



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 5th of September 2022.

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk), Cllrs Mike Bailey, Maggie McCarthy and Tara Wright

046/22 To receive apologies for absence (agenda item 1)

No apologies were received

047/22 To receive declarations of interest (agenda Item 2)

A personal interest was declared by Cllr Harding due to his proximity to application 22/P/1152/FUH.

048/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 1st of August 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 1st of August 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.

049/22 To note and comment upon planning applications (agenda item 4).

(i) 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 residential use.

Resolved – To object to this application as the Parish Council only supported the 2015 application on the basis that the property will be used solely as holiday accommodation in the AONB.

The resolution was correctly proposed and seconded (unanimous)

(i) 22/P/1152/FUH 3 Littlefields Road Banwell North Somerset BS29 6BH

loft conversion, and an east facing pitched dormer. Removal of existing chimney and erection of a lean to conservatory to the rear elevation.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 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. Removal of an existing tree.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) **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).

Resolved – To object to this application given that the site only has temporary permission for a mobile home. The appeal decision makes no mention of the hardstanding, wall, piers, stable and shed currently in place without permission. Given that this is an agricultural site the above would harm the character when it is returned to its original state in 3 years time. As to the Barn given the above, this cannot be supported either.

The resolution was correctly proposed and seconded (unanimous)

(iv) **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.

This application was noted

(v) **22/P/1999/FUH Westholme West Street Banwell BS29 6DE**

Retrospective application for the installation of new and altered windows.

This application was noted

(vi) **22/P/2062/FUH 36 High Street Banwell BS29 6AF**

Proposed loft conversion and extension to create 2 no. Front gables and rear protruding Loft extension with creation of a balcony. Proposed erection of a two-storey front extension to create 1 no. Gable and internal structural alterations.

Resolved – To note the application but the committee have concerns about the effect it will have on the character of the street scene.

The resolution was correctly proposed and seconded (unanimous)

050/22 To note the following planning applications (agenda item 5).

(ii) **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.

This application was noted

(iii) **22/P/1847/NMA Land West of Wolvershill Road Wolvershill Road Banwell North Somerset**

Amendment to application 21/P/1735/RM (Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings,) to update roof design to plots 19-23, the handing of plot 1 and other minor amendments to plots 11-14,27,38,51 and 53.

This application was noted

(iv) **22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA**

T1 & T2 - Crown reduce by 3m.

This application was noted

- (v) **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.

This application was noted

- (vi) **22/P/1951/MMA Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**
Minor material amendment to vary condition 2 (approved plans) of permission 15/P/2635/F (Erection of 2 dwellings with associated landscaping following demolition of various agricultural buildings and two residential chalets. Unit H to be retained as a domestic outbuilding serving Plot 1) to also allow retention of Unit F for Agricultural use.

This application was noted

051/22 To note planning decisions – (agenda item 6)

- (i) **22/P/0390/FUL Buildings South of Hunters Lodge Winthill, Christon Road Banwell BS29 6NG**
Change of use of redundant agricultural tractor shed and storage building to holiday let accommodation. Erection of a first-floor front extension, alterations to doors and windows and installation of drainage system to service accommodation. **APPROVE**
- (ii) **22/P/0770/FUL Land Off Havage Drove Box Bush Lane Rolstone North Somerset**
Proposed erection of a general purpose agricultural building to be used for the housing of farm and hay making equipment, storage of hay and occasional lambing. **APPROVE**
- (iii) **22/P/1108/FUH Winfield Winthill Banwell North Somerset BS29 6NQ**
Proposed increase in ridge height with the installation of 3no. dormers to front elevation and 1no.flat roof dormer to rear elevation. **APPROVE**
- (iv) **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. **APPROVE**
- (v) **22/P/1192/FUH The Old Chapel East Street Banwell North Somerset BS29 6BN**
Renovation of existing pantile roof including replacement of existing roof tiles, insulation of general roof area, replacement of existing roof lights to rear elevation with new larger units. **APPROVE**
- (vi) **22/P/1430/FUH 84 High Street Banwell North Somerset BS29 6AQ**
Proposed erection of a front Porch extension and a single storey rear extension. Dormer extension to the rear with raised patio and balcony. **APPROVE**
- (vii) **22/P/1482/FUH 14 Wolvershill Park Banwell North Somerset BS29 6DQ**
Proposed erection of a single storey side and rear extension to form an enlarged kitchen, utility and shower room **APPROVE**
- (viii) **22/P/1627/AOC 30 High Street Banwell North Somerset BS29 6AE**
Request to discharge Conditions 4 (Construction Method Statement) and 6 (Privacy Screen) on application 20/P/3070/FUH. **APPROVE**
- (ix) **22/P/1682/AOC Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell**
Discharge of condition No. 2 (walling and roofing materials) and No.4 (hard surfacing materials) on application 18/P/5209/RM. **APPROVE (discharge condition) (RDC)**
- (x) **22/P/1683/AOC Mead Fields, Parklands Phase 3B Land South of Churchland Way Wolvershill Road Banwell**
Discharge of condition No 3 (Refuse Strategy) on application 19/P/2662/RM. **APPROVE (discharge condition) (RDC)**

052/22 Date of the next meeting (agenda item 7)

Planning Committee Meeting Monday 5th September 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:30

.....Chairman

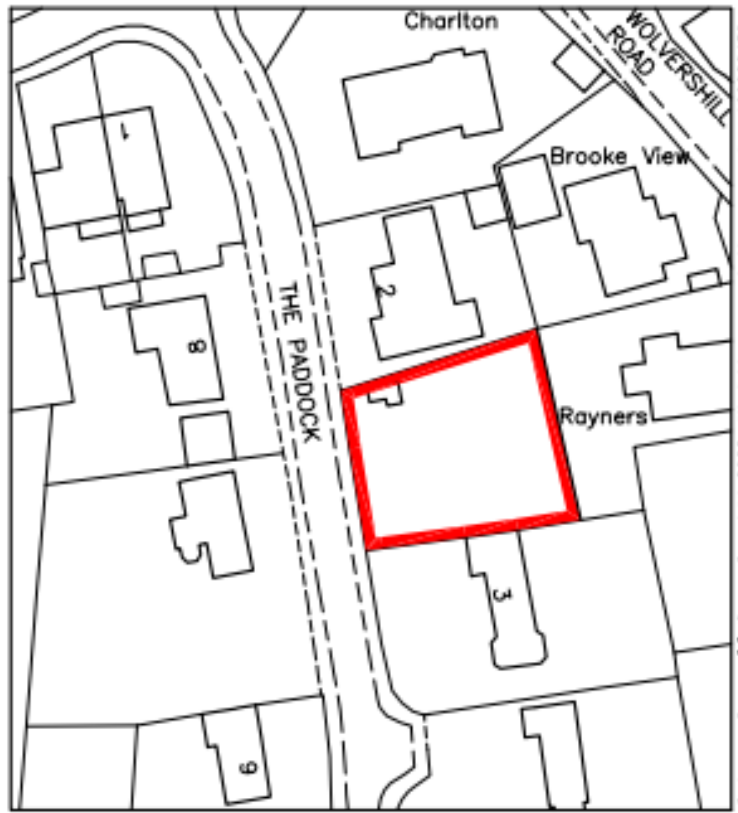
.....Date

Planning Committee

October 3rd 2022

22/P/1973/RM Land To Rear Of Rayners The Paddock Banwell

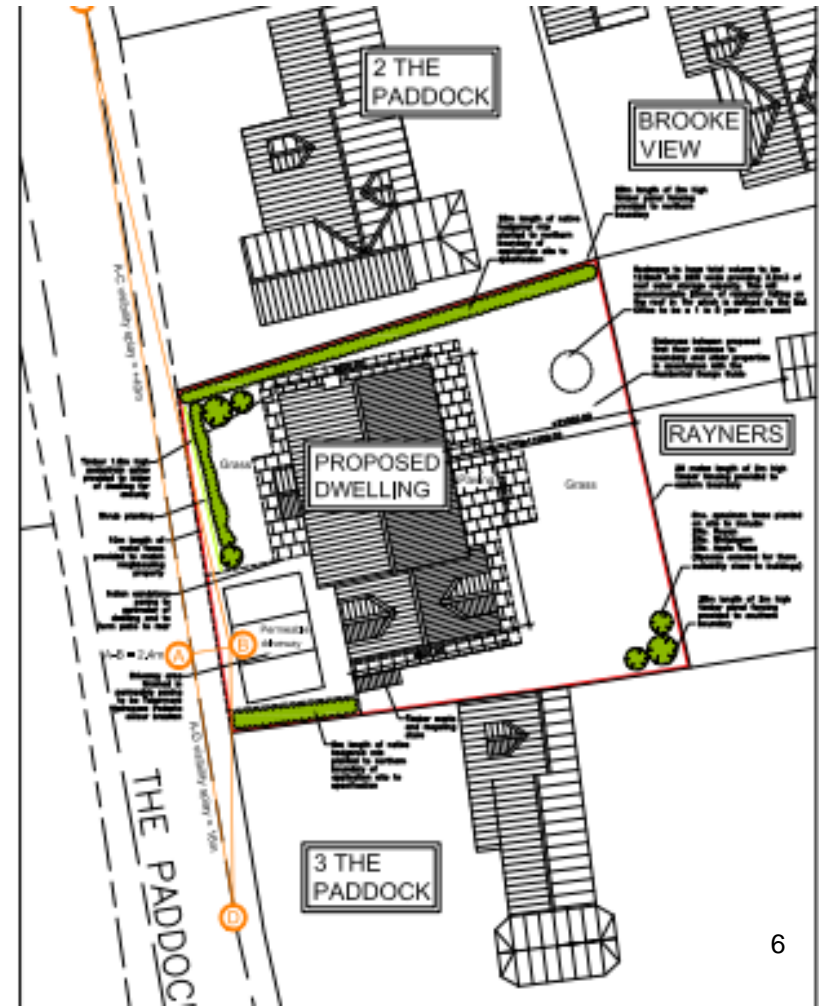
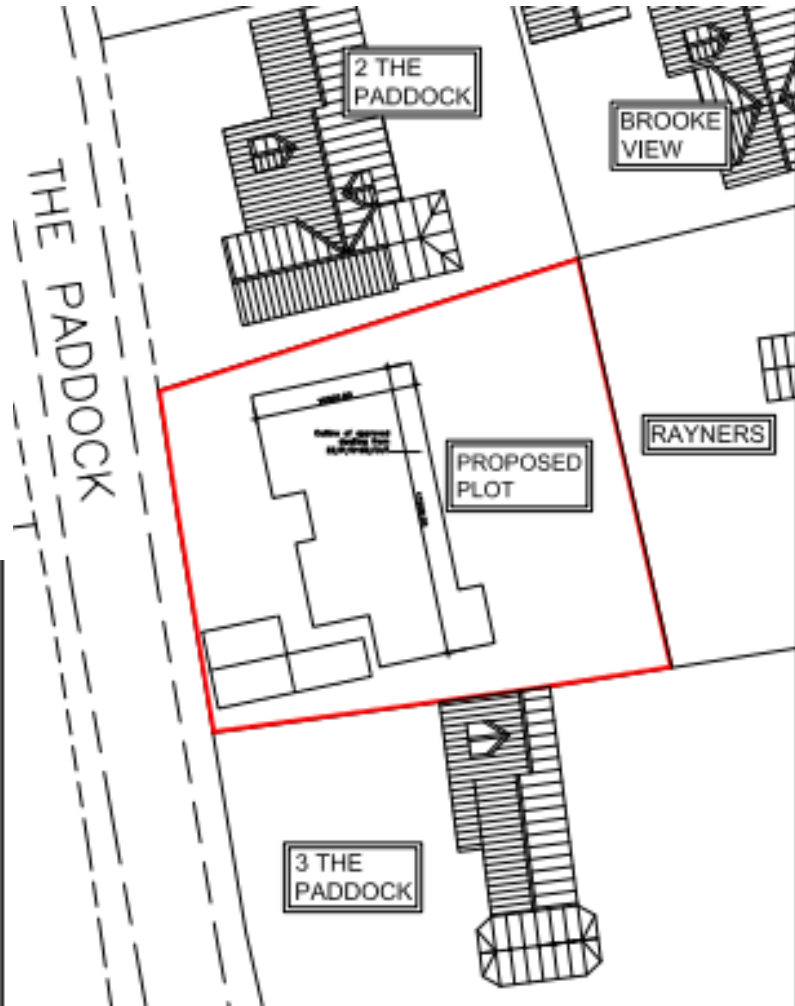
Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 1 no. two storey dwelling pursuant to outline application 22/P/0155/OUT (erection of a detached dwelling on land to the rear of Rayners with access to be off The Paddock, with all matters reserved for subsequent approval)

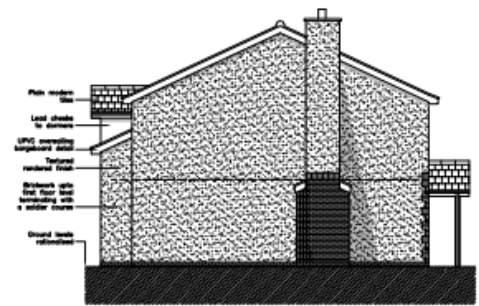


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Site location plan

SCALE 1:1250

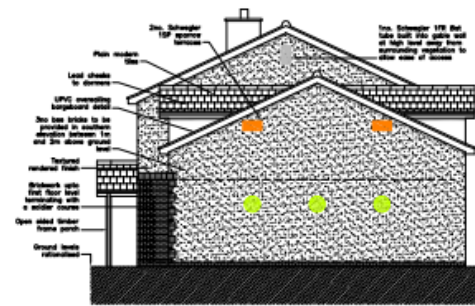




Proposed north elevation
SCALE 1:100



Proposed east elevation
SCALE 1:100



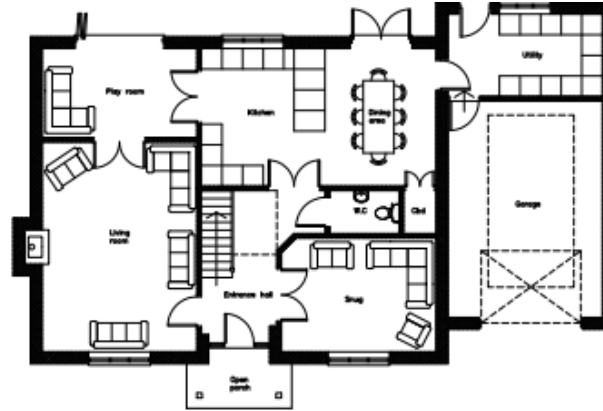
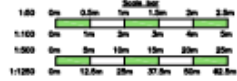
Proposed south elevation
SCALE 1:100



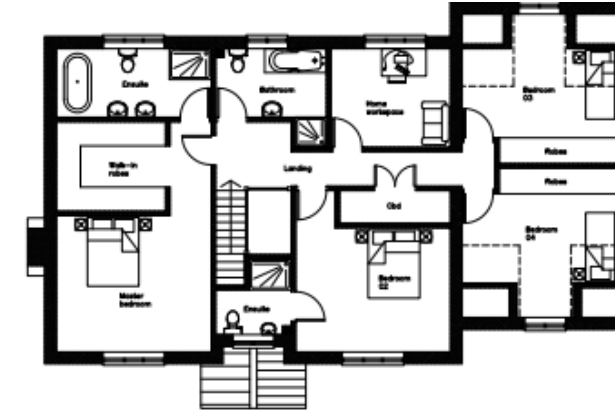
Proposed west elevation
SCALE 1:100



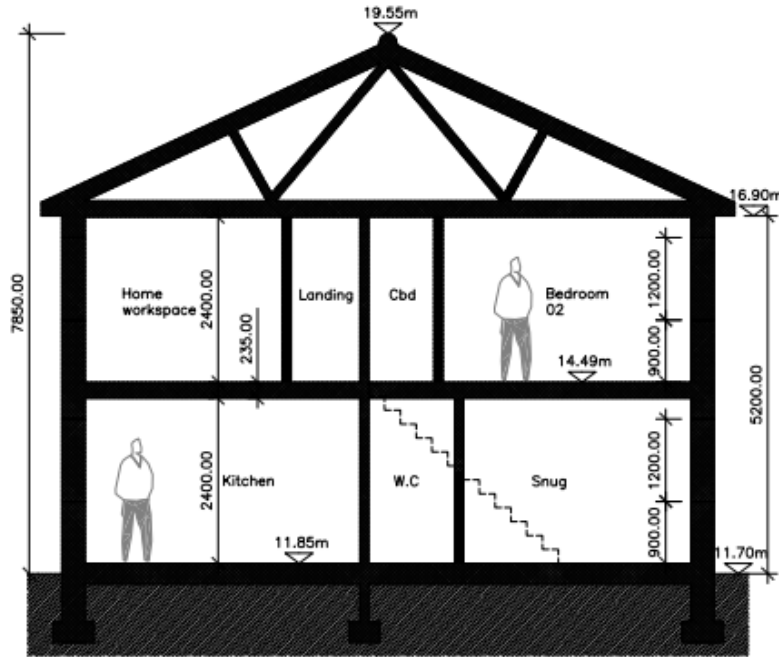
Proposed boundary (west - The Paddock) street elevation
SCALE 1:100



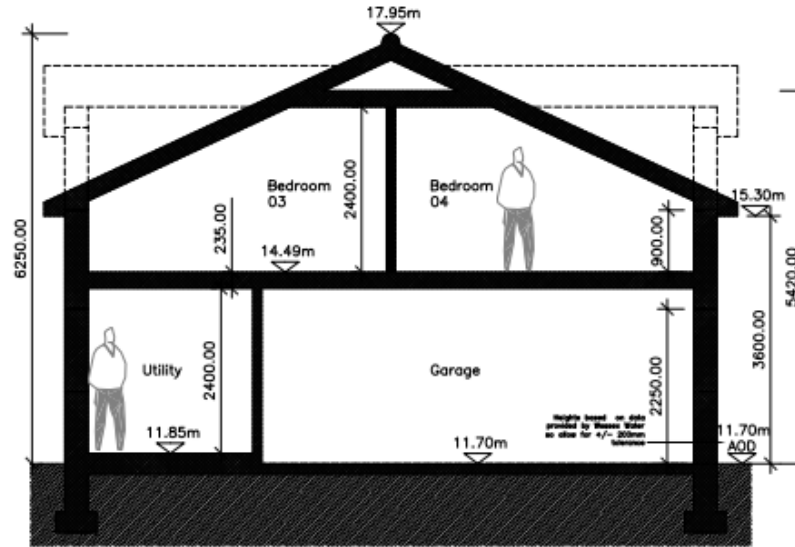
Proposed ground floor plan
 SCALE 1:100



Proposed first floor plan
 SCALE 1:100



Proposed dwelling section
 SCALE 1:50



Proposed garage section
 SCALE 1:50

Ian S Ford Building Surveying and Planning Ltd													
Director: 15 Ford Bldg, L.C. Ford Bldg (Hons) MBECS & G.A. Ford Phone: 01781 462003 or 01779813727 Email: info@iandford.co.uk or info@iandford.com.au Service Firms: Service Line, Baccorob, Bristal, 0540 770 Email: info@baccorob.com or info@baccorob.com.au	Class: Beechwood Construction (South West) Ltd Revision: <table border="1"> <thead> <tr> <th>Ref</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>06/22</td> <td>Details amended following applicant service charge added</td> </tr> <tr> <td>B</td> <td>06/22</td> <td>Details amended following applicant feedback</td> </tr> <tr> <td>C</td> <td>06/22</td> <td>Ford amendments prior to submission</td> </tr> </tbody> </table>	Ref	Date	Revision	A	06/22	Details amended following applicant service charge added	B	06/22	Details amended following applicant feedback	C	06/22	Ford amendments prior to submission
Ref	Date	Revision											
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B	06/22	Details amended following applicant feedback											
C	06/22	Ford amendments prior to submission											
Site: Reserved Matters Application following 22/P0155/OUT at land to the rear of: Rayners Wolverhill Road Baswell BS29 6DG Easting: 339420 Northing: 159365 What3Words: shields.connector.growl	Scale: 1:100 & 1:50 @ A1 Date: 07/22 Drawn by: J.F. Checked by: J.F.												
Site: Combined proposed drawing Drawn by: J.F. Checked by: J.F.	Notes: 1. This drawing remains the property of the applicant. 2. Dimensions should be checked on site prior to the commencement of works. Any discrepancies should be reported immediately. 3. Use figured dimensions (to mm unless otherwise stated).												
1997-22-101 rev C													



Proposed textured finish render

SCALE NTS



Proposed Indian sandstone paving

SCALE NTS



Proposed timber fencing

SCALE 1:200



Proposed Marley modern roof tiles

NTS



Proposed brickwork - Wienerberger Wire Cut - Native buff

SCALE NTS



Proposed Permeable paving to driveway - Tobermore hydropave Pedestra - Bracken

SCALE NTS



Proposed metal fence to western boundary

SCALE NTS



Proposed timber pedestrian gates

NTS



22/P/2018/FUL & 22/P/2019/FUL Land Off Riverside (land To North Of Rivelea) Banwell

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



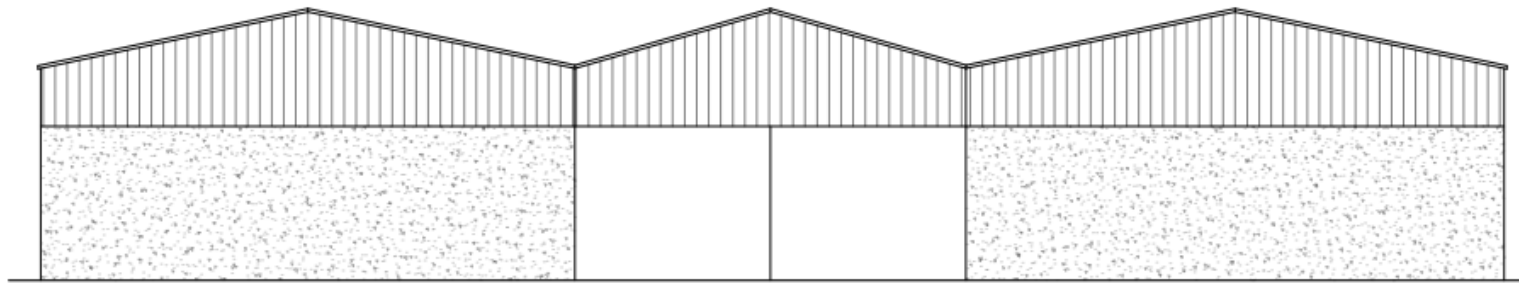
RIVERSIDE

River Barwell

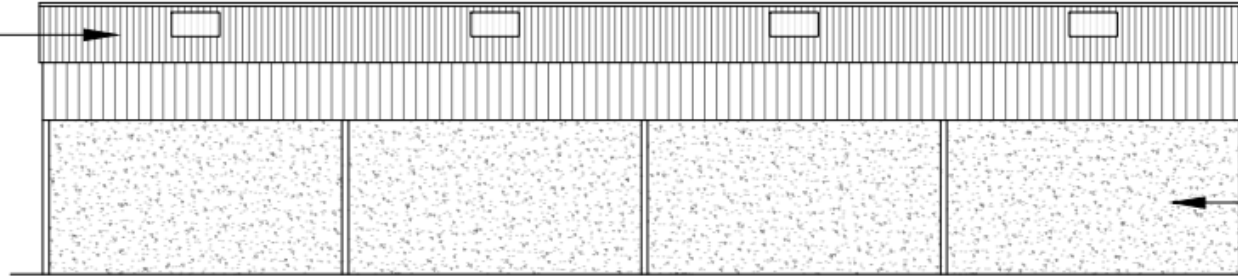
Drain



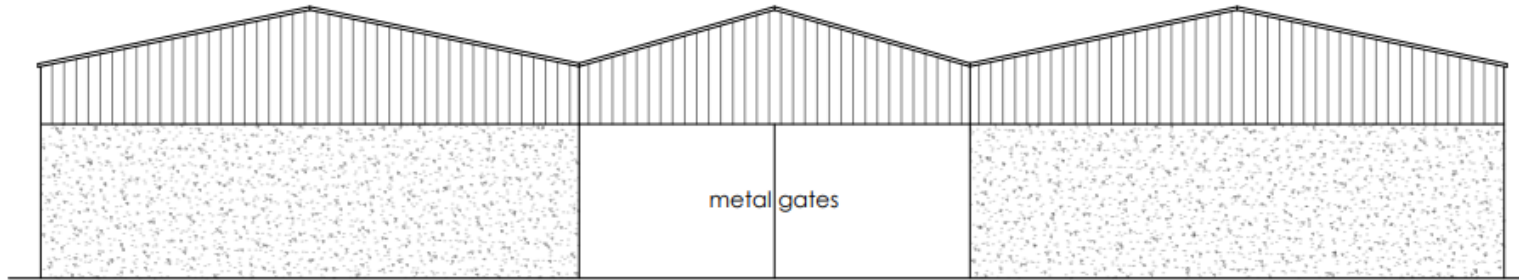
Building 1



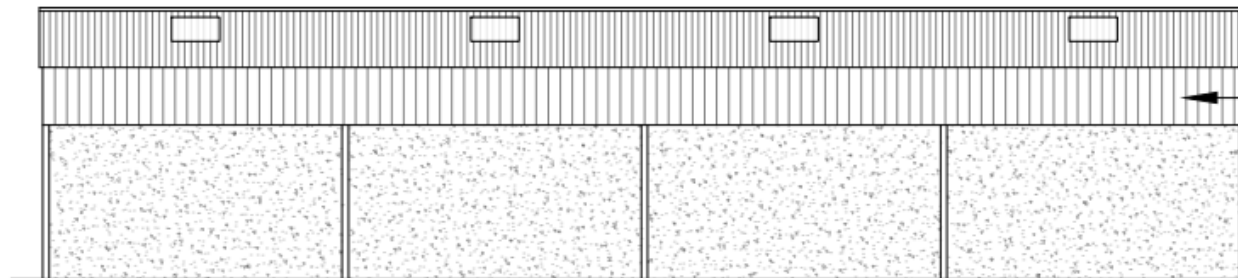
corrugated cement
sheet panels with
clear panel rooflights



concrete panels to
2400mm



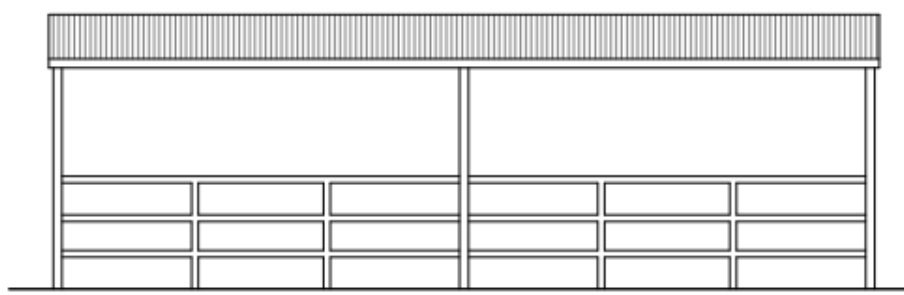
south elevation



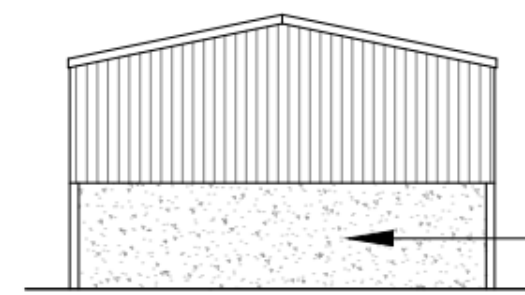
Yorkshire board
timber cladding

west elevation

Building 2



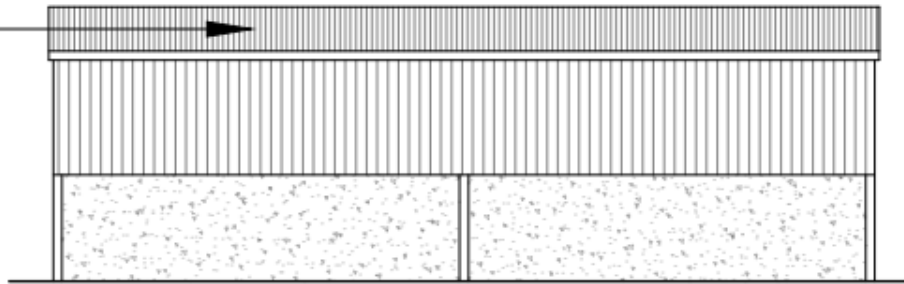
east elevation



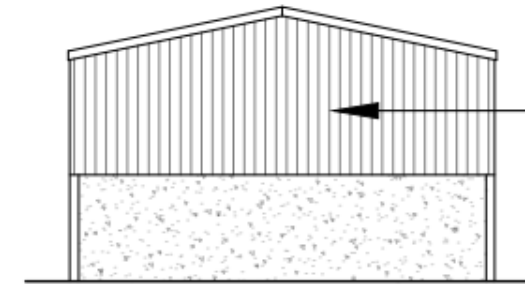
north elevation

concrete panels to 1200mm

corrugated cement sheet panels

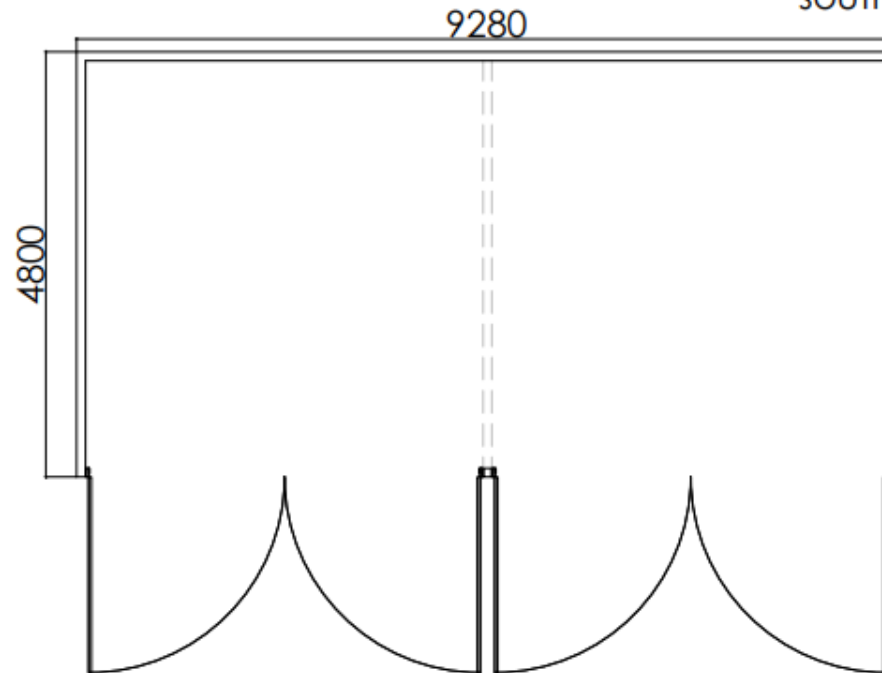


west elevation



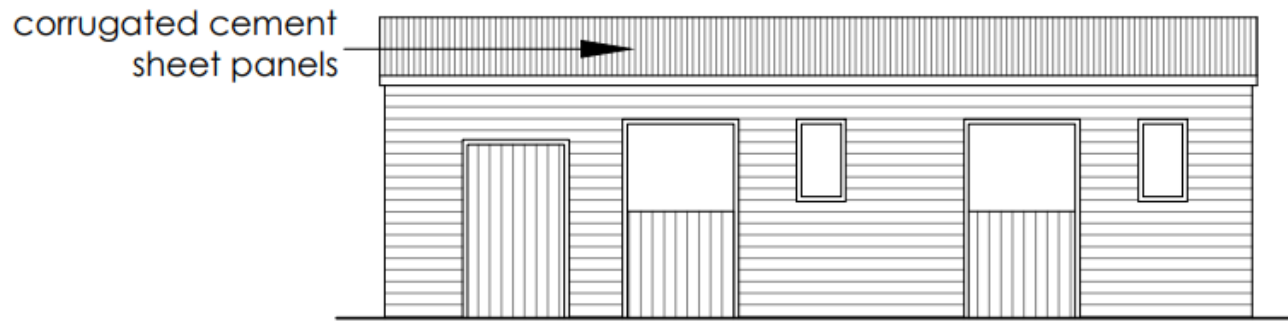
south elevation

hit and miss timber board cladding

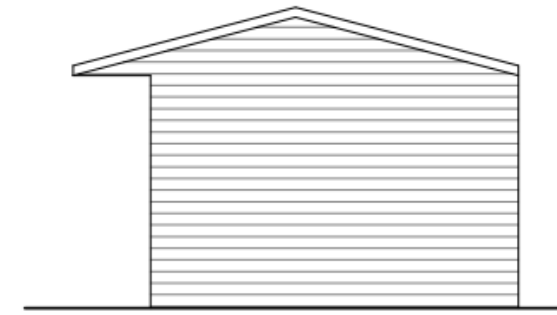


floor plan

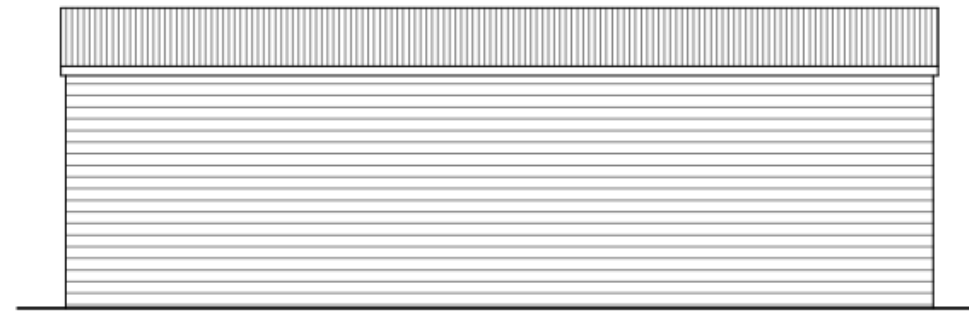




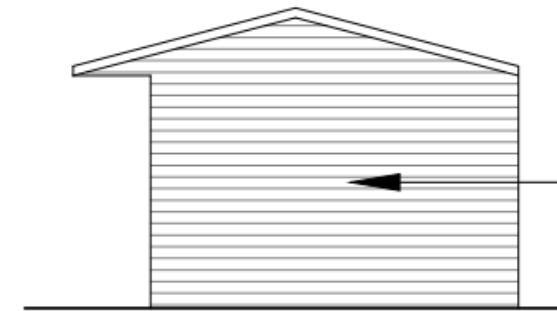
east elevation



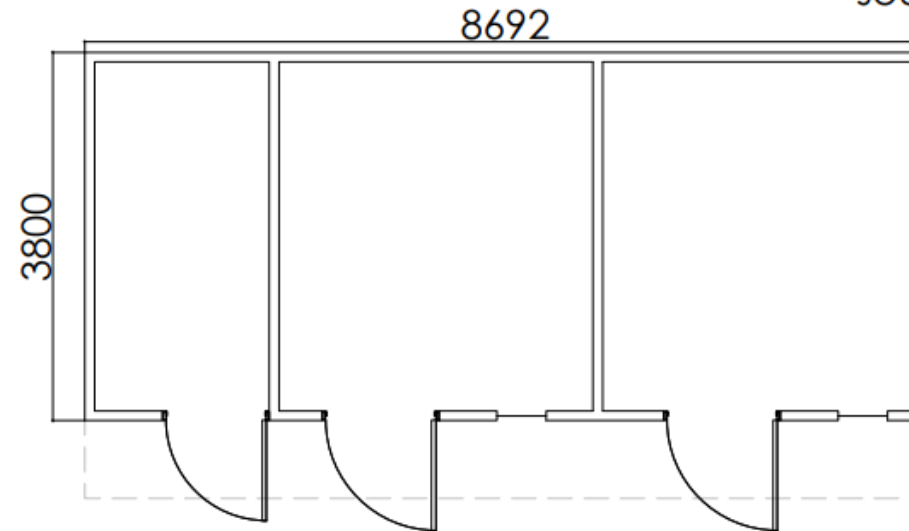
north elevation



west elevation



south elevation

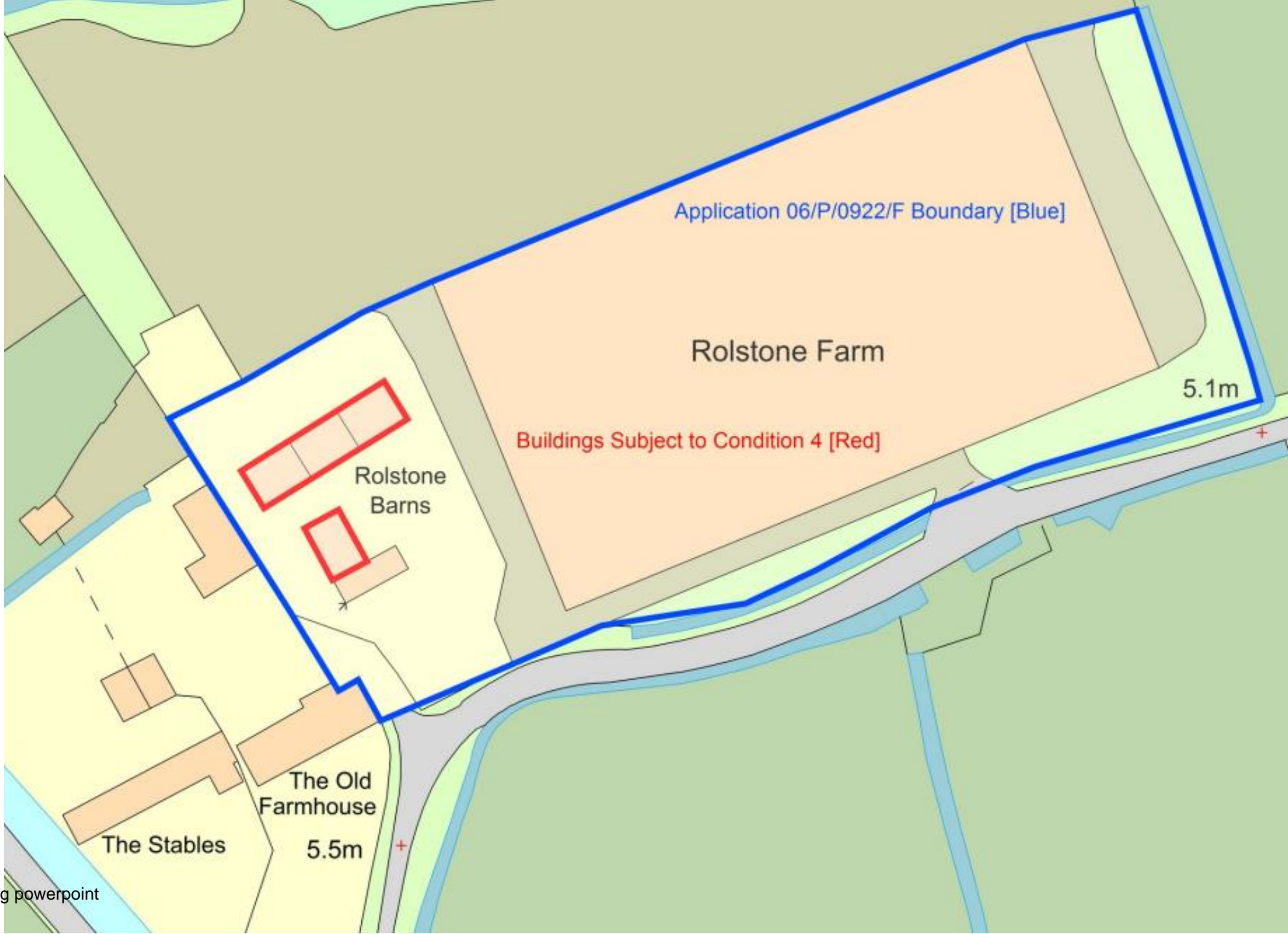


floor plan

Building 3

22/P/2098/FUL Buildings At Rolstone Farm, West Rolstone Court West Rolstone Road Hewish

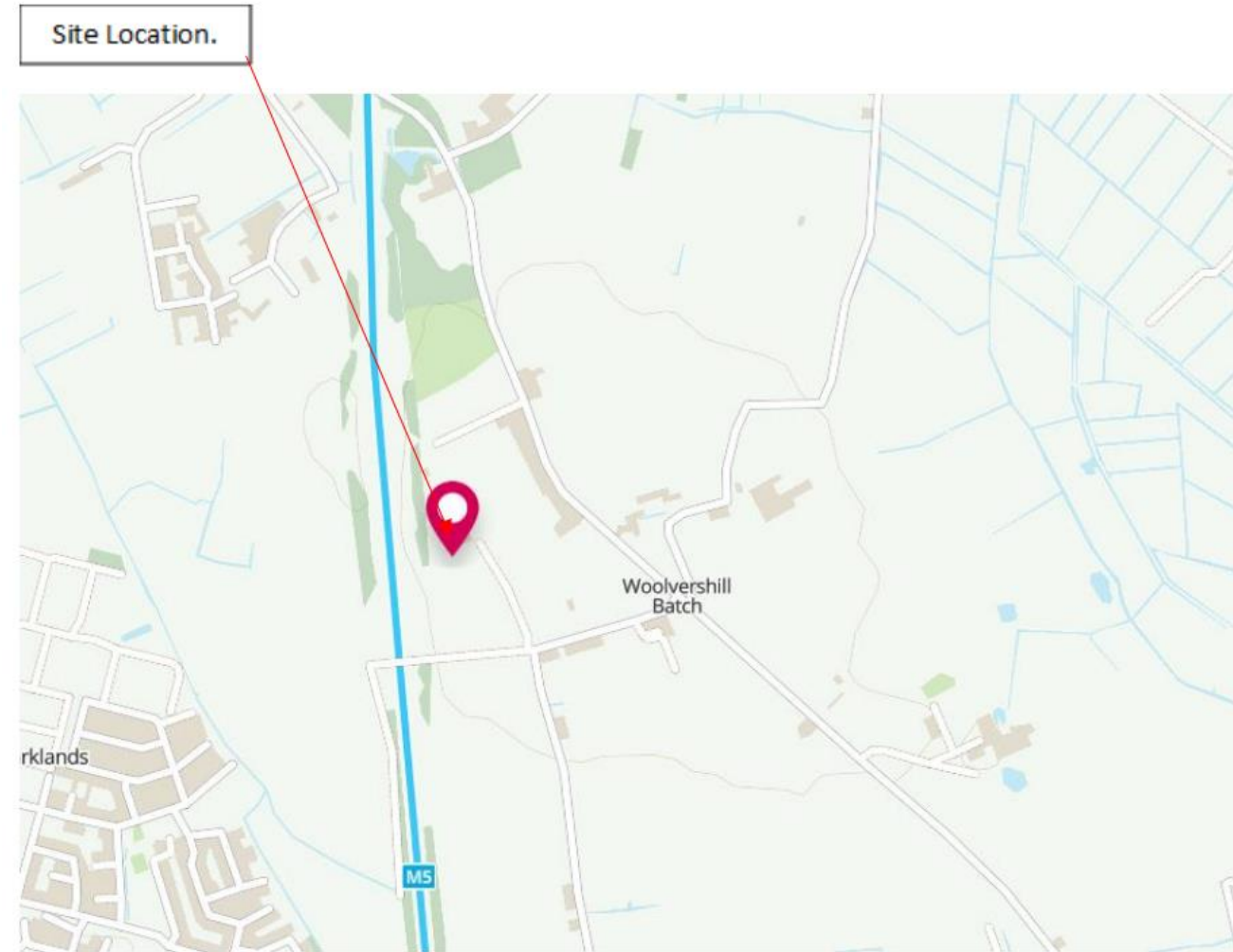
Removal of condition 4 (Use as Holiday lets) of permission 06/P/0922/F (Conversion of two existing barns into 4 no holiday accommodation and 1 no agricultural workers dwelling. Construction of agricultural buildings for livestock, silage and fodder.) To allow use of buildings as 4 No. residential dwellings.



To note the following applications

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 IS NOT A PLANNING APPLICATION.



To note the following planning decisions

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

22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA

T1 & T2 - Crown reduce by 1.5m. **NO OBJECTION**

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**

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**