



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 19th of December 2022.

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk).

067/22 To receive apologies for absence (agenda item 1)

Apologies were received from Councillor Matthew Thomson

068/22 To receive declarations of interest (agenda Item 2)

No interests were declared

069/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7th of November 2022 (agenda item 3)

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

070/22 To note and comment upon planning applications (agenda item 4).

(i) 22/P/2005/FUL Land Farm Puxton Road Hewish

Proposed erection of an extension to the West barn to accommodate silage.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/2069/FUL Land Farm Puxton Road Hewish

Demolition of a section of the East barn and replacement new build extension to accommodate silage.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) 22/P/2070/FUL Land Farm Puxton Road Hewish

Proposed extension to the West elevation of the West barn to form accommodation for silage.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) 22/P/2071/FUL Land Farm Puxton Road Hewish

Proposed 2no. bay extension to the West barn to accommodate silage.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(v) **21/P/2396/FUL Land at The Moor Dairy (Log Cabin) Moor Road**

Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling.

Resolved – To object to this application due to the replacement dwelling being outside the settlement boundary and in flood zone 3 and also concerns it is not within the boundary of the existing log cabin,

The resolution was correctly proposed and seconded (unanimous)

(vi) **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).

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

071/22 To note the following planning applications (agenda item 5).

(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.

This application was noted

(ii) **22/P/2808/AOC Land West Of Wolvershill Road Wolvershill Road Banwell.**

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

This application was noted

072/22 To note planning decisions – (agenda item 6)

(i) **21/P/2608/FUL Gobbles Farm Wolvershill Road Banwell North Somerset BS29 6DQ**

Conversion of an existing farm building (permitted for D1 Leisure use) to 1no. single storey dwelling with associated curtilage to replace an existing lawful development for a residential caravan at Gobbles Farm. **APPROVE**

(ii) **22/P/0896/FUH Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**

Proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space and the erection of a new timber storage building within the garden. **APPROVE**

(iii) **22/P/0921/LBC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**

Listed building consent for the proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space and the erection of a new timber storage building within the garden **APPROVE**

(iv) **22/P/1678/FUH Banwell Cross 25 Castle Hill Banwell North Somerset BS29 6NX**

Proposed erection of a single storey flat roof extension to the existing detached garage to form a store room, pool table/games area and a WC. **APPROVE**

(v) **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.

APPROVE

(vi) **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 Panels on south-west elevation. **APPROVE**

(vii) **22/P/2324/TRCA Banwell Youth & Community Centre West Street Banwell BS29 6DB**

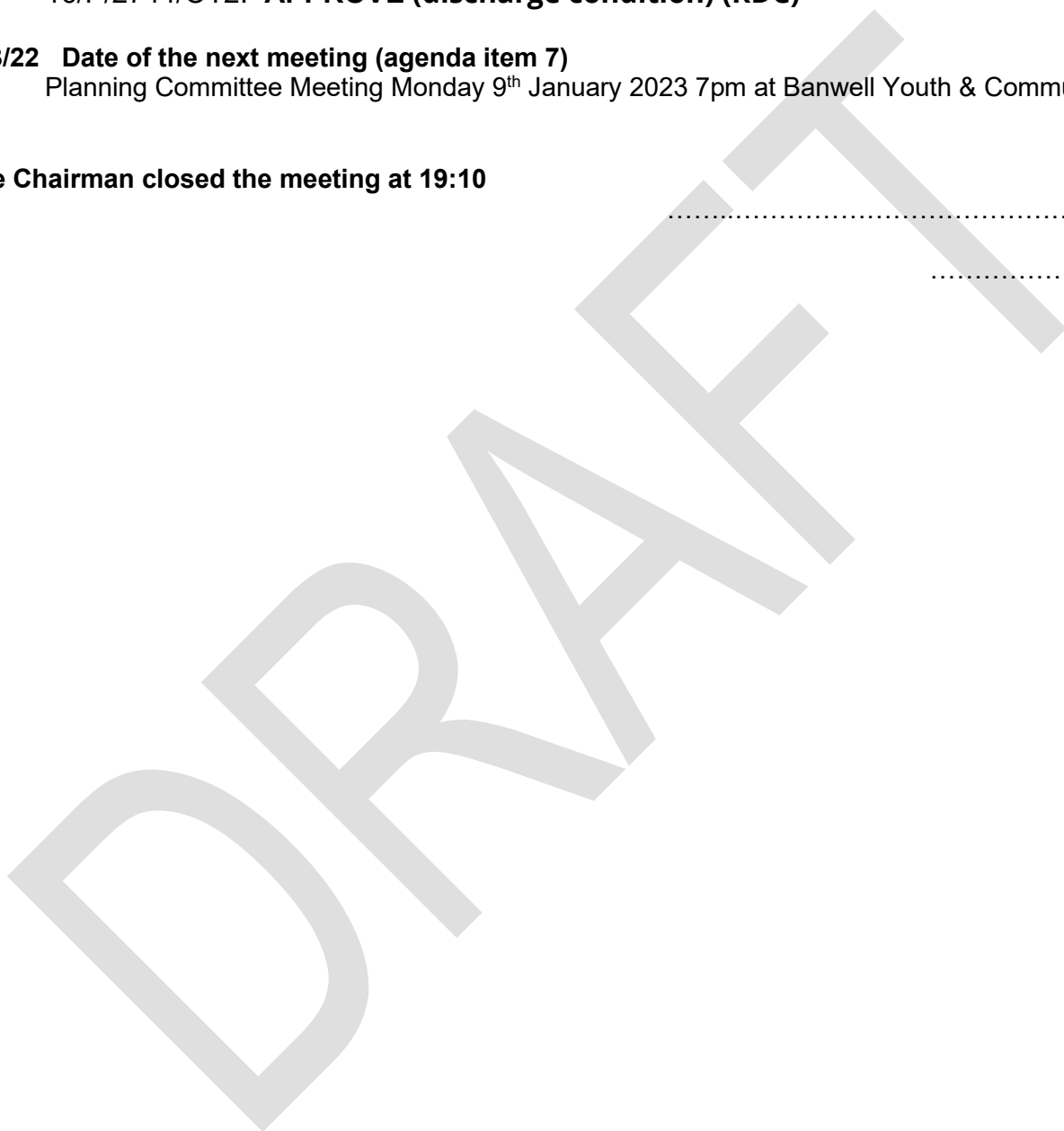
TT1 - Willow - crown lift over the tank to 4m once a year for 5 years. **NO OBJECTION (tree/hed) UNCONDITIONAL**

- (viii) **22/P/2406/TRCA St Andrews Church Banwell North Somerset BS29 6BN**
All tree work as advised in general tree assessment (summary) - exceptions: T773, T769 & T770 - Magnolia - down to be felled - crown reduce by 2m. **NO OBJECTION (tree/hed) UNCONDITIONAL**
- (ix) **22/P/2445/AOC Land South of Churchland Way Wolverhill Road Banwell North Somerset**
Partial discharge of condition. 55 (External meter boxes) on application 12/P/1266/OT2. **APPROVE (discharge condition) (RDC)**
- (x) **22/P/2446/AOC Land at Parklands Churchland Way Weston-super-Mare**
Request to discharge part of condition 41 (Permitted Development) from application No. 16/P/2744/OT2. **APPROVE (discharge condition) (RDC)**

073/22 Date of the next meeting (agenda item 7)
Planning Committee Meeting Monday 9th January 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:10

.....Chairman
.....Date



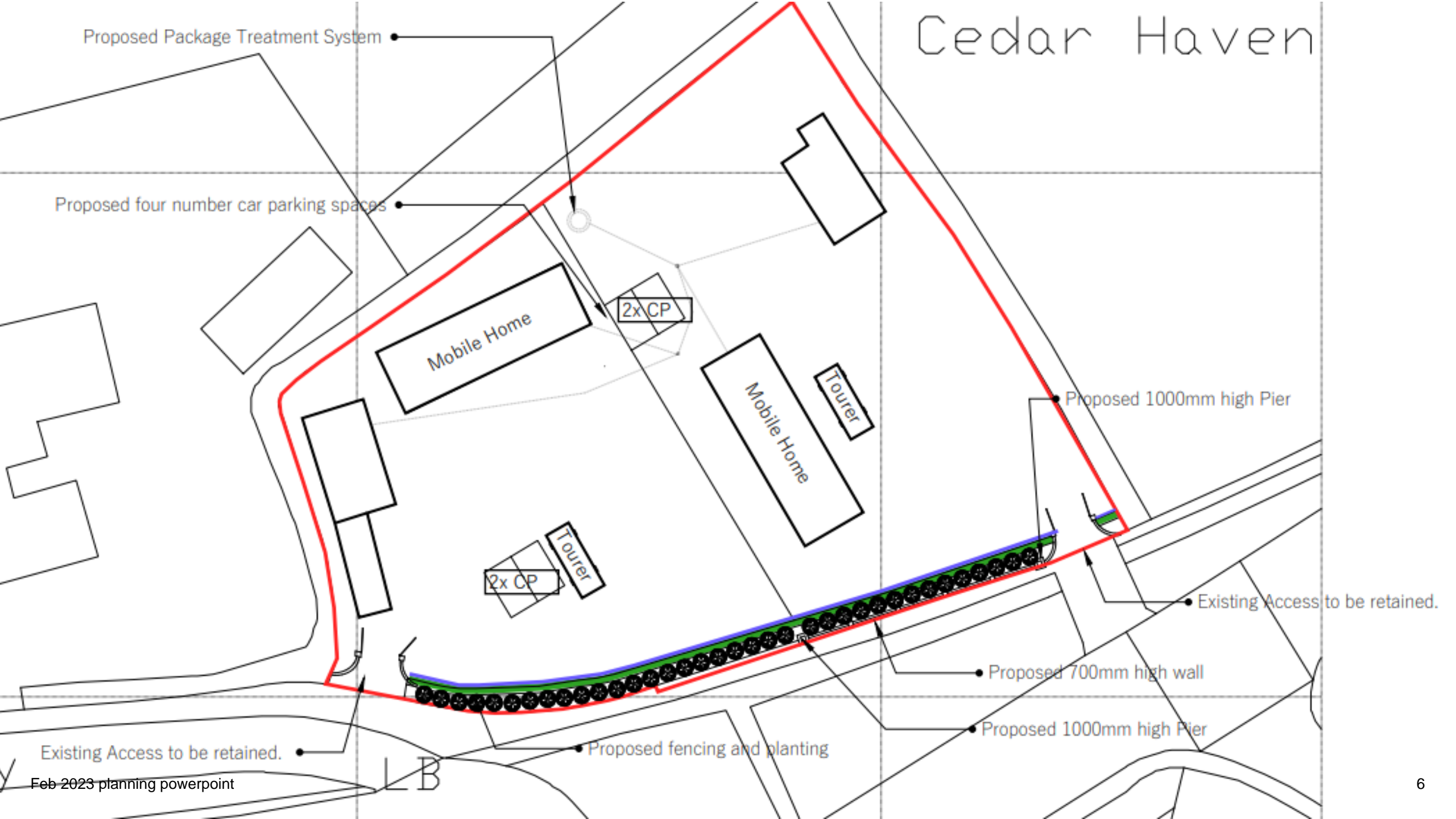
Planning Committee

February 6th 2023

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).

Cedar Haven



Proposed Package Treatment System

Proposed four number car parking spaces

Mobile Home

2x CP

Mobile Home

Tourer

Proposed 1000mm high Pier

2x CP

Tourer

Existing Access to be retained.

Proposed 700mm high wall

Proposed 1000mm high Pier

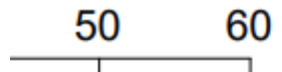
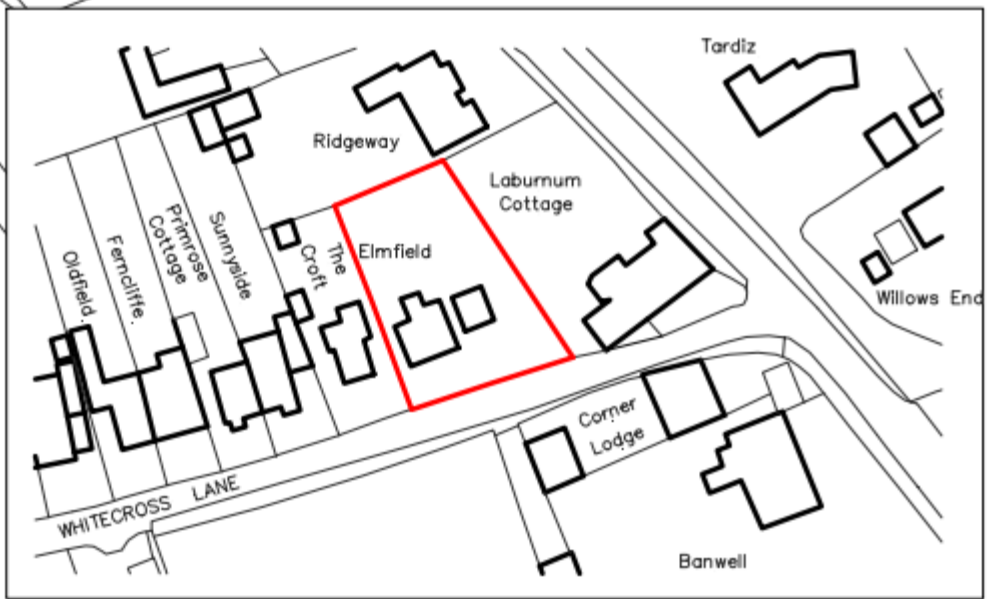
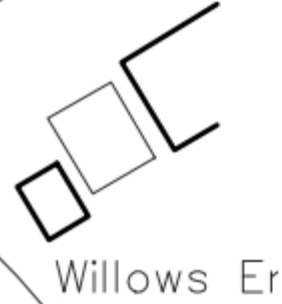
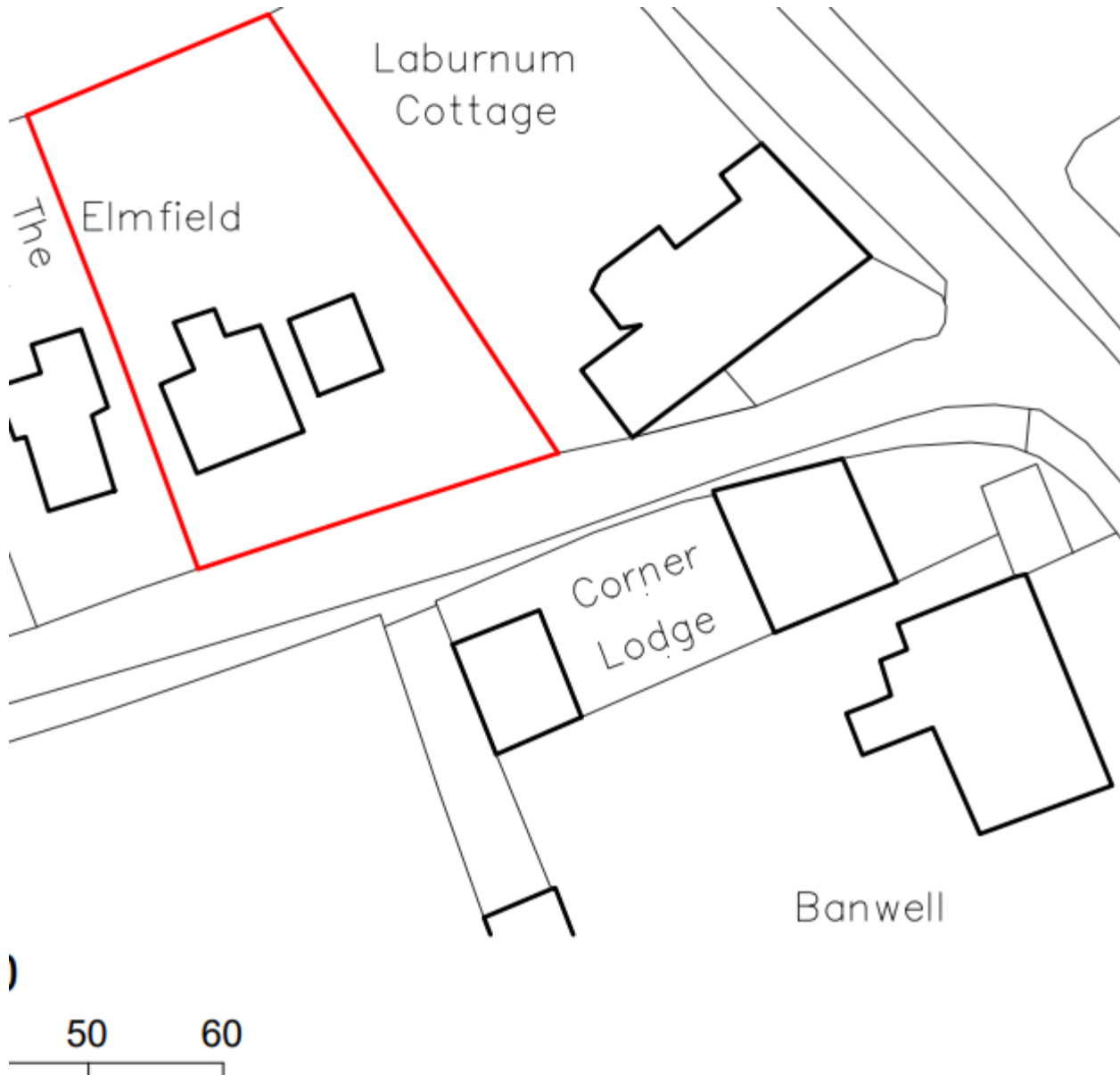
Existing Access to be retained.

Proposed fencing and planting

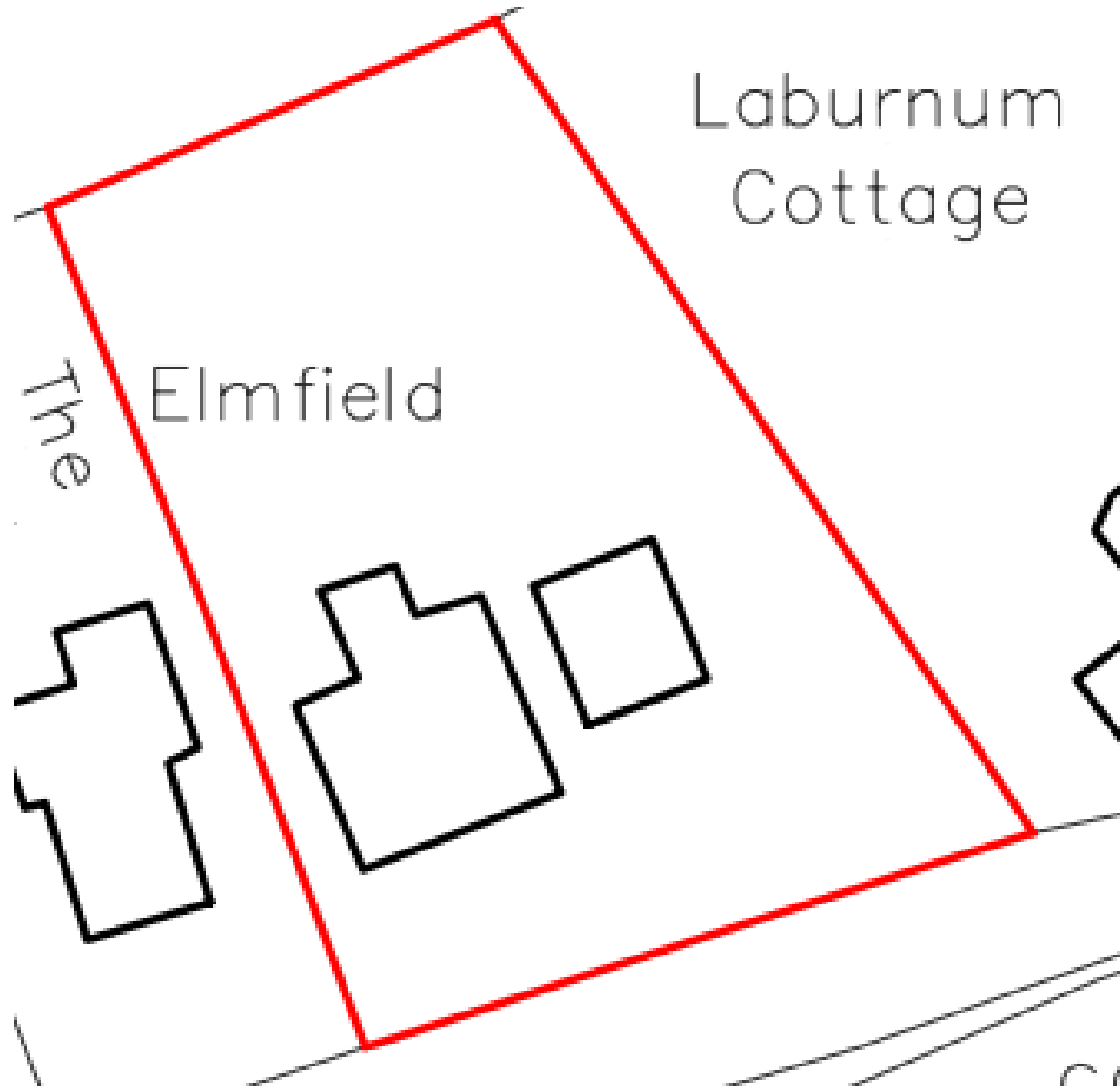
L B

22/P/3009/FUL Elmfield Whitecross Lane Banwell BS29 6DP

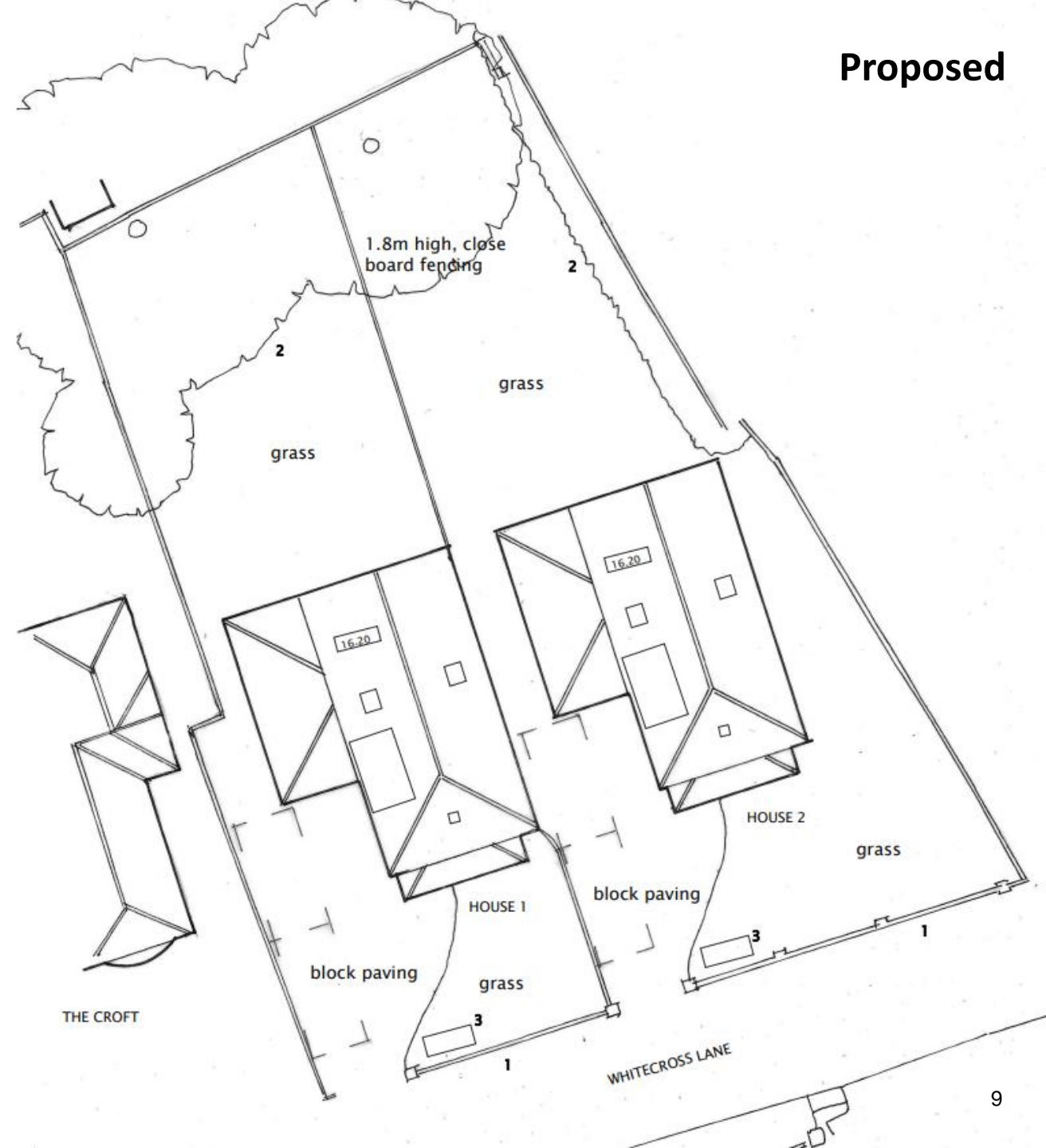
Proposed demolition of existing dwelling and erection of 2
No. detached dwellings.



Existing



Proposed



Primrose Cottage

Sunnyside

The Croft

Elmfield

Laburnum Cottage



EXISTING

Primrose Cottage

Sunnyside

The Croft

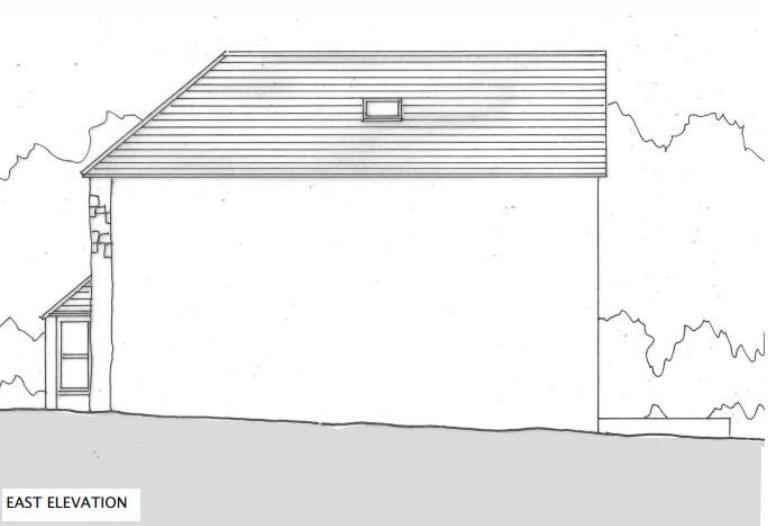
House 1

House 2

Laburnum Cottage



PROPOSED



EAST ELEVATION



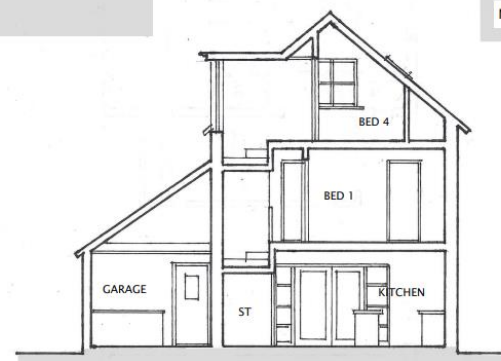
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

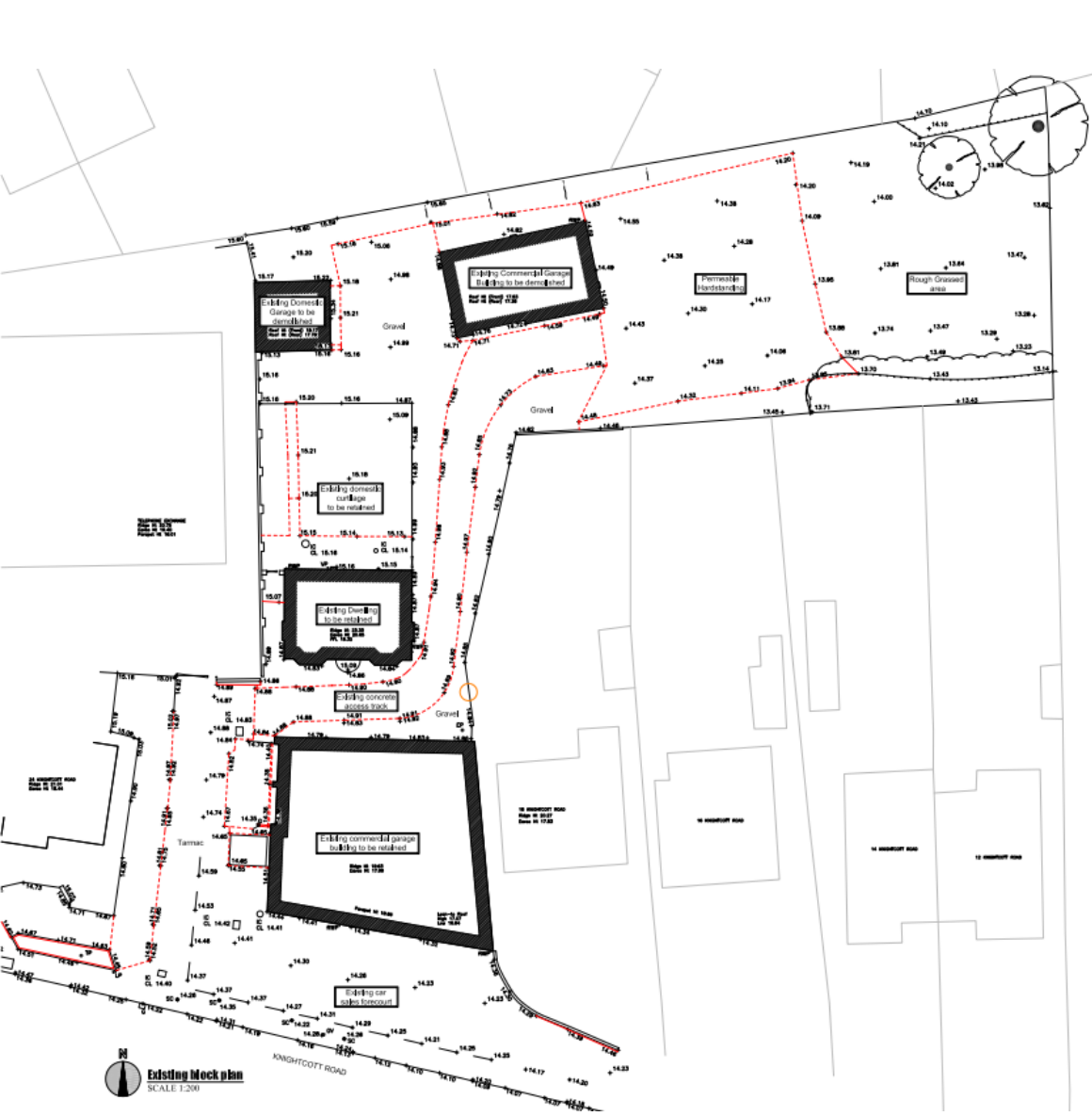


SECTION A - A

MATERIALS
WALLS
 front elevation—natural, random rubble stone wit stone lintels, all other elevations—render finish
WINDOWS / DOORS
 dark grey, UPVC
ROOF
 red interlocking concrete tiles

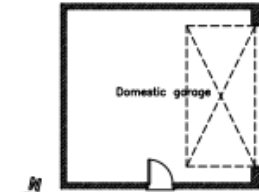
23/P/0072/FUL Land to Rear of Banwell Garage 20 Knightcott Road, Banwell

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



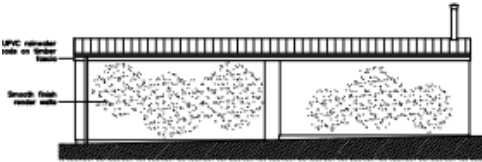


Commercial garage - Existing floor plan
SCALE 1:100

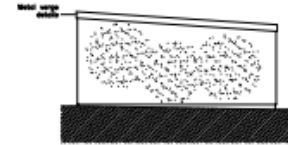


Domestic garage - Existing floor plan
SCALE 1:100

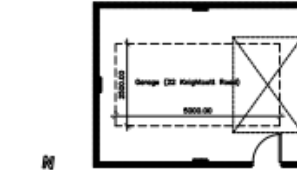
Existing



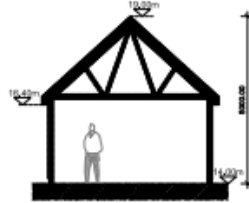
Commercial garage - Existing north elevation
SCALE 1:100



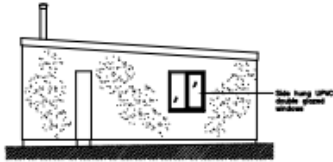
Domestic garage - Existing north elevation
SCALE 1:100



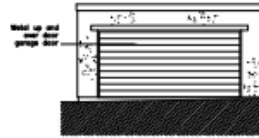
Proposed floor plan
SCALE 1:100



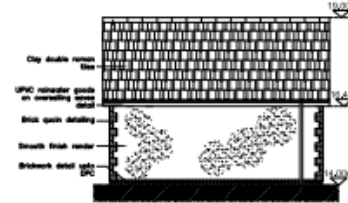
Typical proposed section
SCALE 1:100



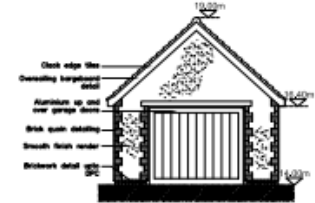
Commercial garage - Existing east elevation
SCALE 1:100



Domestic garage - Existing east elevation
SCALE 1:100



Proposed north elevation
SCALE 1:100



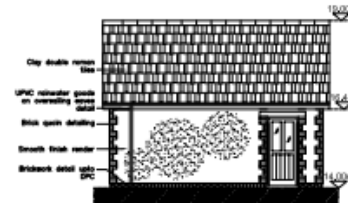
Proposed east elevation
SCALE 1:100



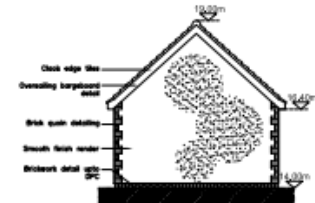
Commercial garage - Existing south elevation
SCALE 1:100



Domestic garage - Existing south elevation
SCALE 1:100



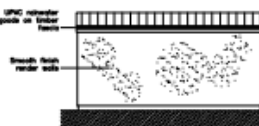
Proposed south elevation
SCALE 1:100



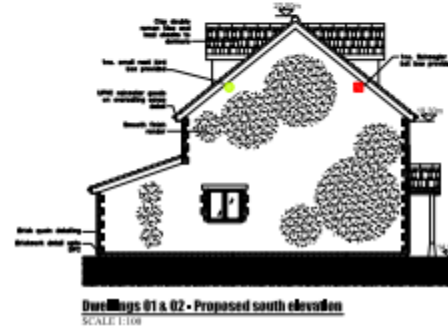
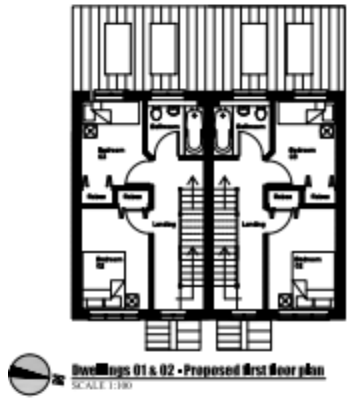
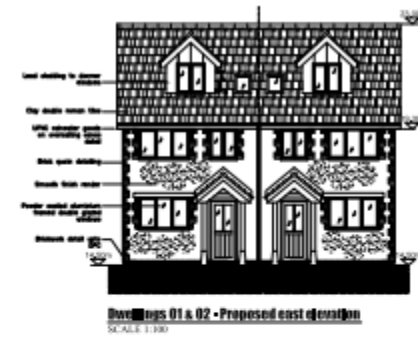
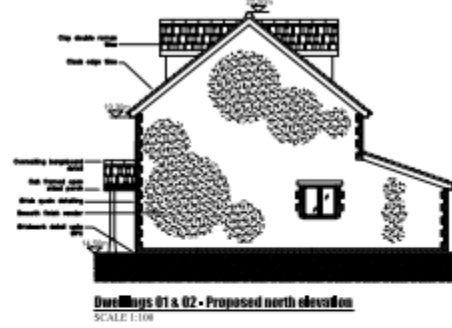
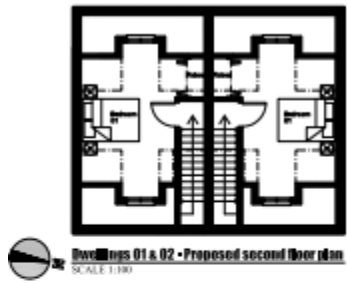
Proposed west elevation
SCALE 1:100



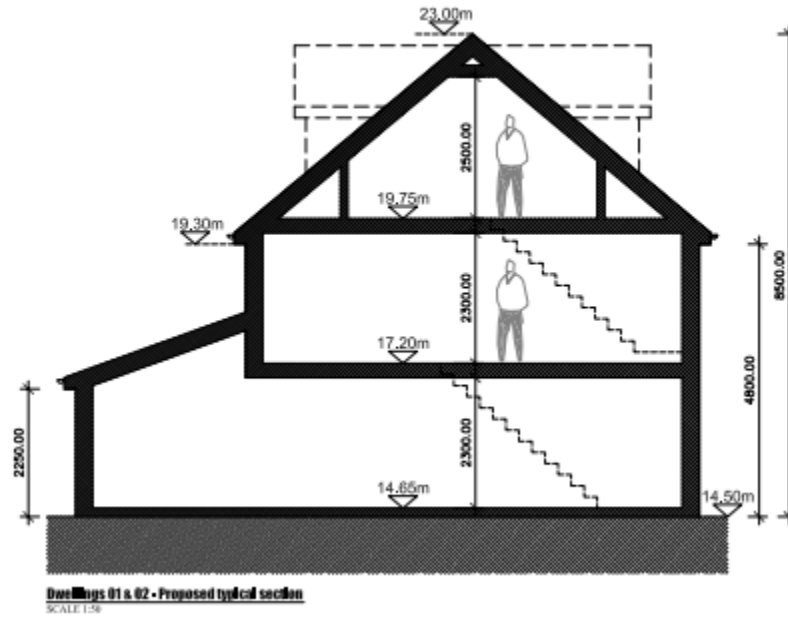
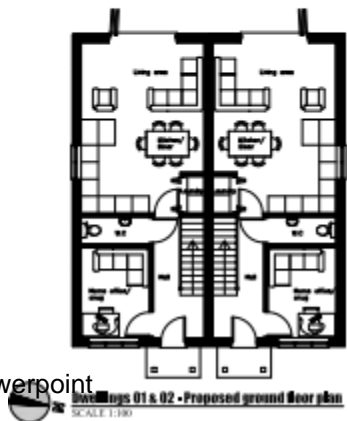
Commercial garage - Existing west elevation
SCALE 1:100



Domestic garage - Existing west elevation
SCALE 1:100



Existing

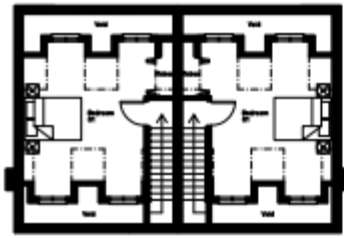


Proposed

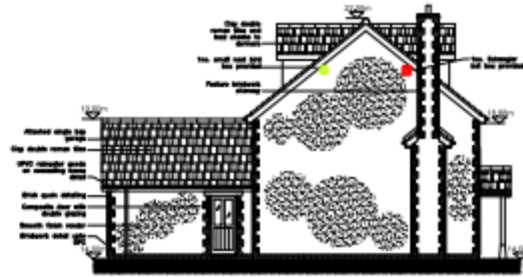
Ian S Ford Building
 Drawn: I.S. Ford (016), L.C. Ford (016) (Architects, A.C. & A.P.)
 Phone: 01753 462002 or 0777984 2177

Client: Mr D & Mrs H Smith
 Thatchway Barn
 Wrayton Road
 Congresbury
 North Somerset
 BS40 3NX

Project: Redevelopment of site at
 Barnard Garage
 Knighton Road
 Barnard
 North Somerset
 BS29 6HA



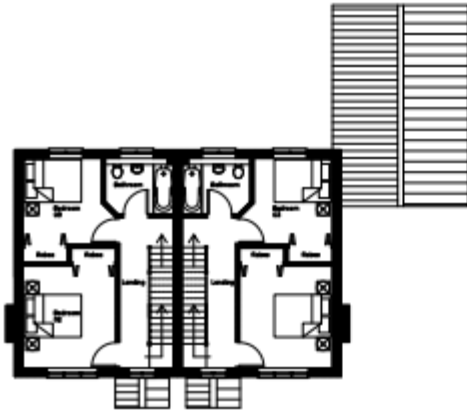
Drawings 03 & 04 - Proposed second floor plan
SCALE 1:100



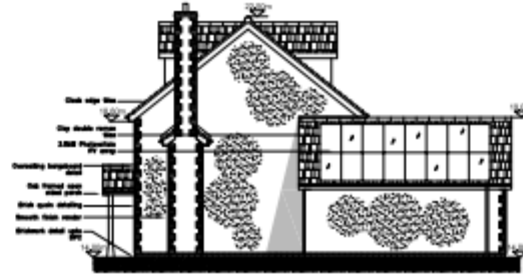
Drawings 03 & 04 - Proposed north elevation
SCALE 1:100



Drawings 03 & 04 - Proposed east elevation
SCALE 1:100



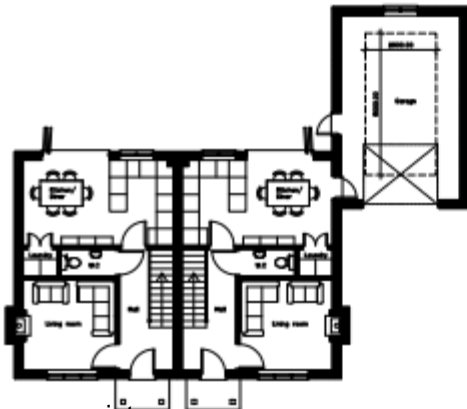
Drawings 03 & 04 - Proposed first floor plan
SCALE 1:100



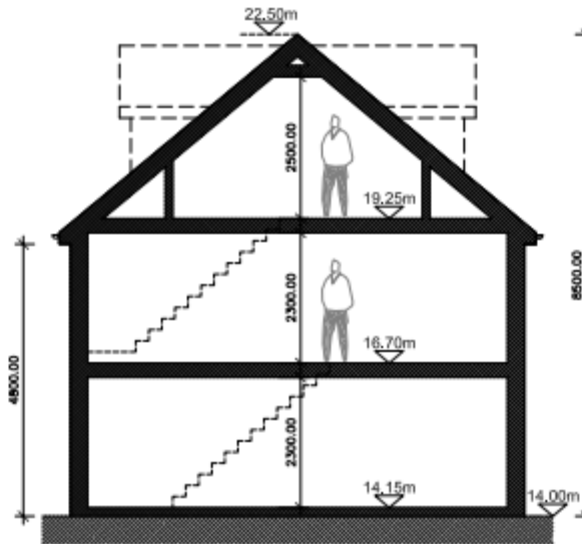
Drawings 03 & 04 - Proposed south elevation
SCALE 1:100



Drawings 03 & 04 - Proposed west elevation
SCALE 1:100



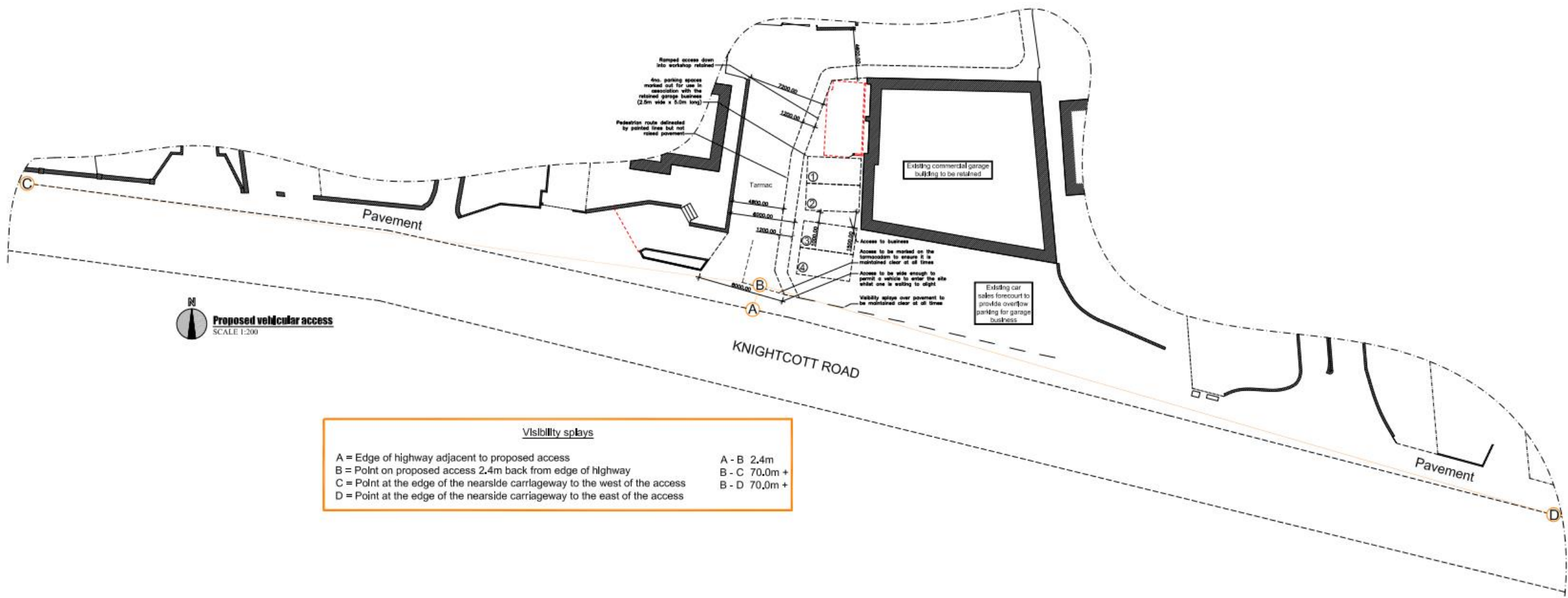
Drawings 03 & 04 - Proposed ground floor plan
SCALE 1:100



Drawings 03 & 04 - Proposed typical section
SCALE 1:50

Proposed

Ian S Ford Building Surveying and Plan				
Drawings:	14 Ford 001, 14 Ford 002 (plans) 0003, A-G A-Ford	Address:	Riverside Drive, Sutton Lane, Boreham	
Phone:	01793 402003 or 077996 2727	Email:	info@isford.com or info2@isford.com	
Client:	Mr D & Mrs H Smith Thatchway Barn Wynnam Road Comberby North Somerset BS40 5NX	Revision:	Rev	Date
Project:	Redevelopment of site at Harwell Garage Knighton Road Harwell North Somerset BS20 6HA		A	13.12
				Final amendments prior to



Visibility splay	
A = Edge of highway adjacent to proposed access	A - B 2.4m
B = Point on proposed access 2.4m back from edge of highway	B - C 70.0m +
C = Point at the edge of the nearside carriageway to the west of the access	B - D 70,0m +
D = Point at the edge of the nearside carriageway to the east of the access	

To note the following applications

22/P/3030/LDP 10 Wolverhill Park Banwell BS29 6DQ

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

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

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.



Rear/South West Elevation as existing



Rear/South West Elevation as proposed

To note the following planning decisions

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**

22/P/1847/NMA Land West Of Wolvershill Road Wolvershill 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**

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**

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**

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**

22/P/2808/AOC Land West Of Wolvershill Road Wolvershill Road Banwell

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

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**

23/P/0077/TRCA 31 West Street Banwell North Somerset BS29 6DB

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