



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

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk) Cllrs Simon Arlidge and Maggie McCarthy.

08/23 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Blatchford.

09/23 To receive declarations of interest (agenda Item 2)

No interests were declared.

10/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of February 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th of February 2023 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.

11/23 To note and comment upon planning applications (agenda item 4).

(i) **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.

Standing Orders were suspended.

The applicant spoke in support of the application outlining some of the following points.

- Carbon neutral development
- 30% affordable homes
- Access to open blue and green spaces and community places.
- New family-friendly cycle link

Standing Orders were reinstated

Resolved – Whilst the Committee support the ethos of the development then overall, they object for the following reasons:

- Outside the settlement boundary
- Located on flood zone 3a
- Concerns regarding the sustainable transport provision

The resolution was correctly proposed and seconded (unanimous)

(ii) **23/P/0161/FUL Land off Silver Moor Lane, Banwell BS29 6LQ**

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

This application was noted.

(iii) **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.

This application was noted.

(iv) **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.

Resolved – To object to this application as the building will be visible from the Churchyard and St Andrews as a Grade 1 listed building.

The resolution was correctly proposed and seconded (unanimous)

(v) **23/P/0391/FUH Homefield. Wolvershill Road. Banwell. BS29 6DR**

Proposed erection of a single storey side extension.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

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

(i) **22/P/2861/TRCA 11 East Street Banwell North Somerset BS29 6BN**

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

This application was noted.

(ii) **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.

This application was noted.

(iii) **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.

This application was noted.

(iv) **23/P/0394/AOC Stonebridge Wolvershill 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.

This application was noted.

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

(i) **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**

- (ii) **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**
- (iii) **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.
APPROVE (lawful)
- (iv) **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)**

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

- (v) **2/P/1186/FUL Land South of Churchland Way And Wolverhill Road Mead Fields Banwell**
Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking. **APPROVE WITH LEGAL AGREEMENT.**

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

Planning Committee Meeting Monday 3rd of April 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:35

.....Chairman

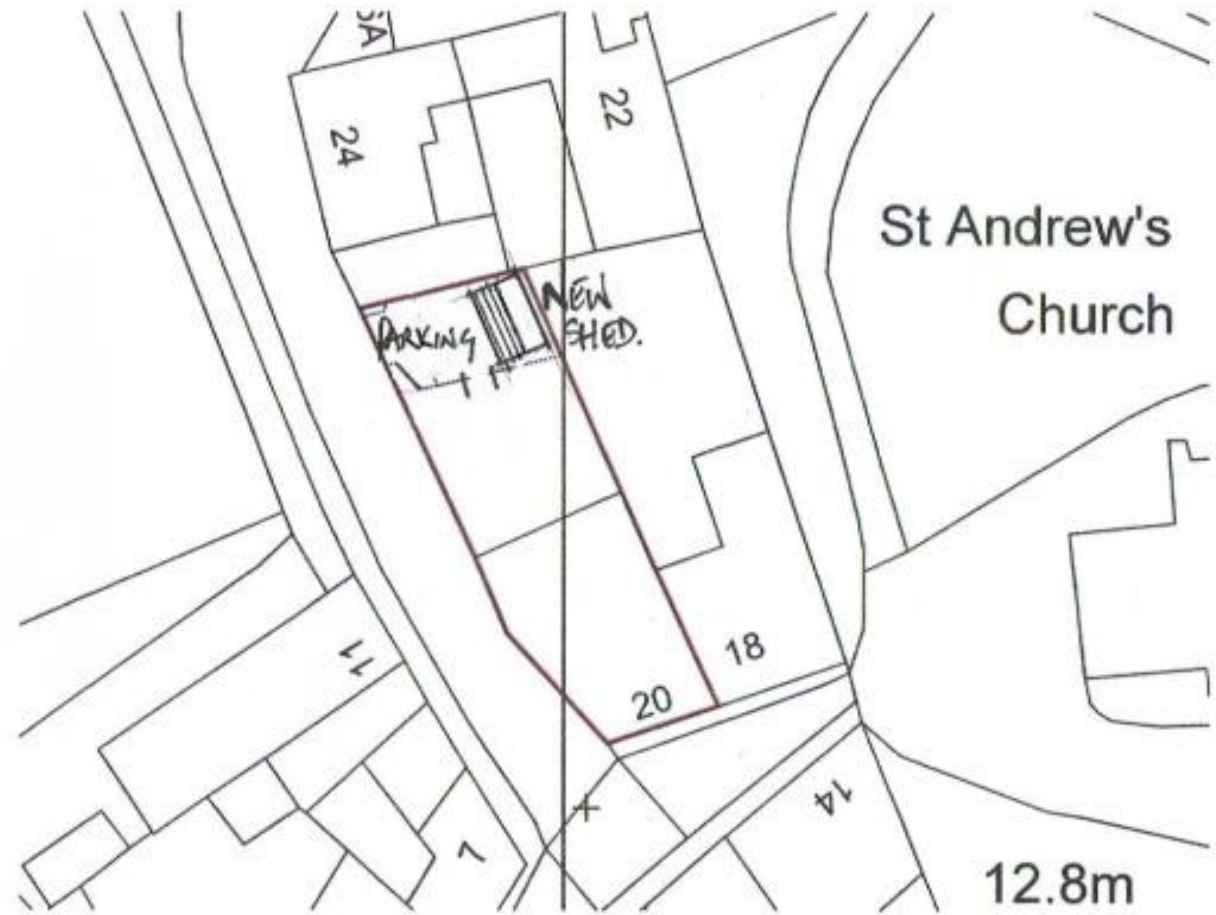
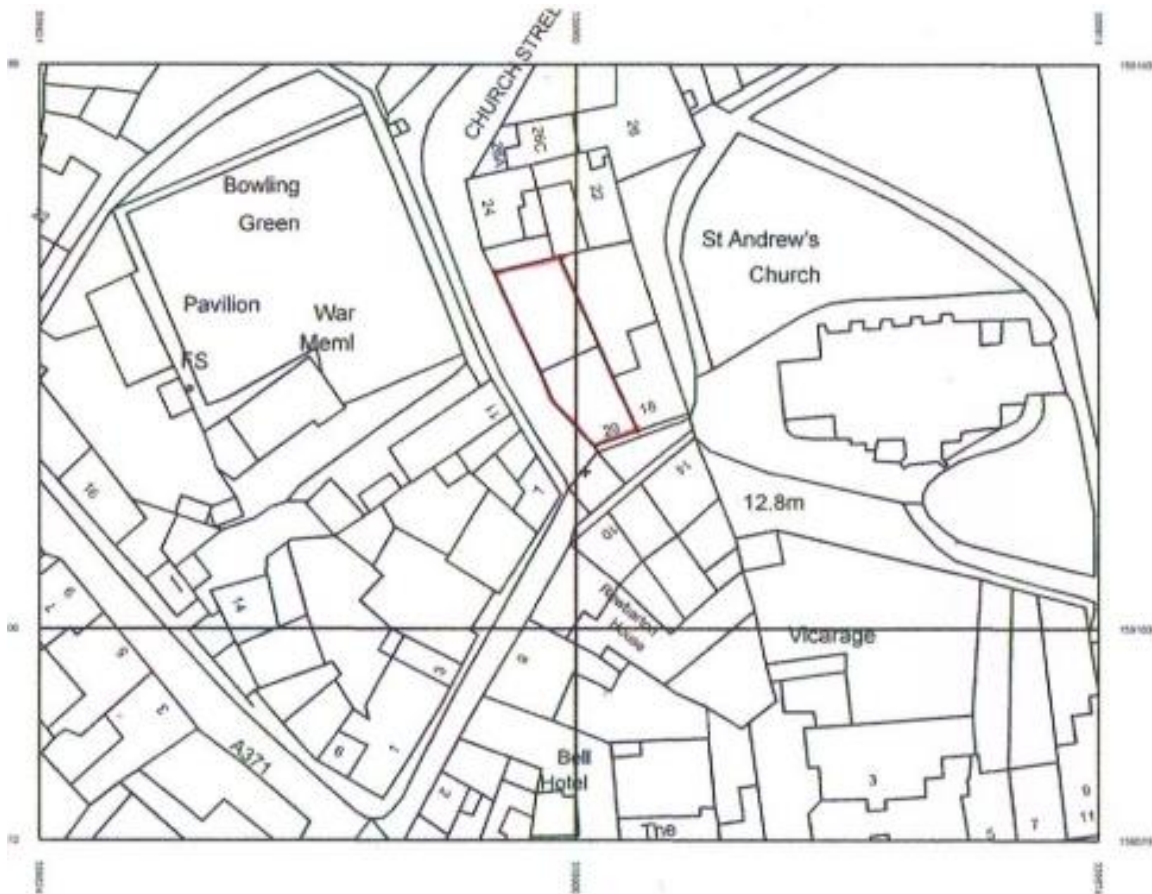
.....Date

Planning Committee

April 3rd 2023

22/P/3059/FUH 20, Church Street, Banwell. BS29 6EA

Retrospective application for the erection of a timber clad
outbuilding.



Materials:

A = Self-coloured Render

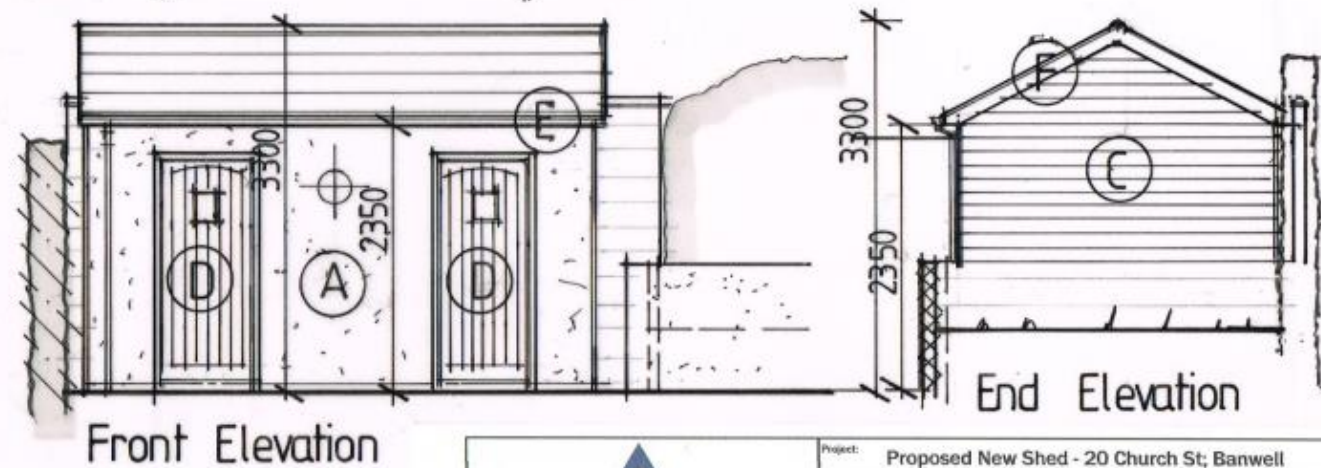
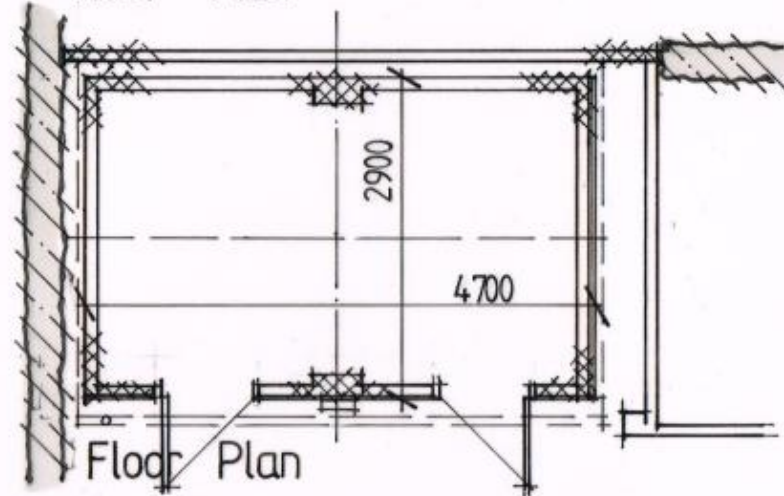
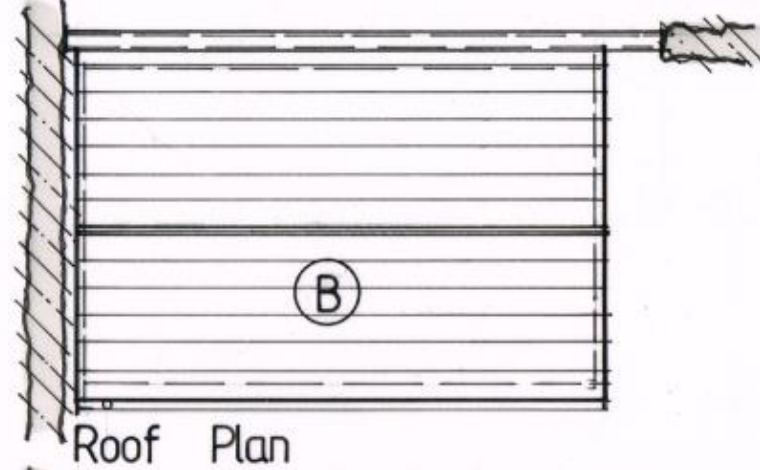
B = Tiled Roof

C = T&G Timber Cladding

D = Oak Timber Doors

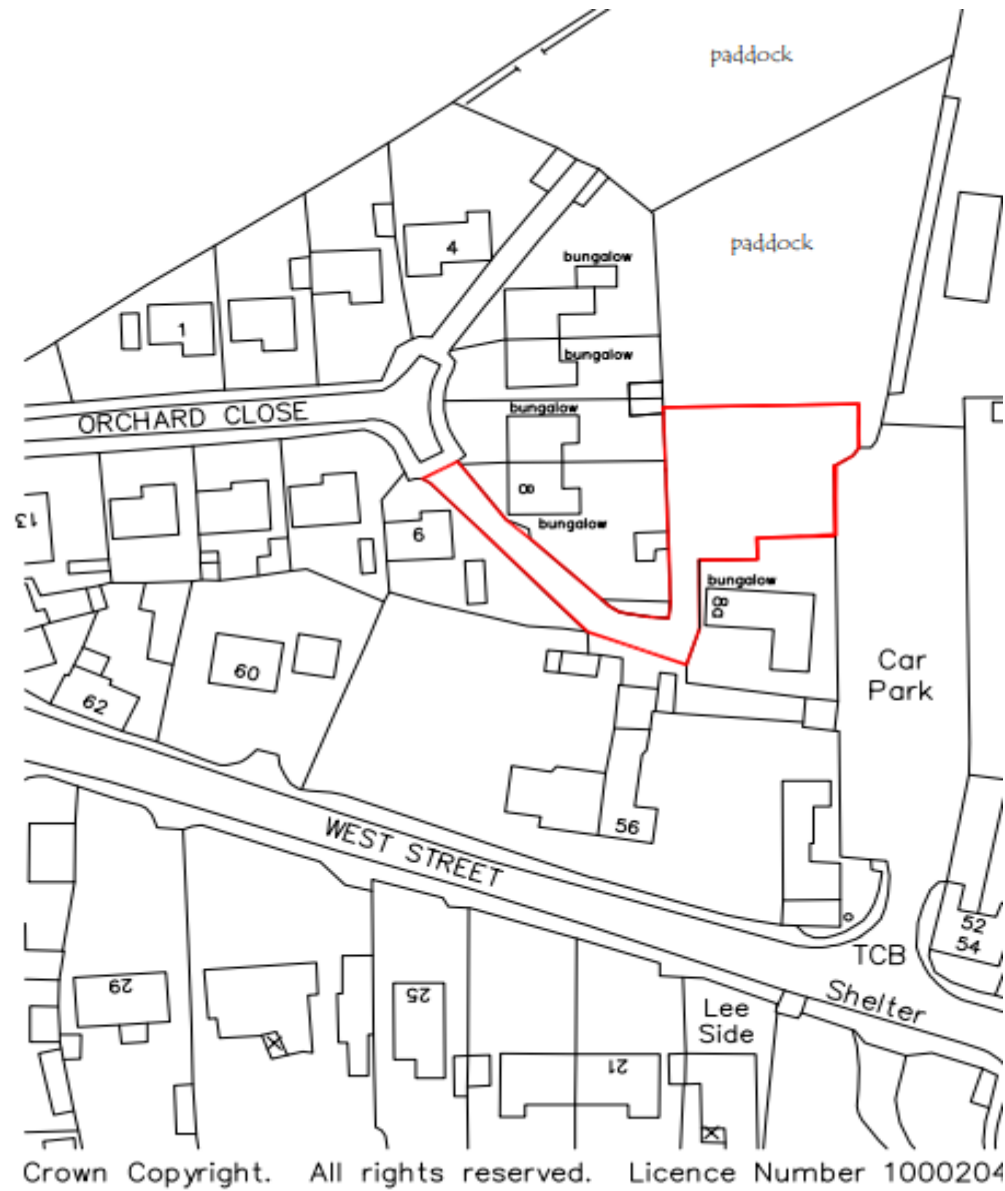
E = Timber Fascia+uPVC Gutter

F = Timber Barge Board

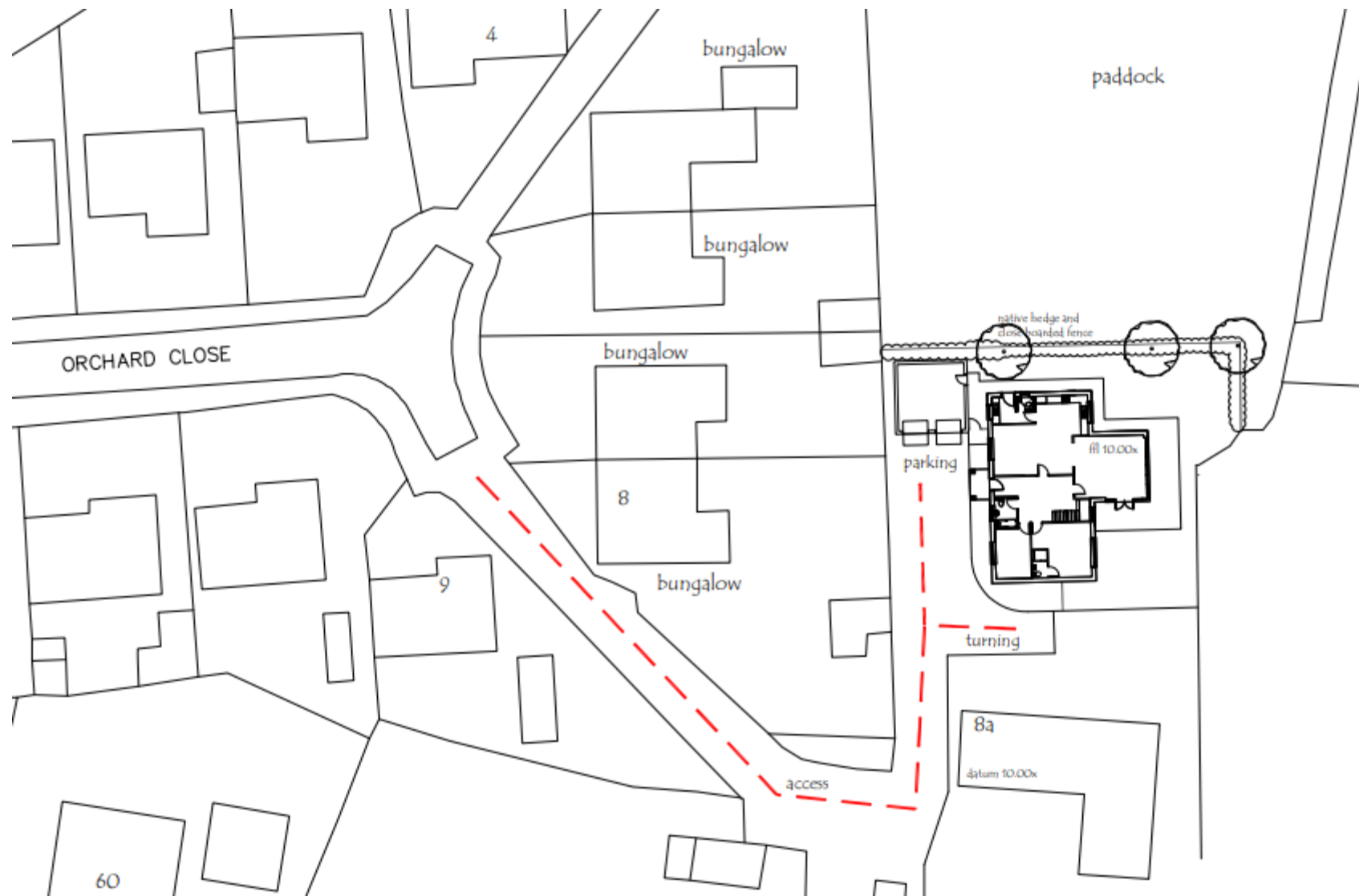


**22/P/2909/FUL Land adjacent to 8A Orchard Close,
Banwell.**

**Proposed erection of 1no. four-bedroom dwelling and a
double garage.**



Crown Copyright. All rights reserved. Licence Number 1000204



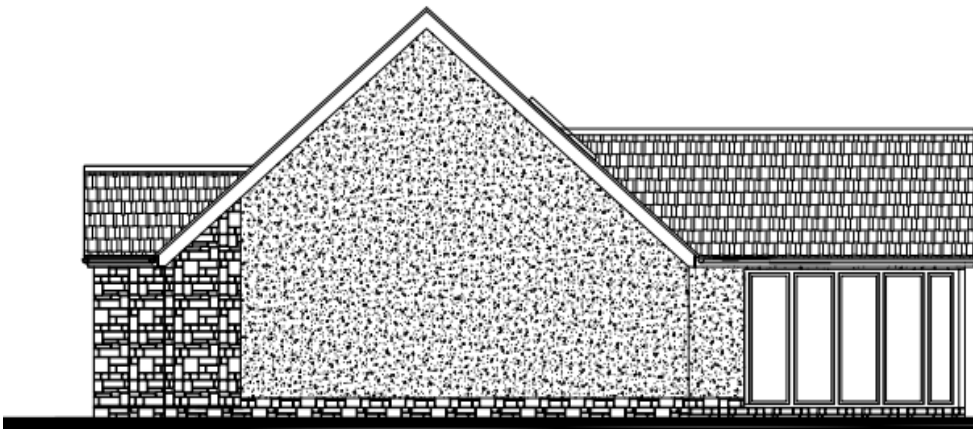


NORTH ELEVATION

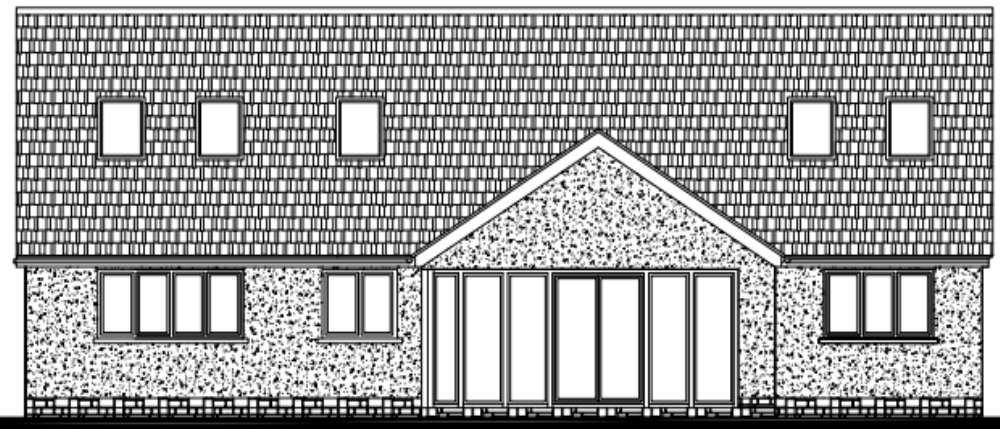


WEST ELEVATION

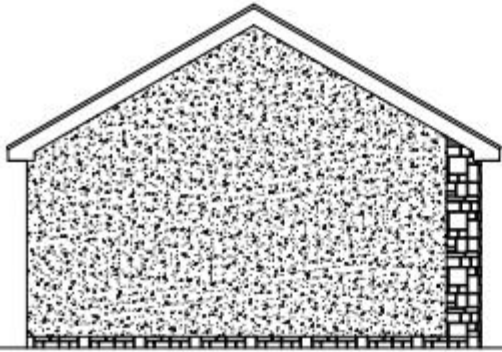
Roof concrete interlocking tiles farmhouse red
 Walls peited render off white natural stone and plinth
 Windows and doors white pvcu
 Facias soffites and rainwater goods black pvcu



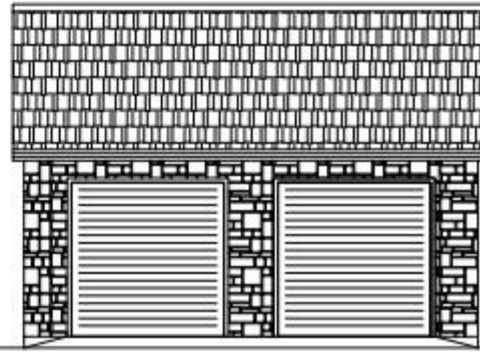
SOUTH ELEVATION



EAST ELEVATION



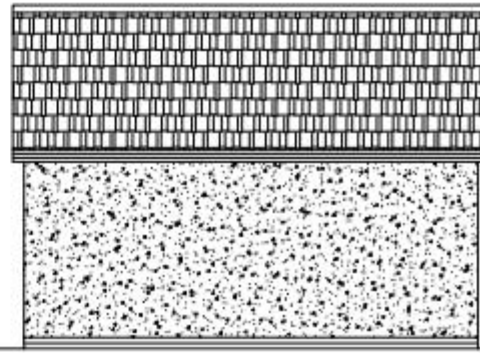
WEST ELEVATION



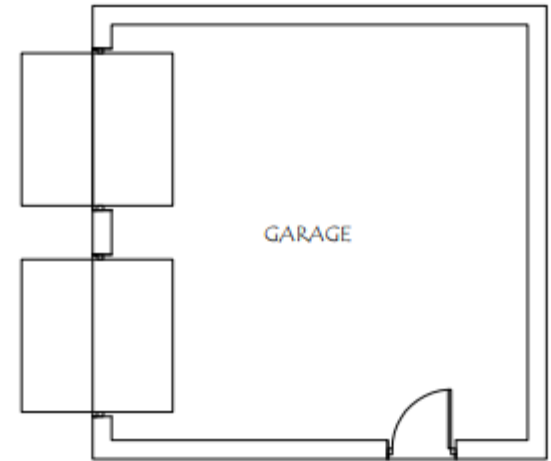
SOUTH ELEVATION

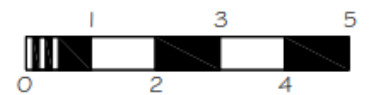
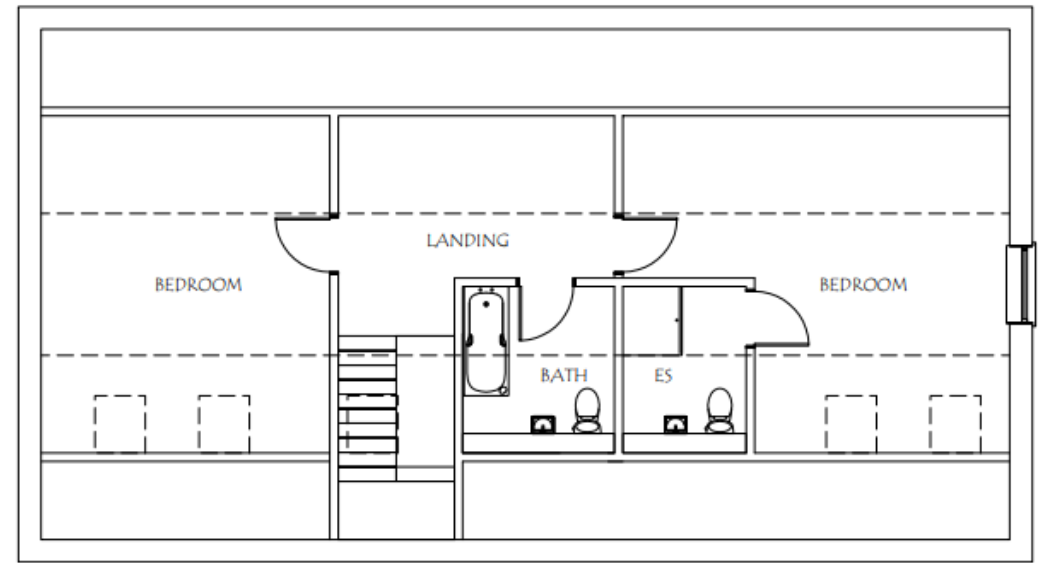
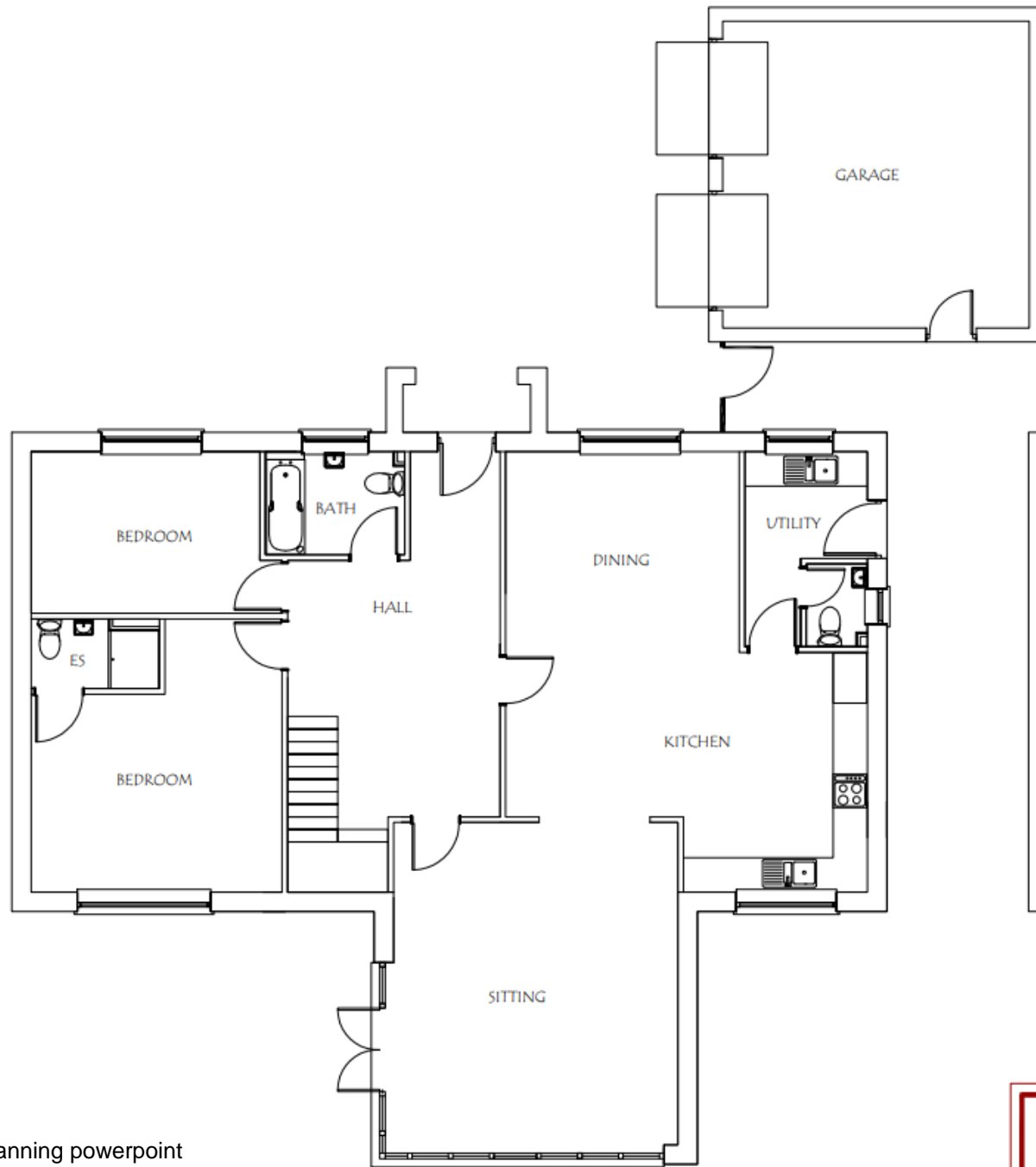


EAST ELEVATION



NORTH ELEVATION





Phil Reddish BSc (hons) Design Limited	Telephone 01278 787675
Proposed Development at Orchard Close, Banwell, North Somerset	Proposed Floor Plans Scale 1/100 Date 22/11/22 Drawn 22/6/01/101

23/P/0565/FUL Land South of Churchland Way and Wolvershill Road, Mead Fields, Banwell.

Application to vary condition 6 (acoustic survey prior to commencement) attached to planning permission 22/P/1186/FUL (Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking) to allow for acoustic survey to be submitted prior to occupation.



To note the following applications

23/P/0411/TPO Shepton Copse, Banwell Woods, Towerhead Road, Banwell.

T - 1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration.

23/P/0446/TRCA 12, High Street, Banwell BS29 6AE

T1 - Birch - Remove to ground level.

23/P/0450/TPO Corner House, East Street Banwell BS29 6PD

T - 1 & T - 2 Hornbeams lift crowns to 2mtrs for clearance.

23/P/0481/CRN Perries Hillend Locking BS24 8PG

Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8)

23/P/0541/TPO Shepton Copse Part of Banwell Woods, Towerhead Road, Banwell.

A dead ash tree has blown over during recent gusty winds. It is hung up in an adjacent ash tree. It is proposed to bring the tree down to ground level to make it safe. The tree is located near the track leading through the woods and in an area where people may be visiting.

To note the following planning decisions

- (i) 22/P/1186/FUL Land South of Churchland Way and Wolvershill Road Mead Fields Banwell.**
Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking. **APPROVE with legal agreement.**
- (i) 22/P/1346/AOC Western Trade Centre Knightcott Banwell North Somerset BS29 6HS**
Discharge of condition No. 8 (Flood Risk Assessment and Sustainable Drainage) No. 9 (design, implementation, maintenance and management of the sustainable drainage scheme) No. 10 (samples of the materials) No. 18 (replacement night roost for lesser horseshoe bats) on application 15/P/0968/O. **APPROVE (discharge condition)(RDC)**
- (i) 22/P/2698/AOC Rhodyate Farm, The Rhodyate, Banwell BS29 6NR**
Discharge of Condition No.14 (Disabled Access) from application 21/P/3145/FUL. **APPROVE**
- (i) 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. **OBJECTION (TPO made)**
- (i) 23/P/0394/AOC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**
Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application 22/P/0896/FUH. **APPROVE**