



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 6th of February 2023.

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk).

01/23 To receive apologies for absence (agenda item 1)

No apologies were received.

02/23 To receive declarations of interest (agenda Item 2)

No interests were declared.

03/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 19th of December 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 19th of December 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.

04/23 To note and comment upon planning applications (agenda item 4).

(i) **22/P/1124/FUL Cedar Haven, Haybow, Hewish BS24 6RB**

Change of use of land for the siting of a 2no. pitch Gypsy & Traveller site with associated development including a 1.5m high boundary wall (retrospective).

Resolved – To object to this application for the following reasons:

- No information has been submitted about who is intended to live on the site if it was approved and how they meet the definition of qualifying as 'gypsies and travellers.' With this lack of information, it is impossible to conclude whether this is a genuine requirement for a gypsy site.
- The development is outside the settlement boundary.
- The development is on flood zone 2 and 3 and this development has resulted in the removal of the previous green field and replacement with hardstanding, which has increased the flooding risk. Additional, caravans, mobiles homes and park homes intended for residential" falls under a highly vulnerable use which is unacceptable within Flood Zone 3.
- The original application was given on the proviso it was going to be returned to green fields which we would expect to see still happen.

The resolution was correctly proposed and seconded (unanimous)

(ii) **22/P/0072/FUL Elmfield Whitecross Lane Banwell BS29 6DP**

Proposed demolition of existing dwelling and erection of 2 No. detached dwellings.

Resolved – To note this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) **22/P/2070/FUL Land to Rear of Banwell Garage 20 Knightcott Road Banwell**

Erection of 4no. semi-detached dwellings and 1no. replacement domestic garage with associated works following the demolition of 2no. existing buildings on site.

Resolved – To recommend refusal for the following application.

- The height of the buildings are out of keeping with the surrounding bungalows.
- Overlooking.
- Lack of green measures included as part of this application.

The resolution was correctly proposed and seconded (unanimous)

05/23 To note the following planning applications (agenda item 5).

(i) **22/P/3030/LDP 10 Wolverhill Park Banwell North Somerset BS29 6DQ**

Certificate of Lawful Development for a proposed Loft conversion and 1no. new rear dormer.

This application was noted.

(ii) **22/P/0158/TRCA 20 East Street Banwell North Somerset BS29 6BW.**

1 - Macrocarpa -cut back to create a 2m clearance from roof. T2 - Holm Oak - C/L to 4.5m.

This application was noted.

06/23 To note planning decisions – (agenda item 6)

(i) **21/P/3185/FUL Busy Buddies Nursery Puxton Park Cowslip Lane Hewish Banwell BS24 6AH**

Erection of additional building at Busy Buddies Nursery to increase the capacity of existing nursery. **APPROVE**

(ii) **22/P/1847/NMA Land West of Wolverhill Road Wolverhill Road Banwell North Somerset**

Non material 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, removal of electrical substation and front plot landscape amendments to selected plots. **APPROVE**

(iii) **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 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). **APPROVE**

(iv) **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. **APPROVE**

(v) **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). **APPROVE**

(vi) **22/P/2808/AOC Land West of Wolverhill Road Wolverhill Road Banwell**

Discharge of condition No 22 (energy statement) on application 18/P/4735/OUT. **APPROVE (discharge condition) (RDC)**

(vii) **22/P/3012/TRCA 41 High Street Banwell North Somerset BS29 6AF**

T1 - Hazel - reduce by 6ft. T2 - Holly - reduce by 8ft. T3 Apple - reduce by 4ft. **NO OBJECTION (tree/hed) UNCONDITIONAL**

(viii) **23/P/0077/TRCA 31 West Street Banwell North Somerset BS29 6DB**

T1 - Robinia = Fell. **NO OBJECTION (tree/hed) UNCONDITIONAL**

The Clerk tabled the following decisions which had been received since publishing the agenda.

- (ix) **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. **WITHDRAWN**
- (x) **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 (North elevation). Proposed erection of a two storey front extension (South elevation) to create 1 no. Gable and internal structural alterations. **APPROVE**
- (xi) **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. **APPROVE**

07/23 Date of the next meeting (agenda item 7)

Planning Committee Meeting Monday 6th of March 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date

DRAFT

Planning Committee

March 6th 2023

22/P/3067/OUT Land at Haybow, North of A370 & East of M5 Motorway, Hewish.

Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works.

23/P/0161/FUL Land off Silver Moor Lane, Banwell BS29 6LQ

**Proposed erection of Stable Block with associated
access and hard standing.**

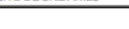


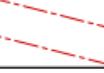






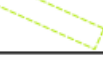


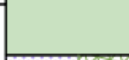

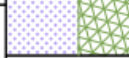


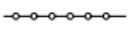













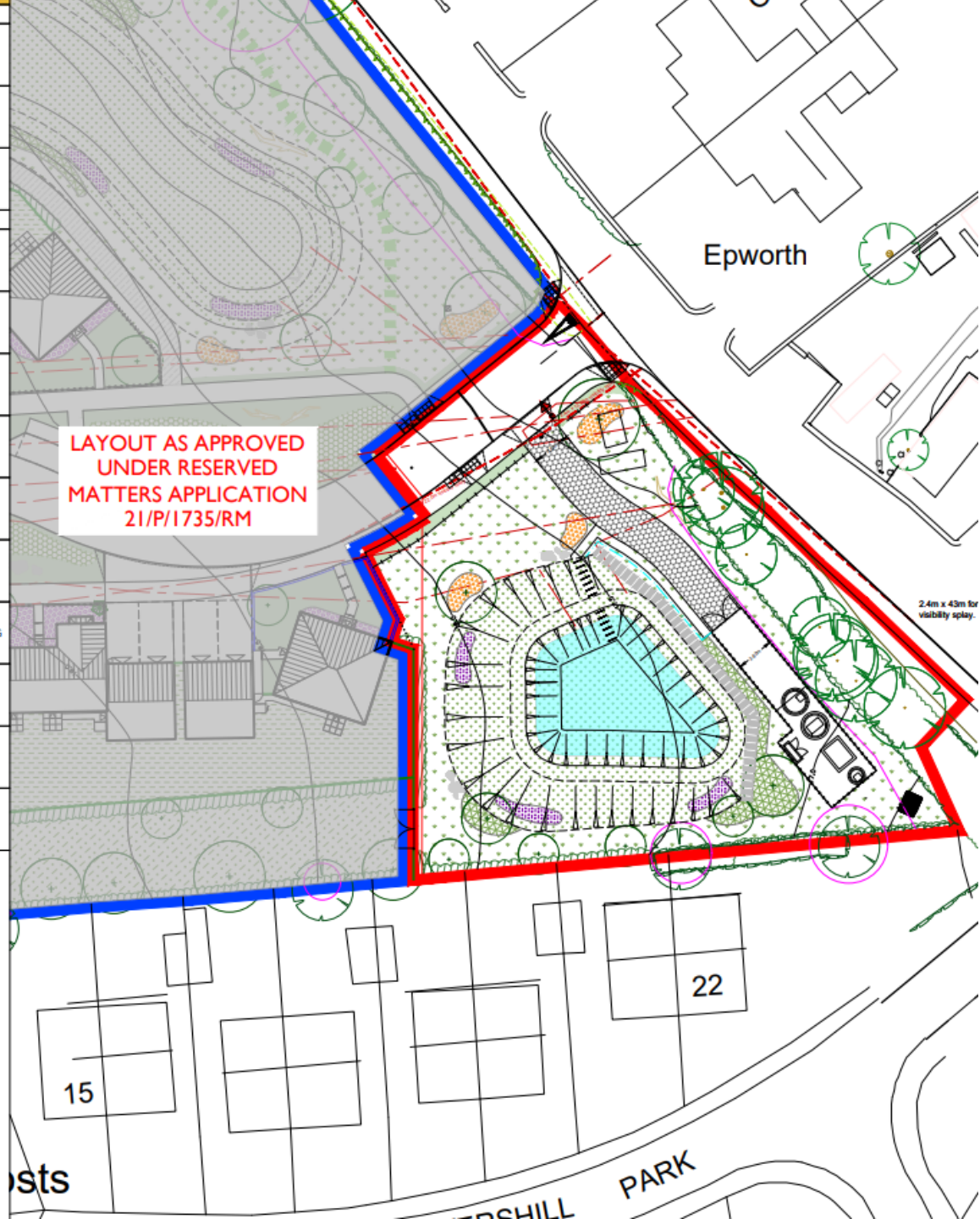


23/P/0191/FUL Land Adjacent to Wolvershill Road Banwell

Application for installation of a below ground pump station with details of associated kiosk, access, drainage basin design amendments, landscaping and fencing enclosure.



SITE BOUNDARIES		ENGINEERING CONT'D - REFER TO DETAILED ENGINEERING DRAWINGS	
	APPLICATION BOUNDARY		PUMPING STATION
	LAND UNDER APPLICANT'S CONTROL		EASEMENTS
EXISTING VEGETATION			
	EXISTING TREE TO BE RETAINED		STREET LIGHT
LANDSCAPING - REFER TO DETAILED LANDSCAPING PROPOSALS DRAWINGS			
	EXISTING HEDGEROW		PROPOSED TREES
	EXISTING RPA		PROPOSED NATIVE WOODLAND PLANTING
	EXISTING HEDGEROW & TREES REMOVED		PROPOSED WILDFLOWER
BOUNDARY TREATMENTS			
	600mm HIGH SQUARE METAL DEMOUNTABLE BOLLARD		PROPOSED TURF
	600mm HIGH RECYCLED PLASTIC KNEE RAIL		PROPOSED SHRUB PLANTING
	1200mm HIGH TIMBER POST and RAIL FENCING		PROPOSED HEDGE PLANTING - NATIVE SPECIES
	1500mm HIGH BOW-TOP METAL RAILING (PAINTED BLACK)		PROPOSED POND EDGE PLANTING
	1500mm HIGH BOW-TOP METAL RAILING GATE (PAINTED BLACK)		PROPOSED BULB PLANTING
GROUND SURFACING			
	TARMAC		HABITAT PILE
	GRASSCRETE		
ENGINEERING - REFER TO DETAILED ENGINEERING DRAWINGS			
	ATTENUATION POND		
	GABION RETAINING WALL		
	STEPS		
	BANKING		
	TACTILES		





- Existing trees with Root Protection Zones (RPZs)
Refer to tree survey by JPA
- Existing hedgerow retained
- Existing hedgerow removed

Proposed softworks
refer to plant schedule as approved under reserved matters application 21/P/1735/RM

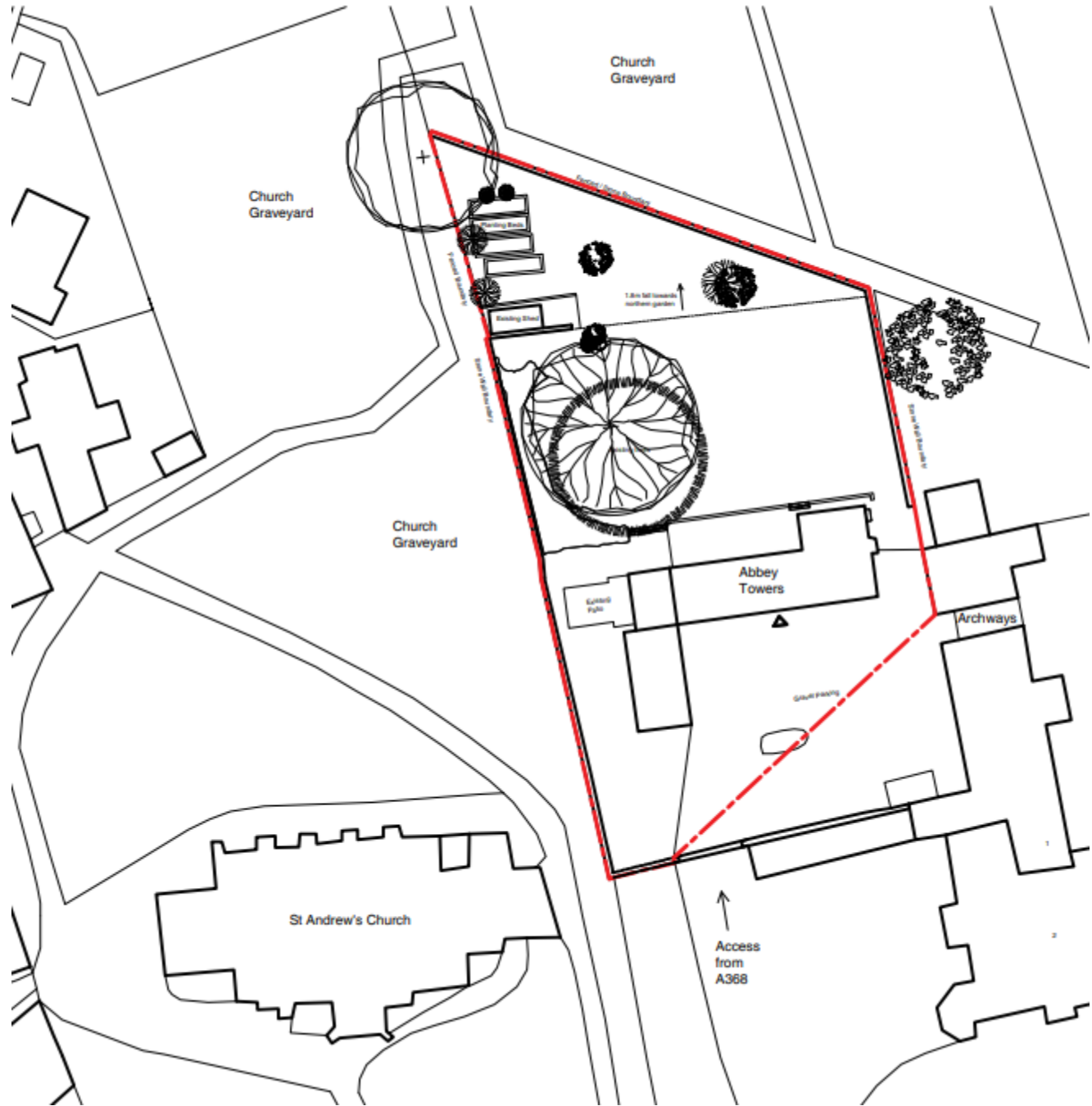
- Tree
- Native hedgerow
- Basin edge planting to attenuation basins
- Native shrubs to attenuation basins
- Species-rich meadow to eastern buffer and LAP
- Biodiverse grassland to attenuation basins
- Bulb planting

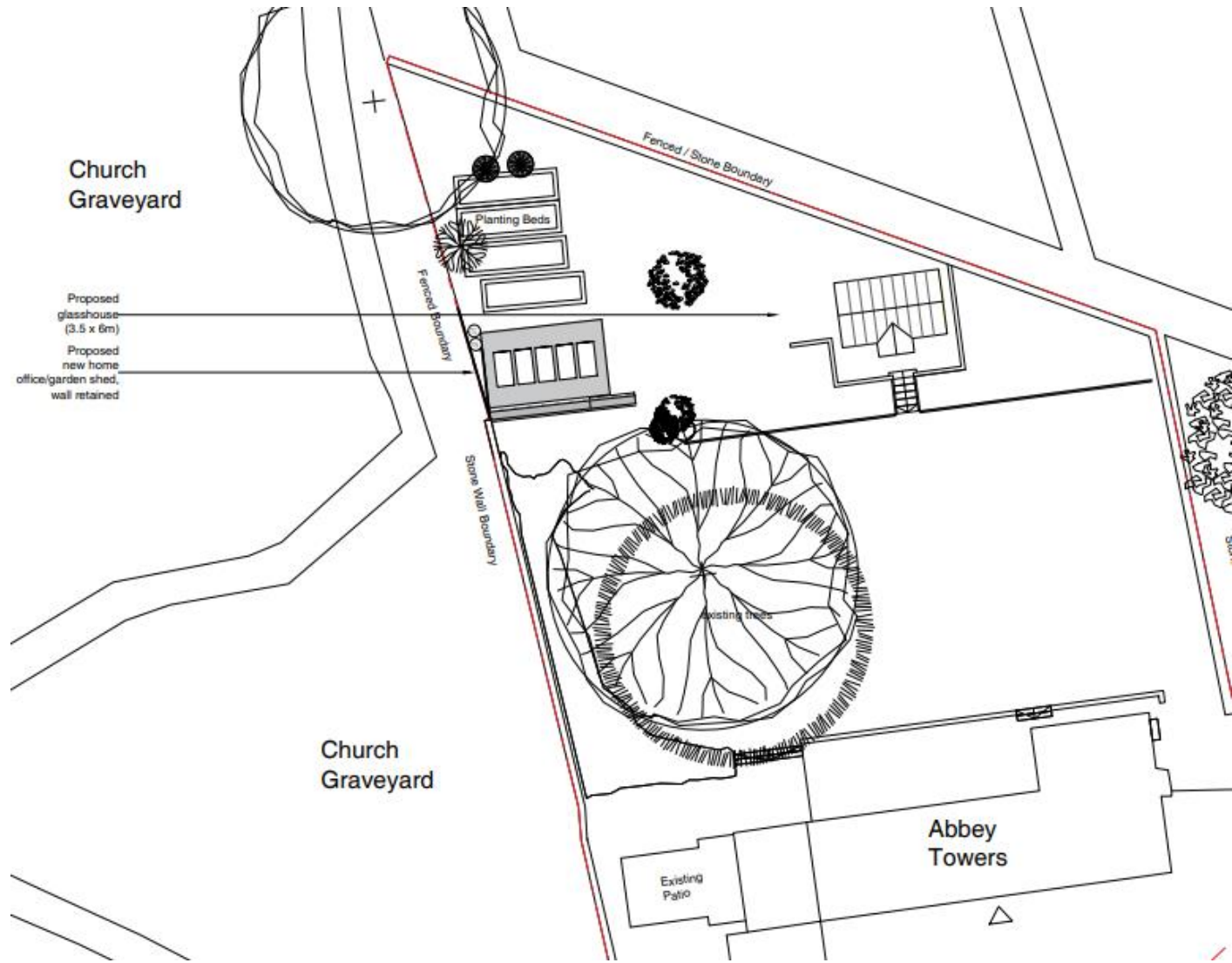
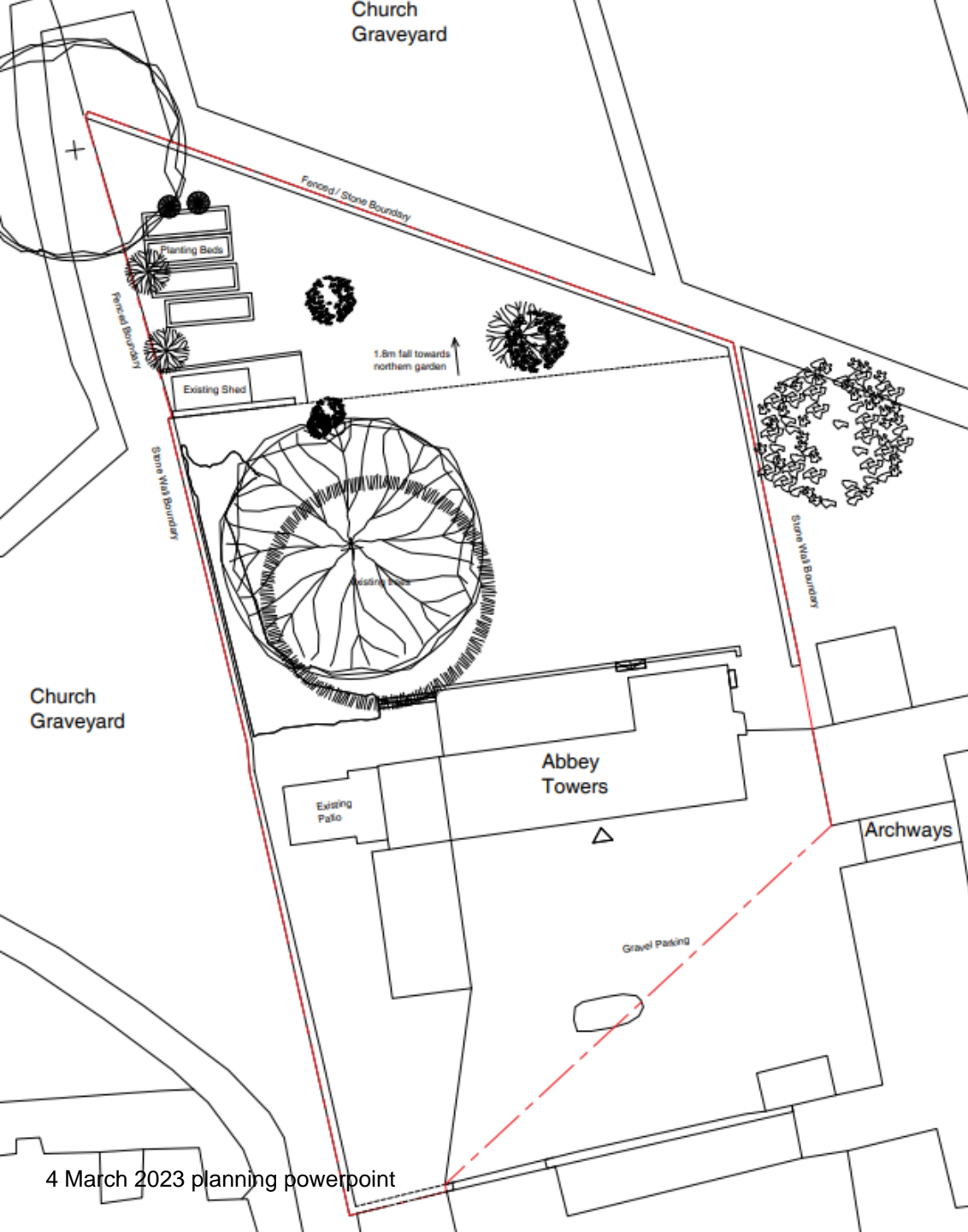
Proposed hardworks

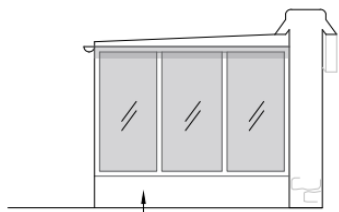
- Boulders and logs to provide opportunities for habitat to the edge of attenuation basins
- Knee rail
Made from recycled plastic. To road edge.
- Bollards - removable
Square profile, height and finish to match knee rail
- Habitat pile
made from site won material
- Grasscrete
For details, refer to Engineers drawings.

23/P/0214/FUH & 23/P/0215/LBC Abbey Towers, East Street, Banwell. BS29 6BW

Proposed demolition of existing garden flat roofed timber and glass greenhouse/shed and replace with home office and erection of a separate new greenhouse.

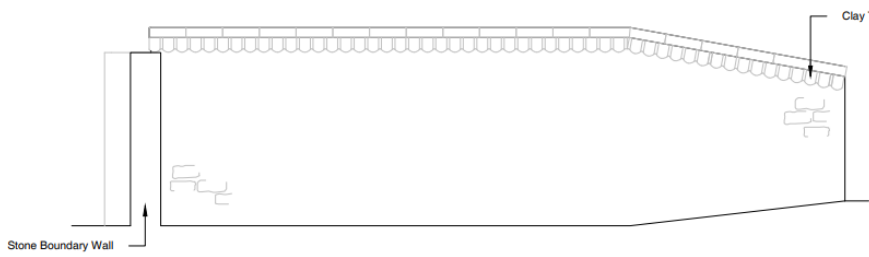




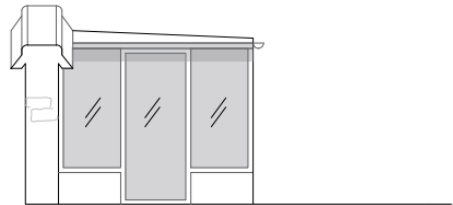


Existing timber shed/ greenhouse

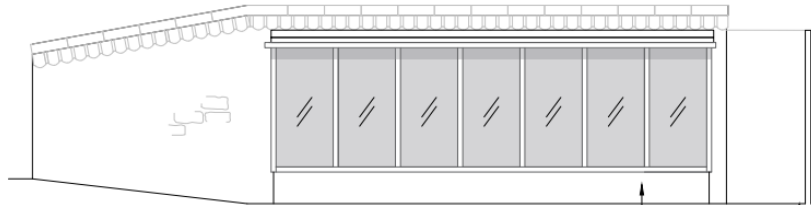
West Elevation



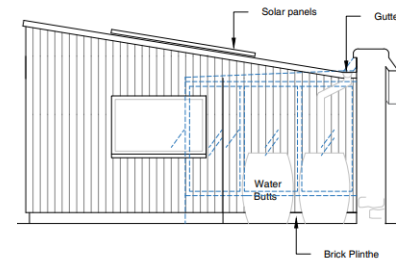
South Elevation



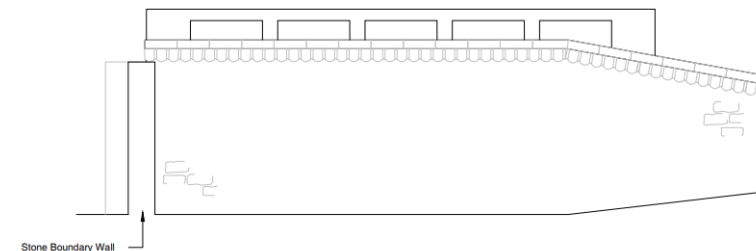
East Elevation



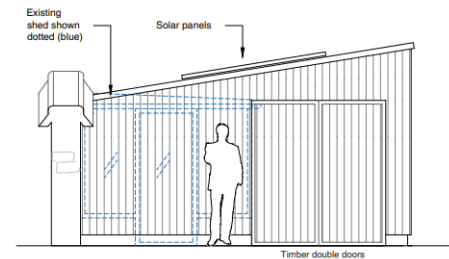
North Elevation



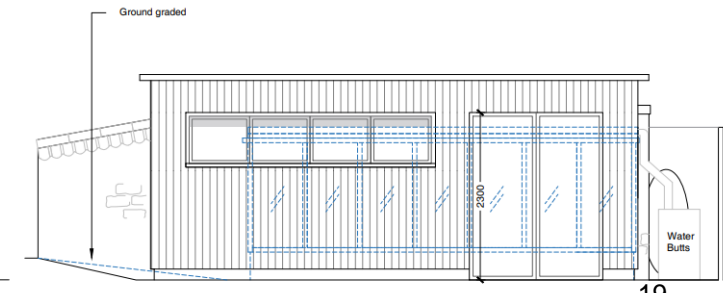
West Elevation



South Elevation



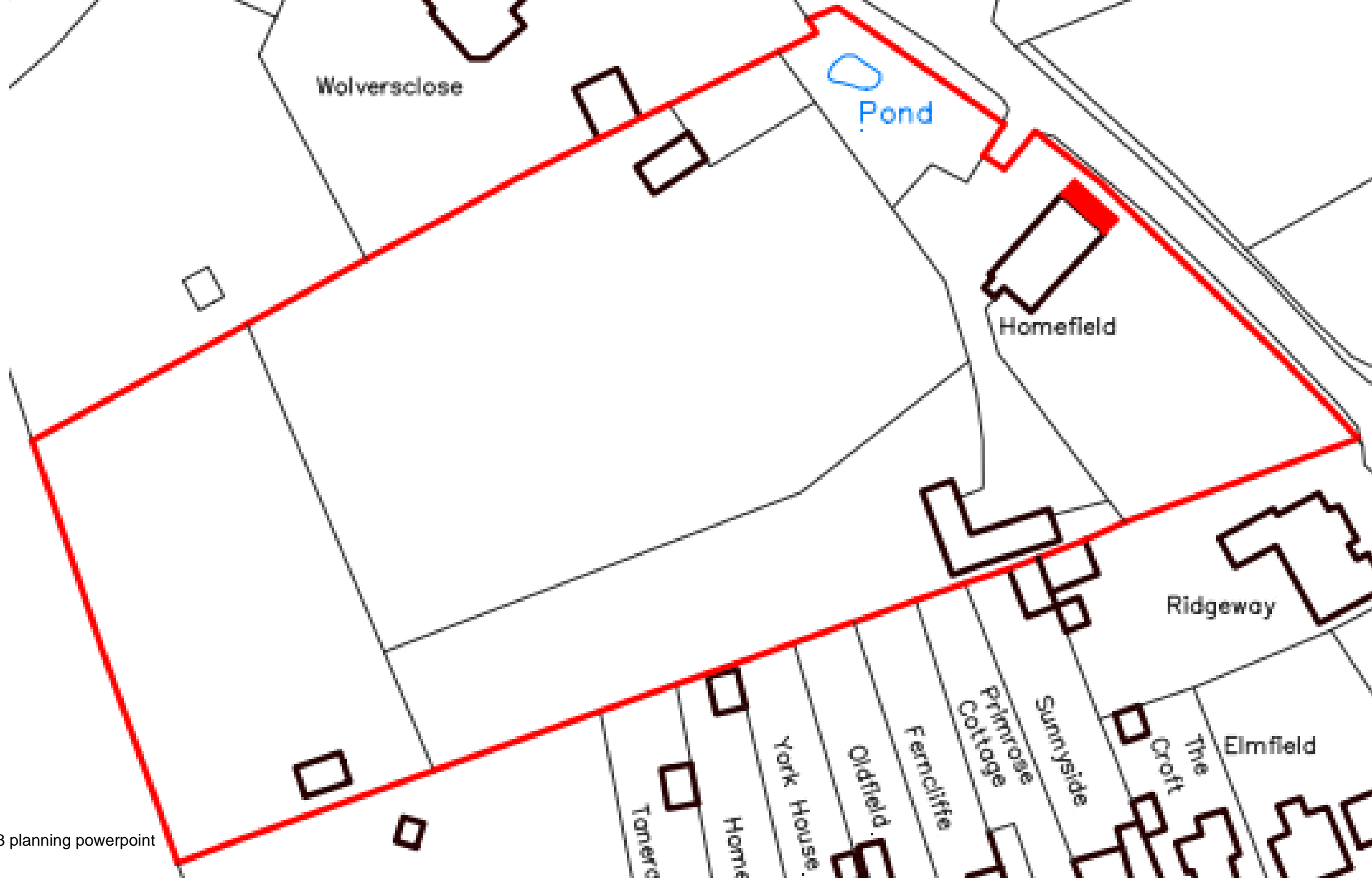
East Elevation

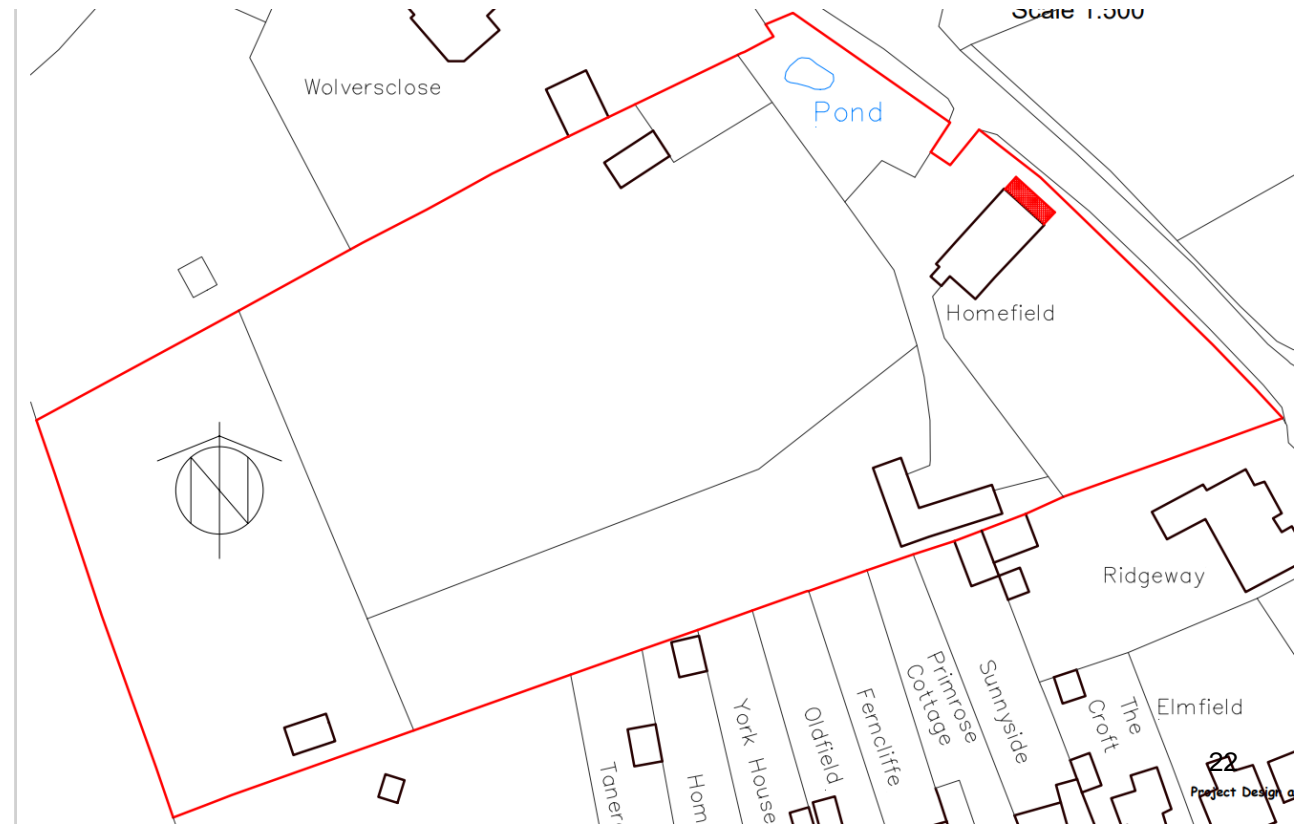


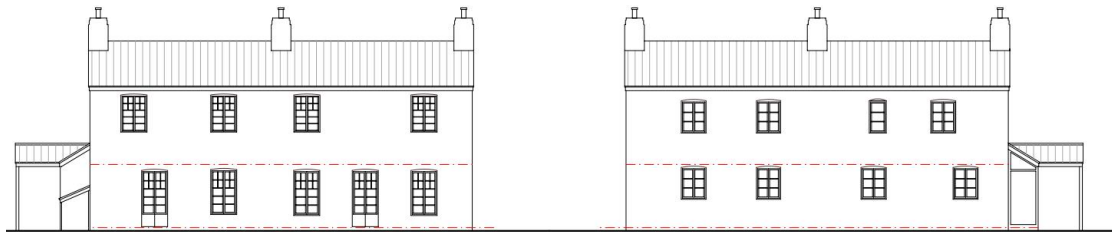
North Elevation

23/P/0391/FUH Homefield. Wolverhill Road. Banwell. BS29 6DR

Proposed erection of a single storey side extension.

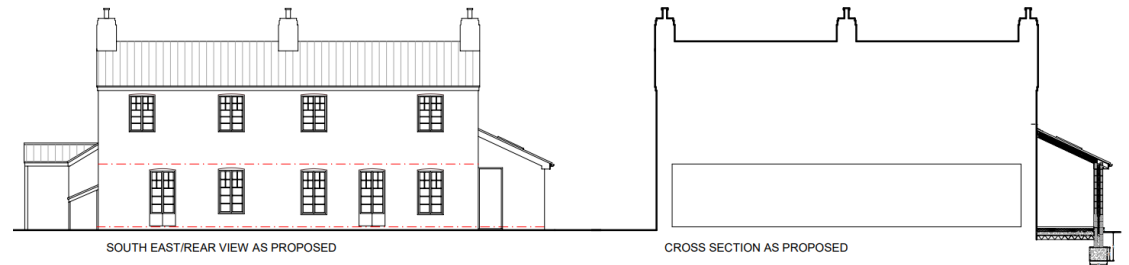






SOUTH EAST/REAR VIEW AS EXISTING

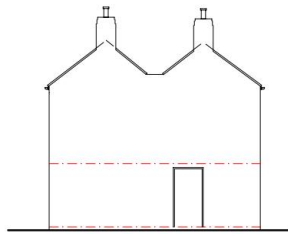
NORTH WEST/FRONT VIEW AS EXISTING



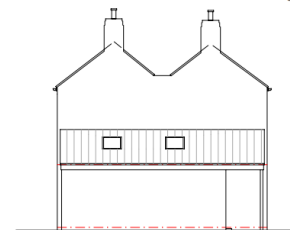
SOUTH EAST/REAR VIEW AS PROPOSED

CROSS SECTION AS PROPOSED

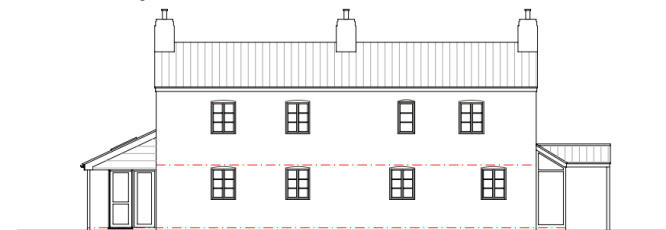
Materials:
 Roof - Tiles to match existing
 Walls - Rendered to match existing
 Doors - White UPVC to match existing
 Roof Lights - Velux roof light
 Joinery - White UPVC
 Rainwater goods - White UPVC to match existing



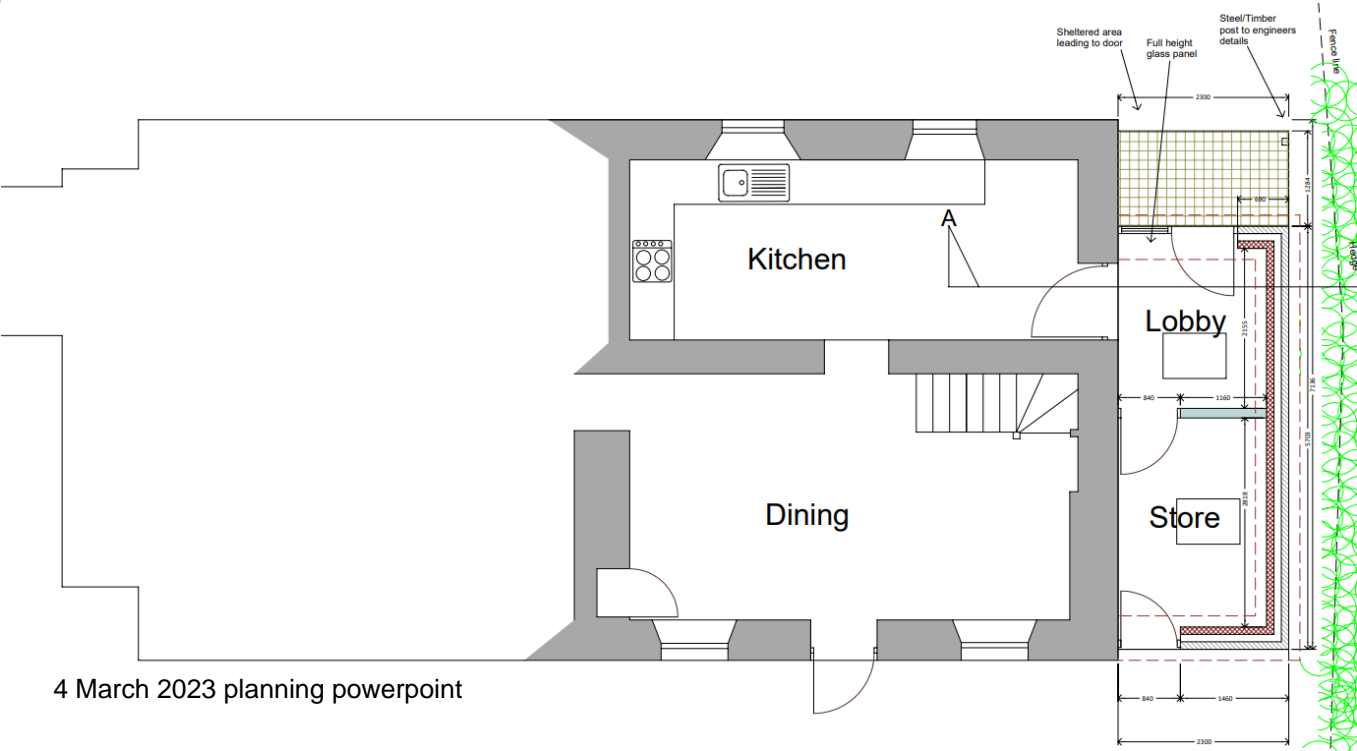
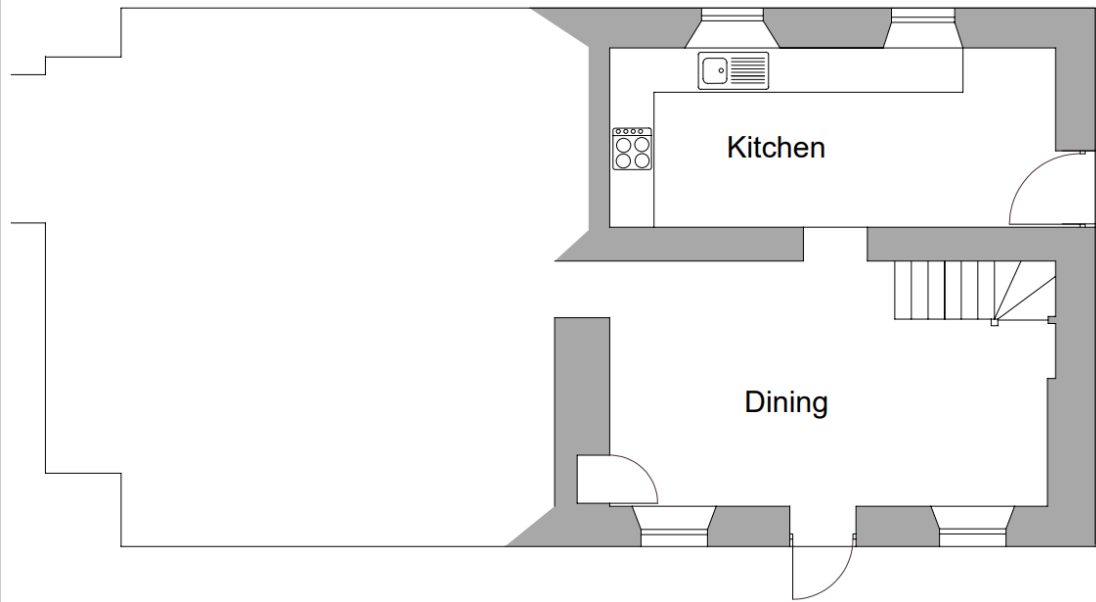
NORTH EAST/SIDE VIEW AS EXISTING



NORTH EAST/SIDE VIEW AS PROPOSED



NORTH WEST/FRONT VIEW AS PROPOSED



To note the following applications

22/P/2861/TRCA 11 East Street Banwell North Somerset BS29 6BN

T - 1 Sycamore crown reduction by up to 7 mtrs. T - 2 Fell Sycamore.

23/P/0295/LDE Perries Hillend, North Somerset BS24 8PG

Certificate of lawfulness in respect of the use of a park home as a dwellinghouse including associated operational development.

23/P/0317/TPO Burrington Wood Banwell Woods Towerhead Road Banwell North Somerset

Fell 5 Ash tree suffering die back. Dead Oak fallen on to another tree to be brought down to ground level. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy. One dead oak that has fallen but is caught in another tree will be brought down to ground level. No replanting is proposed as the wood has already a 100% canopy. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy.

23/P/0394/AOC Stonebridge Wolverhill Road Banwell North Somerset BS29 6DR

Request to discharge conditions 5, (Tree protection and method statement) and 8, (Details of walling, roofing, windows and doors) on application 22/P/0896/FUH.

To note the following planning decisions

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.

APPROVE

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. **APPROVE**

22/P/3030/LDP 10 Wolvershill Park Banwell North Somerset BS29 6DQ

Certificate of Lawful Development for a proposed Loft conversion and 1no. new rear dormer. **APPROVE (lawful)**

23/P/0158/TRCA, 20 East Street Banwell North Somerset BS29 6BW

1 - Macrocarpa -cut back to create a 2m clearance from roof. T2 - Holm Oak - C/L to 4.5m. **NO OBJECTION (tree/hed)**