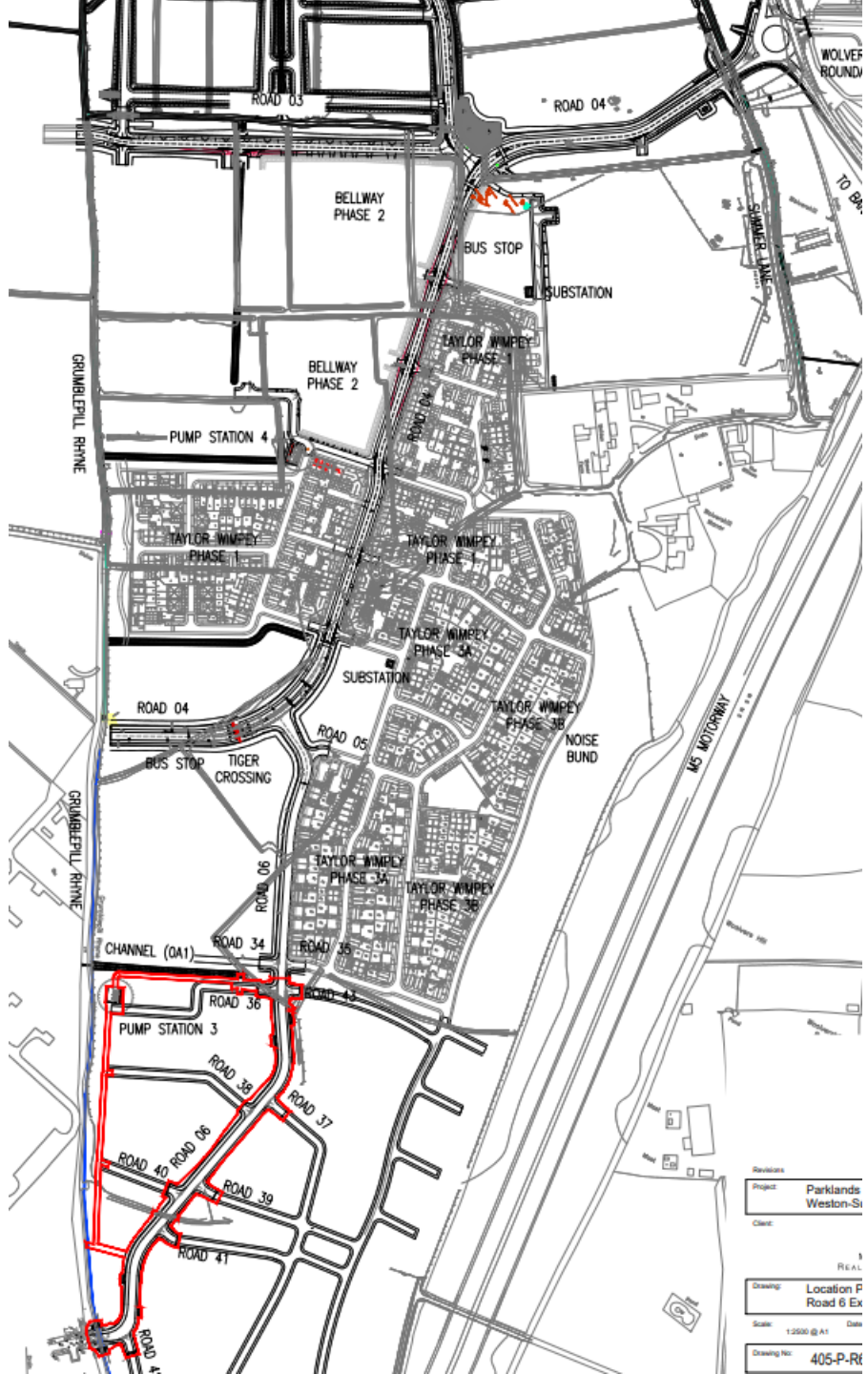
SCHEDULE OF MATERIALS

- Rendered Walls
- Timber Doors
- Timber Windows
- Pan Tiles

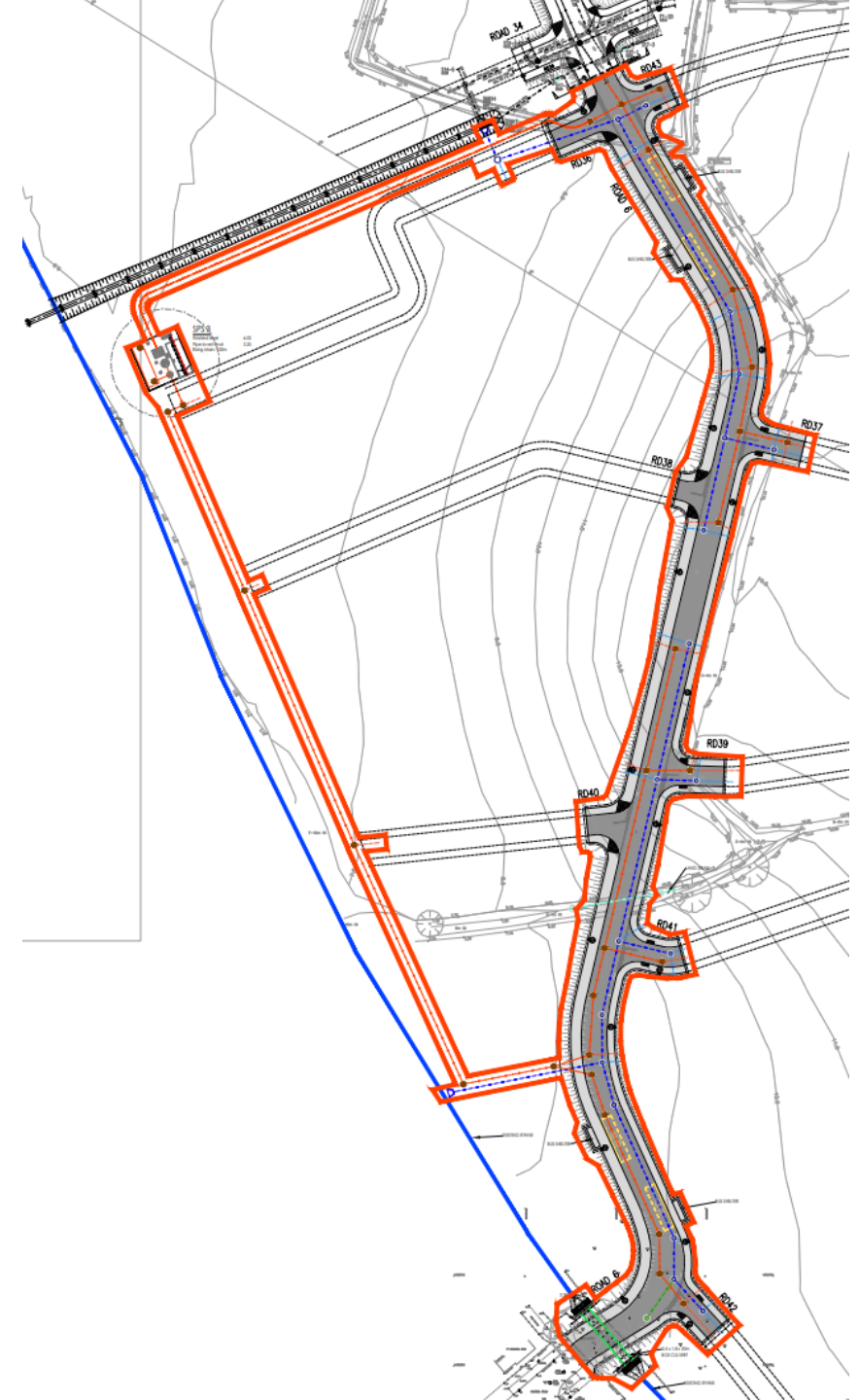


22/P/2331/RM Land At Parklands, South of Churchland Way Weston-super-Mare

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



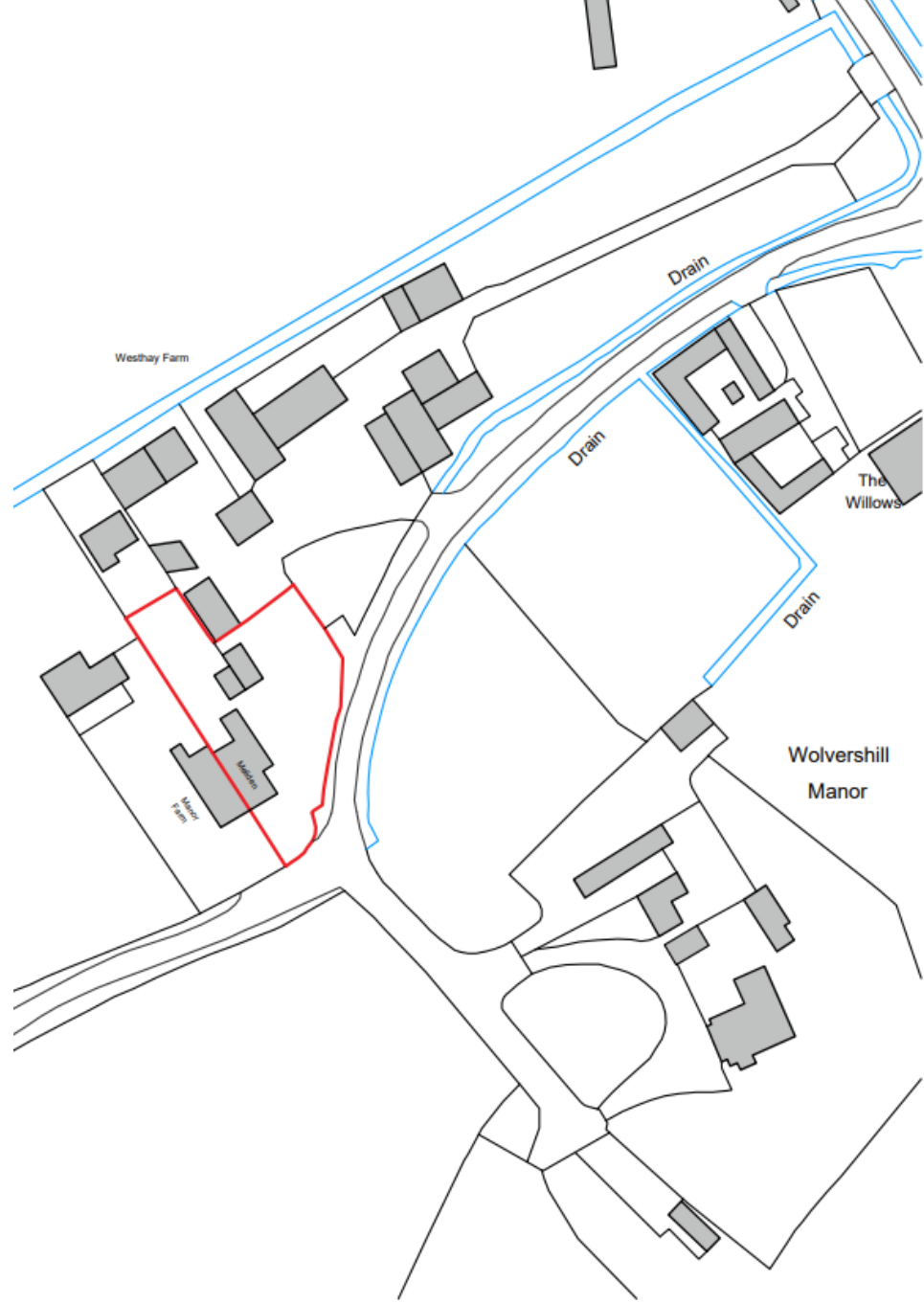
Revisions
 Project: Parklands
 Weston-Si
 Client:
 R.E.A.
 Drawing: Location P
 Road 6 Ex
 Scale: 1:2500 @ A1
 Date:
 Drawing No: 405-P-R6



22/P/2429/FUH Meliden Summer Lane Banwell BS29 6LE

Erection of a single storey rear extension onto the north west 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.

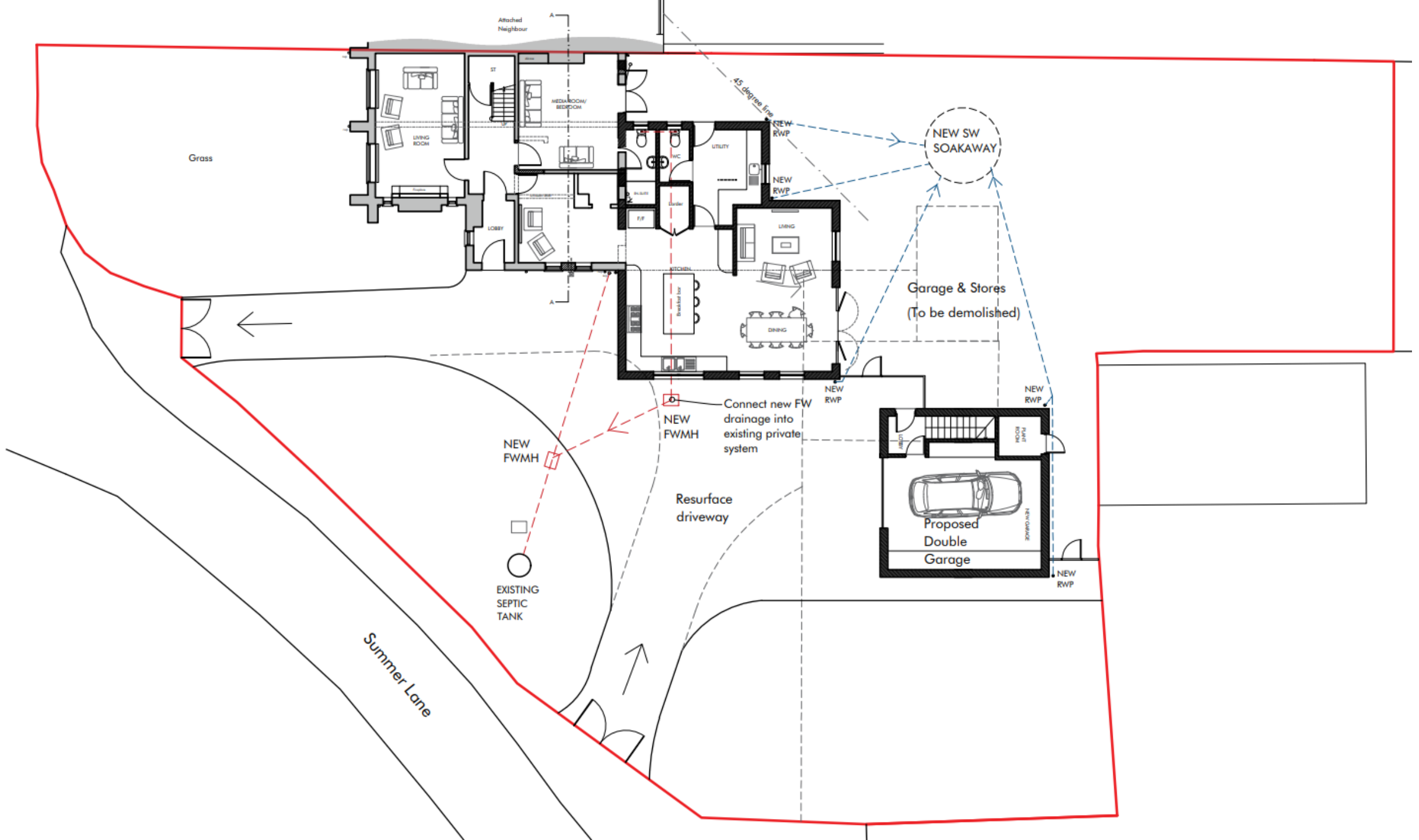
To note the following planning



SITE LOCATION PLAN 1:1250



BLOCK PLAN 1:500

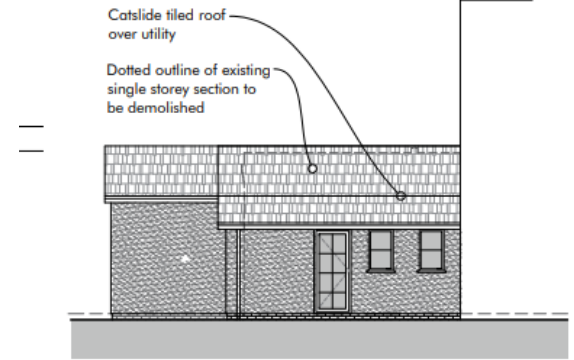




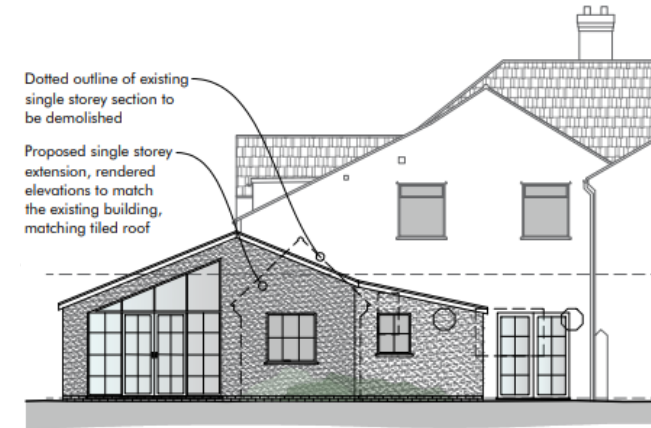
SOUTH ELEVATION | AS EXISTING



SECTION AA | AS EXISTING



WEST ELEVATION | AS PROPOSED 1:100



NORTH ELEVATION | AS PROPOSED 1:100

EXISTING ELEVATIONS 1:200



NORTH ELEVATION | AS EXISTING



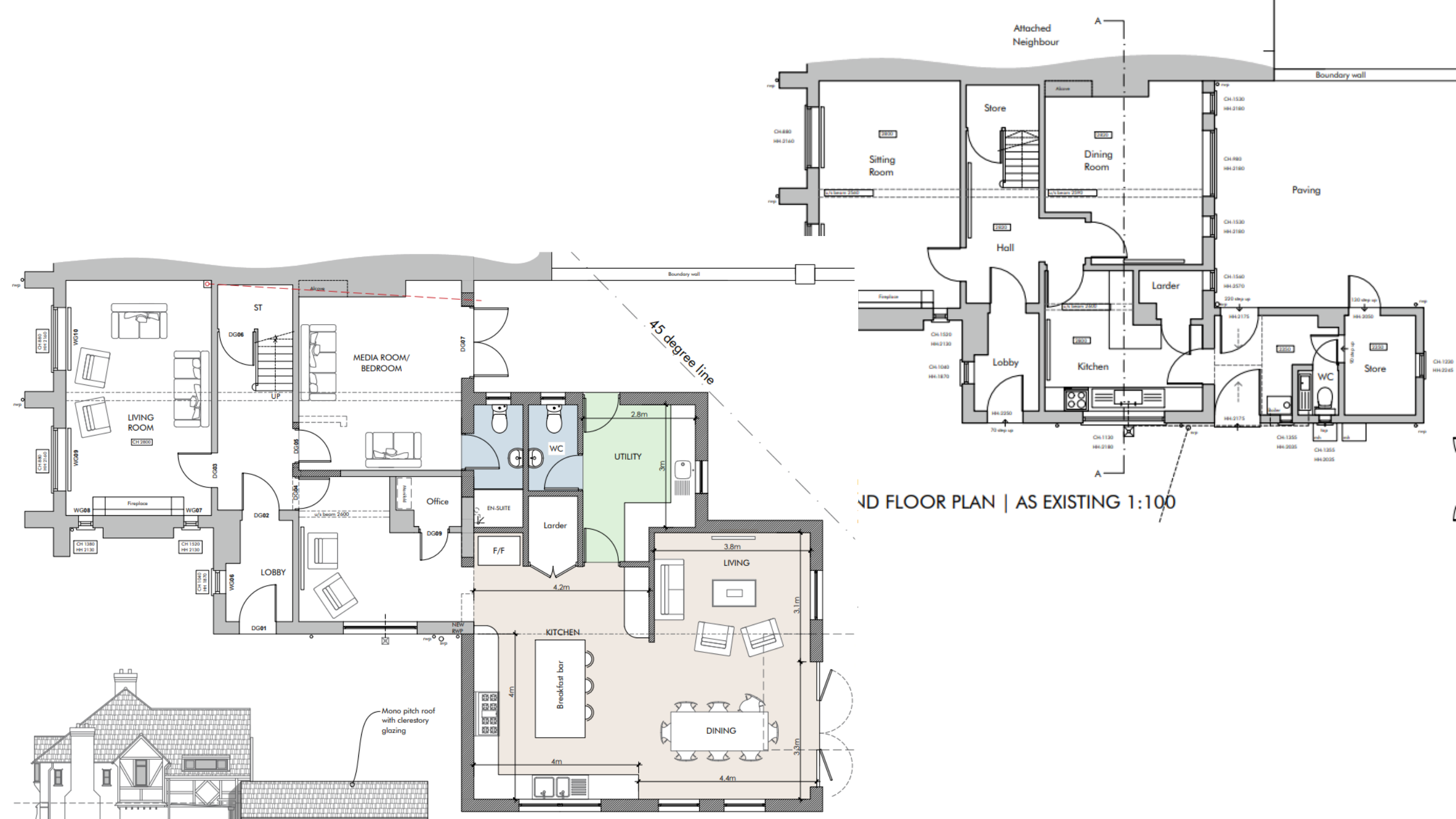
EAST ELEVATION | AS EXISTING



EAST ELEVATION | AS PROPOSED 1:100



SOUTH ELEVATION | AS PROPOSED 1:100



Attached Neighbour

A

Boundary wall

Sitting Room

Dining Room

Paving

Hall

Larder

45 degree line

Boundary wall

MEDIA ROOM/
BEDROOM

LIVING ROOM

UTILITY

Office

EN-SUITE

F/F

Larder

LIVING

KITCHEN

Breakfast bar

DINING

Lobby

Kitchen

WC

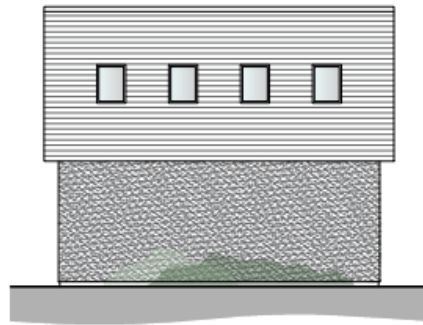
Store

ND FLOOR PLAN | AS EXISTING 1:100

Mono pitch roof
with clerestory
glazing



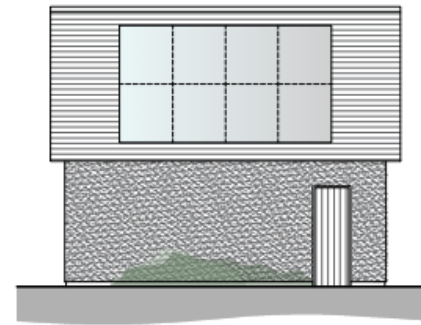
SOUTH EAST FACE | AS PROPOSED



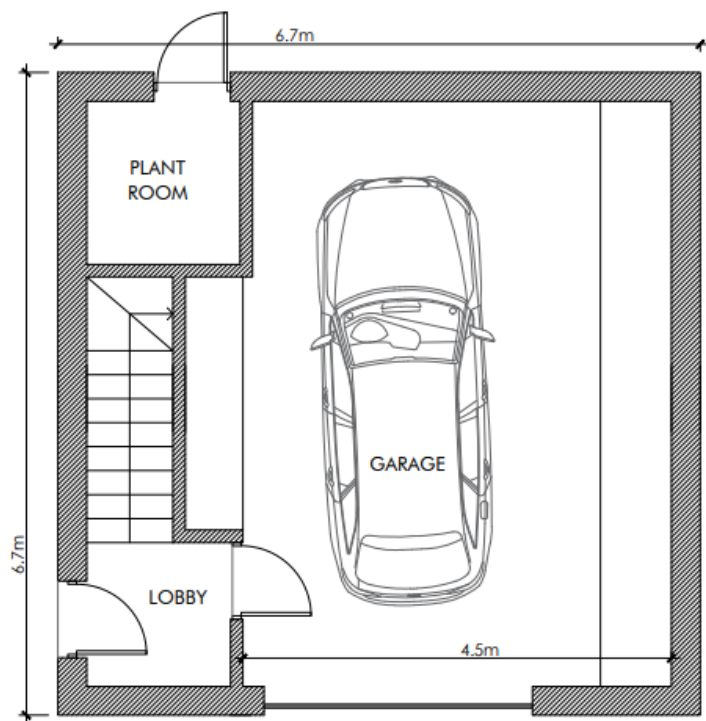
NORTH EAST FACE | AS PROPOSED



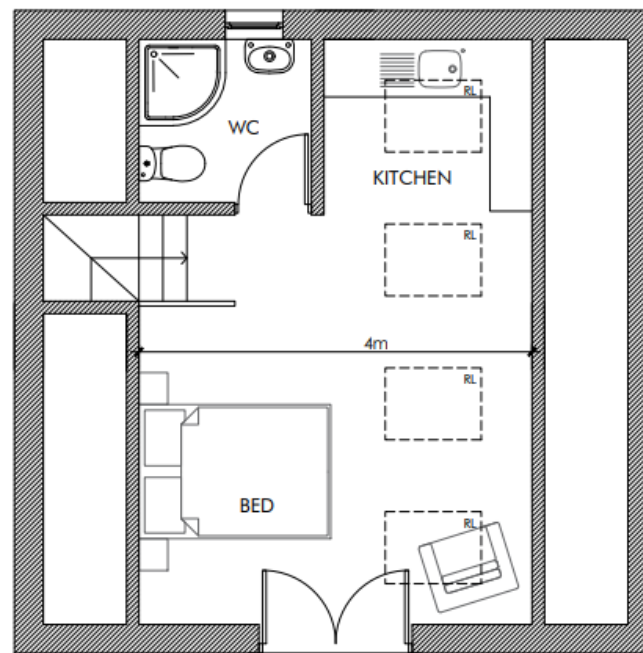
NORTH WEST FACE | AS PROPOSED



SOUTH WEST FACE | AS PROPOSED



GROUND FLOOR PLAN | AS PROPOSED



FIRST FLOOR PLAN | AS PROPOSED

To note the following applications

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.

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

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

Discharge of condition. 55 9 External meter boxes) on application 18/P/5209/RM

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

To note the following planning decisions

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**

22/P/0135/FUL Land To North East Of Royston Wolvershill Road Banwell BS29 6DG

Demolition of existing agricultural building and erection and re-siting of a new agricultural building. **APPROVE**

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**

21/P/0223/FUL Land South Of Wolvershill 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**

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**

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**

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)

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

22/P/1925/AGA Land South Of Puxton Park Cowslip Lane Hewish Puxton

Application to determine if prior approval is required for a proposed agricultural track. **PRIOR APPROVAL - GRANT**

22/P/1999/FUH Westholme West Street Banwell BS29 6DE

Retrospective application for the installation of new and altered windows. **APPROVE**

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)**

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**

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**