



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7<sup>th</sup> of April 2025.**

**PRESENT:** Councillors Nick Manley (Chairman), Simon Arlidge, Paul Blatchford, Paul Harding & Matthew Thomson.

**IN ATTENDANCE:** Liz Shayler (Clerk).

Cllr Manley welcomed everybody.

**Before the meeting was convened, members of the public were invited to speak.**

No members of the public were present.

**The meeting was convened.**

### **17/25 To receive apologies for absence (agenda item 1)**

Apologies were received from Steve Davies.

### **18/25 To receive declarations of interest (agenda Item 2)**

Cllr Harding declared an interest in planning application 25/P/0653/FUH 28, Littlefields Avenue, Banwell BS29 6BQ.

### **19/25 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> of March 2025 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 3<sup>rd</sup> of March be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with one abstention due to absence)**

The minutes of the meeting were signed by the Chairman as a correct record.

### **20/25 To note and comment upon planning applications (agenda item 5).**

- (i) **25/P/1336/FUL Land off Catworthy Lane, Banwell.**  
Retention of a building for equestrian use.

**Resolved:** to log the following comment on the planning portal. 'Banwell Parish Council is unable to provide comments at this time as no documents have been made available on the planning portal'

**The resolution was correctly proposed and seconded (unanimous)**

The committee requested that the Environment and Biodiversity Officer comments went to all planning committee members and the Clerk.

- (ii) **25/P/0241/FUL Field Off Moor Road, Banwell.**  
Proposed erection of a general-purpose agricultural building.

**Resolved:** To note this application but recommend the existing hedgerow is widened, maintained at more than 3m in height and, if possible, to relocate the proposed new trees within this.

**The resolution was correctly proposed and seconded (unanimous)**

(iii) **25/P/0635/FUH 'Withyhurst', Riverside, Banwell. BS29 6EH**

Proposed demolition of existing detached stable/store buildings and erection of a part one-storey, part two-storey side extension to existing outbuilding alongside the creation of a canopy front porch and fenestration alterations to all elevations.

**Resolved:** To object to this application for the following reasons.

While a recent Lawful Development Certificate confirms the existing annexe as lawful and therefore exempt from certain annexe policy requirements, North Somerset Council's planning guidance still states that annexes should not exceed 50% of the size of the main dwelling and must remain ancillary in use.

The current annexe lacks essential cooking and washing facilities, which reinforces its ancillary status. The proposed extension would significantly alter this relationship, creating a self-contained two-bedroom dwelling with an additional office that could readily be used as a third bedroom. No measurements have been provided to demonstrate compliance with the 50% size guideline, and the application fails to justify the scale of the proposed development.

This proposal raises concerns about the creation of an independent dwelling outside the settlement boundary, which would result in the overdevelopment of a rural site.

**The resolution was correctly proposed and seconded (unanimous)**

(iv) **25/P/0653/FUH 28, Littlefields Avenue, Banwell. BS29 6BQ**

Proposed erection of a single storey side extension with enlarged room in the roof and associated rear facing dormer.

**Resolved:** To note this application.

**The resolution was correctly proposed and seconded (unanimous)**

**21/25 To note the following planning applications (agenda item 6).**

(i) **25/P/0467/AOC Land South of Churchland Way Wolverhill Road.**

Discharge of condition 42 (Generate 15% of energy required by each building or buildings) from application 12/P/1266/OT2.

(ii) **25/P/0638/NMA Land to South of William Daw Close Banwell.**

Non-material amendment to application 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.) to allow for an amendment to plot 12 (AG) for an already approved house type (SC) to provide greater separation and privacy for Hatherleigh House.

The applications above were noted.

**22/25 To note planning decisions – (agenda item 7)**

(i) **24/P/1388/FUL Winthill Farm Winthill Banwell**

Change of use from barn/store/workshop to 2no. holiday lets. **APPROVED**

(ii) **24/P/1735/FUL Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**

Demolition of 'Building H' and erection of a new building for storage of bicycles, garden equipment and solar panel electrical equipment. **APPROVED**

(iii) **24/P/1890/CQA Buildings and Land at Box Bush Lane Rolstone Banwell BS24 6UA**

Prior approval for the change of use of 2no. barns and associated curtilage land to 2no. dwellinghouses with operational development including the insertion of new windows and doors, and replacement of damaged walls and roofing as necessary. **Prior approval - required and grant**

(iv) **24/P/2498/CQA Land Southeast of Land Farm Puxton Road Hewish**

Prior approval to convert part of an existing agricultural barn into 1no. dwelling with operational development consisting of re-roofing, re-cladding, insertion of new window and doors. **Prior approval - required and grant**

- (v) **24/P/2692/FUL The Old Police House 3 Towerhead Road Banwell BS29 6PG**  
Change of Use from dwellinghouse to a use providing living accommodation and associated health and wellbeing services (Sui generis use). **APPROVED**
- (vi) **25/P/0151/LDP Willow Barn Silver Moor Lane Banwell BS29 6LG**  
Certificate of lawful development for the proposed erection of a single storey rear extension. **APPROVED (lawful)**
- (vii) **25/P/0165/TPO Avona Wood Banwell Woods Towerhead Road Banwell**  
4-5 no. Hazels - coppice to let in more light. **APPROVED**
- (viii) **25/P/0258/LDE Withyhurst Riverside Banwell BS29 6EH**  
Certificate of lawfulness for confirmation that the use of an existing outbuilding used as a two-storey annexed habitable space used incidentally to the occupation of the main dwellinghouse (Withyhurst) is lawful. **APPROVED (lawful)**

**23/25 Date of the next meeting (agenda item 8)**

Monday 12<sup>th</sup> of May 2025 7pm Planning Committee Meeting at the YCC.

**The Chairman closed the meeting at 19:20**

.....Chairman

.....Date



# Banwell Parish Council

## Planning Committee Terms of Reference

### Introduction

The role of this Committee is to provide the Council's response on any planning application or on any other planning matter that is referred to the Council for comment. Where appropriate this Committee may resolve to refer a particular planning matter to Full Council for determination.

### Membership

The Committee is a Standing Committee and its members shall be Parish Councilors who are appointed to the Committee at the Annual Meeting of the Parish Council in May each year. At the first meeting of the Committee following the Annual Meeting of the Parish Council the first item of business shall be to elect a Chairman and a Vice-Chairman for the Committee.

The Committee shall be comprised of a minimum of five councilors, with the Chair and Vice Chair of the Council being ex officio members, with a maximum membership of eleven councilors. Members joining the Council at a date after the annual Committee elections, may also join the Planning Committee as can an existing member who elects not to join the Committee at the Annual Meeting of the Council, but who subsequently seeks to be a member of the Committee. In both cases the member must attend at least three meetings of the Committee before being able to vote. Substitutions are not permitted. The Quorum for the Planning Committee is three.

### Delegation of Planning Powers to the Planning Committee

The Committee will have responsibility for all matters associated with and relevant to planning, specifically.

- The consideration of and response to planning applications received from North Somerset Council by deadline dates set by North Somerset Council or an extended date as may be agreed with that Council.
- The preparation of a response to all Development Plan documents or such other planning policy or planning guidance documents as may be referred to the council for comment.
- In responding to planning applications, the Committee will, where appropriate, include recommendations encouraging sustainable and environmentally-friendly development. This includes referencing Banwell Parish Council's adopted list of suggested green measures (e.g. biodiversity preservation, energy efficiency, water conservation, and sustainable transport options) using the phrase: "Please consider including the following green measures," followed by selected applicable suggestions.

### Referrals and Site Visits

- Any member of the Council may request that any planning matter shall be put to Full Council for a decision provided that the request is supported by at least two other Committee members who have a right to vote.
- All members of the Planning Committee should familiarise themselves with a proposed agenda item, as appropriate, prior to the Planning Committee Meeting at which it will be discussed and if any member wishes to make a site visit before the date on which the matter is to be considered by Committee he/she may undertake one with or without other members of the Committee.
- In the event of a site visit being proposed at a meeting of the Planning Committee a joint site visit by members shall be arranged at the meeting for a time when as many Committee members will be able to attend and if necessary the Clerk will seek an appropriate

extension of any consultation deadline from the appropriate authority to allow consideration of the matter at the next meeting of the Committee

- A joint site visit after the Planning Committee meeting shall not be held unless at least three councilors notify the meeting of their agreement to a site visit and their intention to attend.
- Councilors making a site visit shall not enter a property and shall always respect occupiers' privacy.

### **Publication of Meeting Information and Timetable**

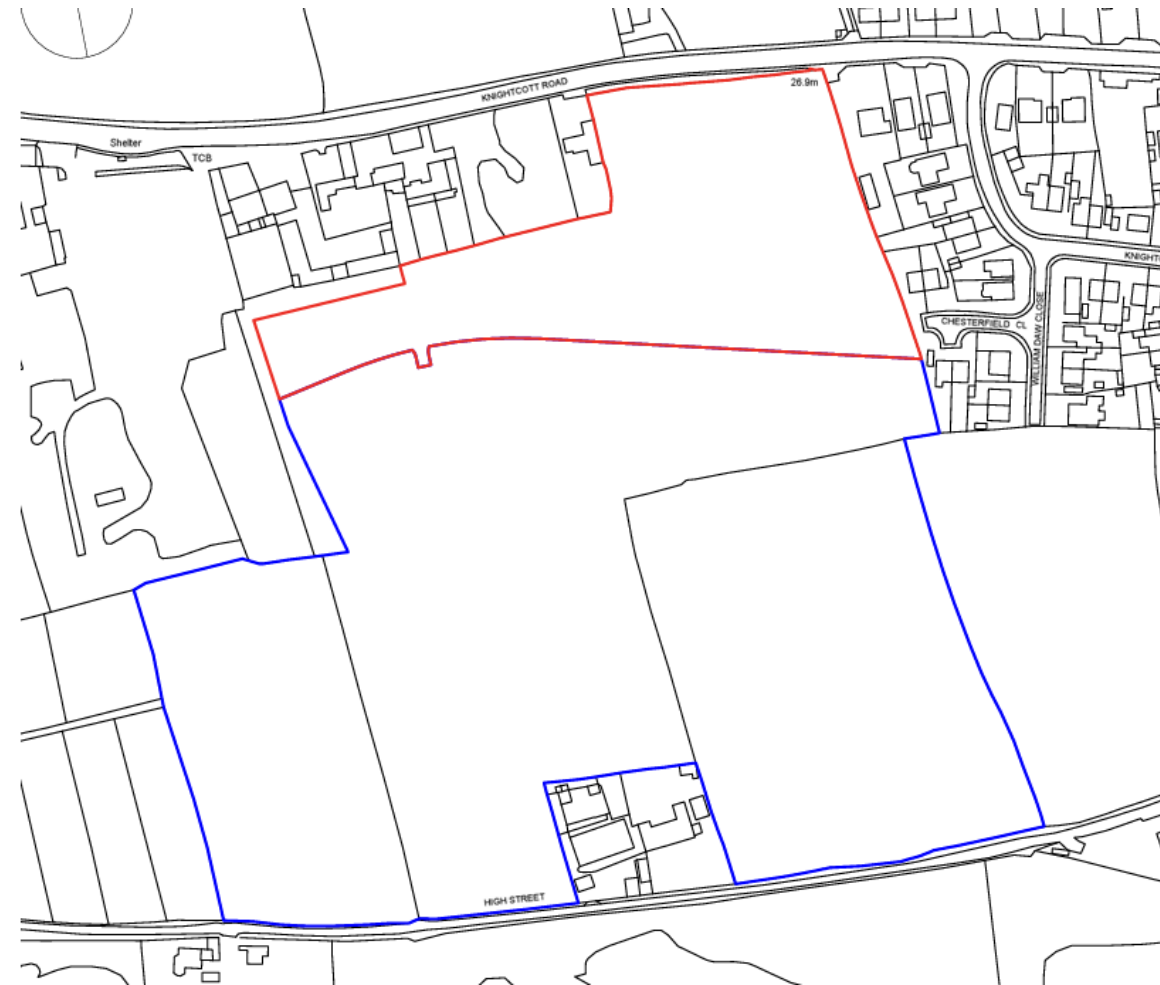
- The date and time of a Planning Committee meeting will be published at least 3 clear working days (excludes weekends) before the meeting.
- Meetings will be convened for the first Monday of every month unless it is a bank holiday.
- To meet North Somerset Council's consultation deadline or the consultation deadline of another body a planning application or other planning matter may be discussed at a full Council meeting instead of at the Planning Committee. In such circumstances the Planning Committee Chairman or, if necessary, the Planning Committee Vice Chairman shall chair the discussion on the relevant matter. If neither are present at the meeting, then the Chairman or Vice Chairman of the Council shall take the Chair.
- Meetings are held in a hybrid format where possible. Members of the public may watch live via Facebook or contact the Clerk in advance to attend remotely via Zoom.

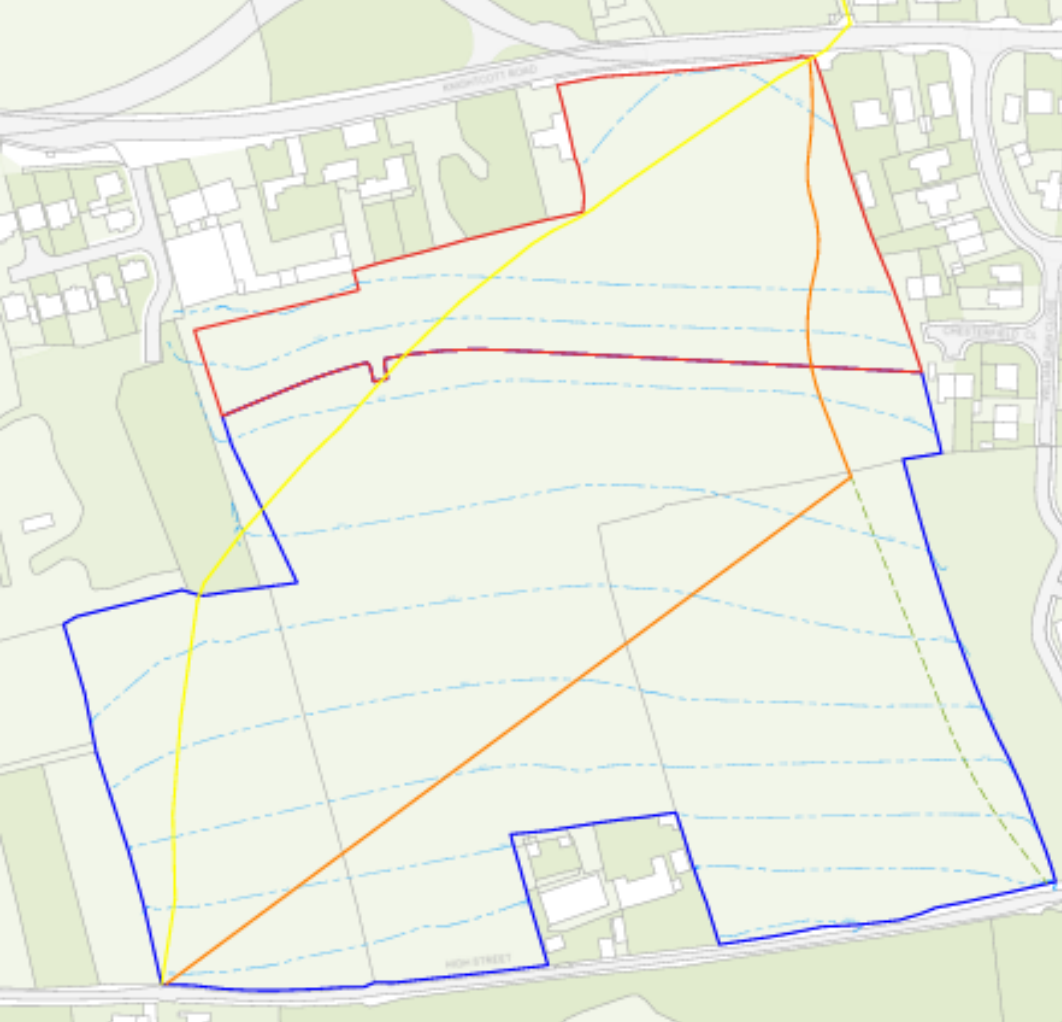
### **Attendance, Representation and Voting at Committee Meetings**

- With respect to planning applications, planning applicants and members of the public who may wish to present or comment on a validated planning application on the Committee agenda will be given the opportunity to speak at the meeting for a maximum of three minutes per speaker in advance of the Committee's consideration of the application.
- As appropriate, relevant questions from residents along with any other questions from the Committee will be put to the applicants (if present and content to answer questions) by the Committee as necessary after the close of the public speaking period.
- Members of the public who attend a meeting of the Planning Committee will be given the opportunity to comment on any other planning matters on the agenda, but all speakers will again be afforded only three minutes to make their comments. The Committee Chairman on the day has the absolute discretion to minimise the number of speakers and to determine the order of speaking: residents, in particular, are encouraged to nominate a single speaker to speak on their behalf if at all possible in order to avoid duplication of comments.
- Any Councillor, who is not on the committee, may also attend but cannot vote on any agenda item.
- The Chairman of the Committee on the day shall have a second and casting vote in the event of an equality of votes.

# To discuss recommending that the Planning Application 24/P/0967/OUT Land South of Knightcott Rd.

**Outline planning application for residential development of up to 27 dwellings including footpath diversion, with all matter reserved for subsequent approval.**





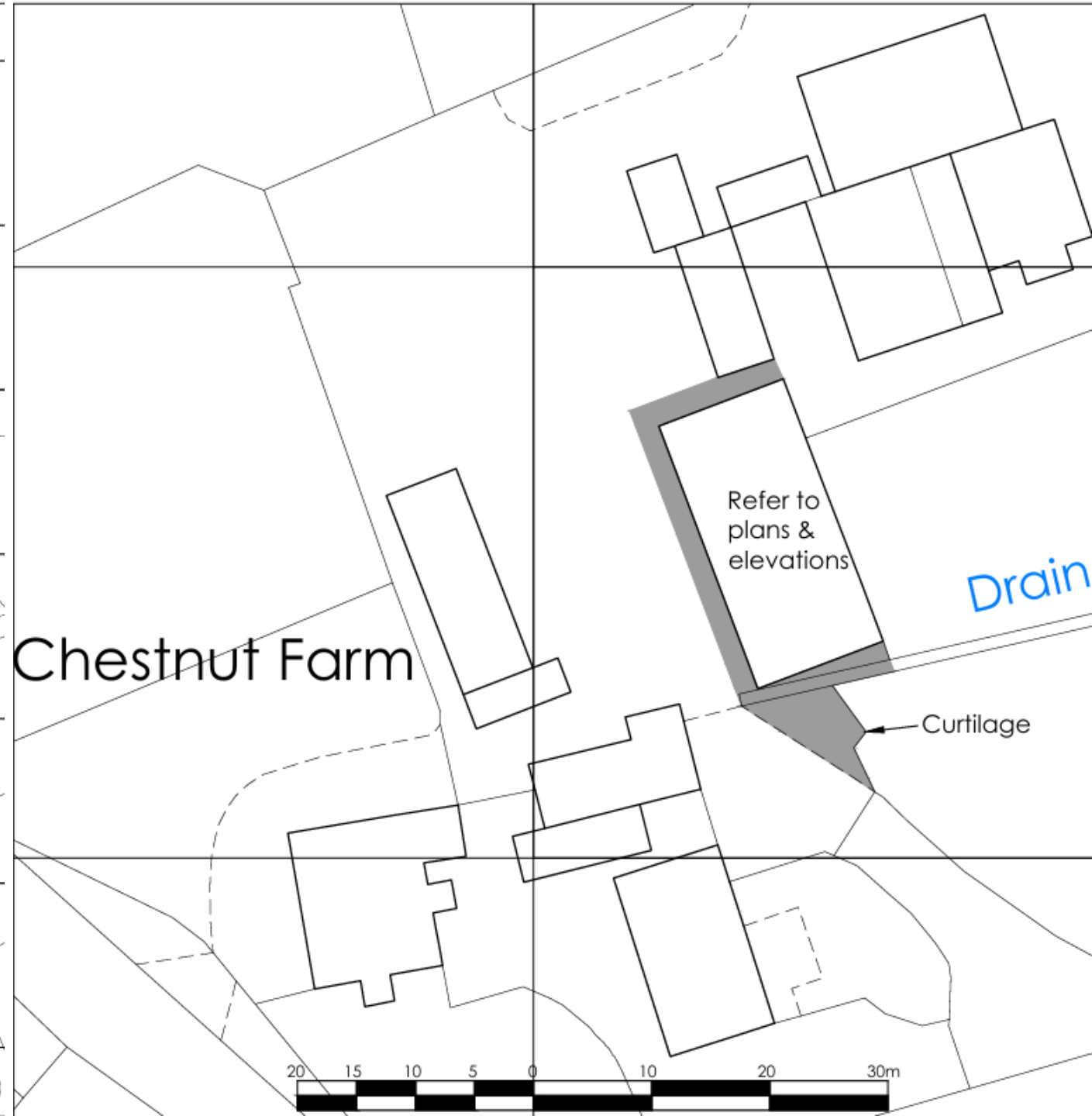
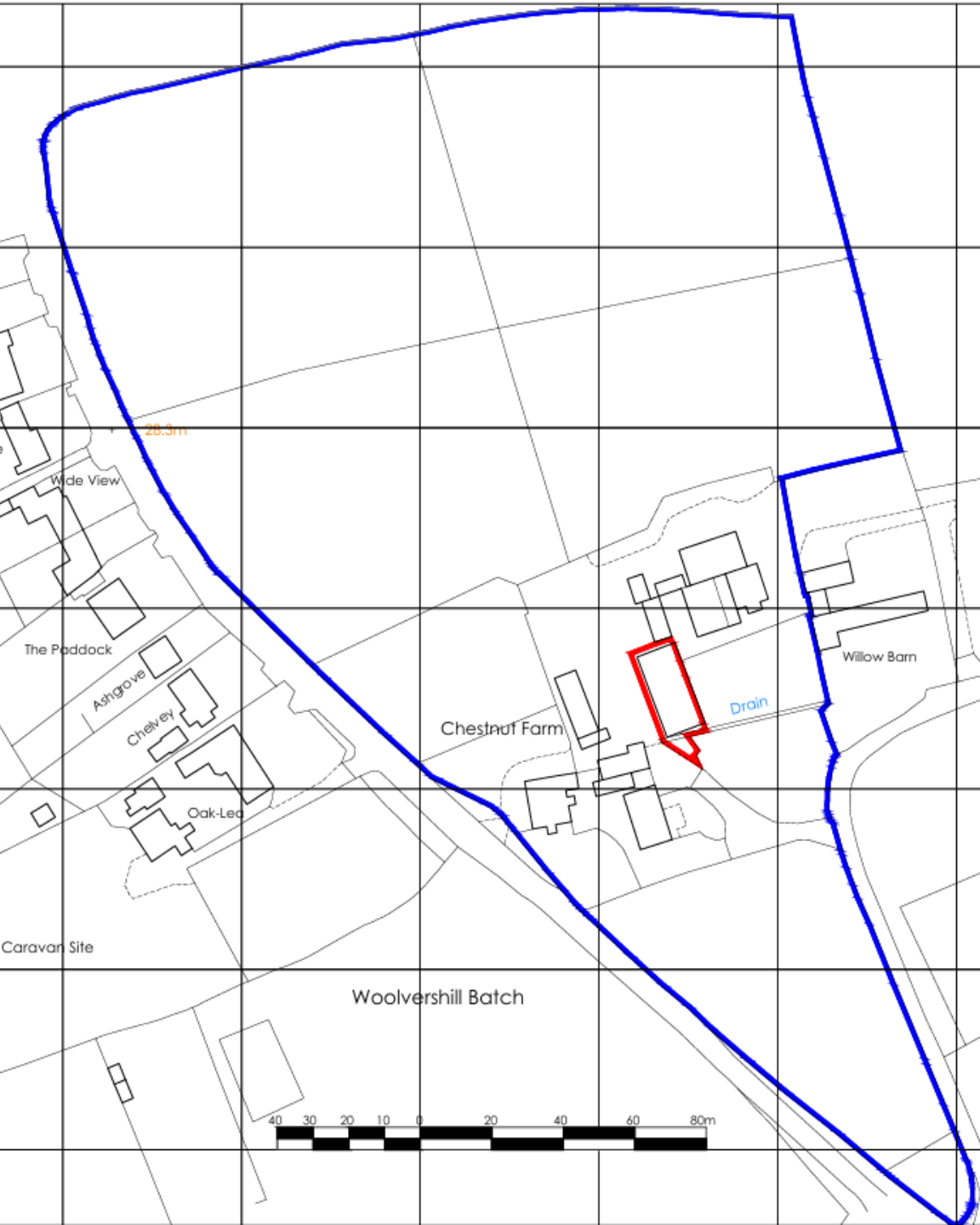
## **Current objections 24/P/0967/OUT South of Knightcott Road - 8.76 ha, 27 dwellings**

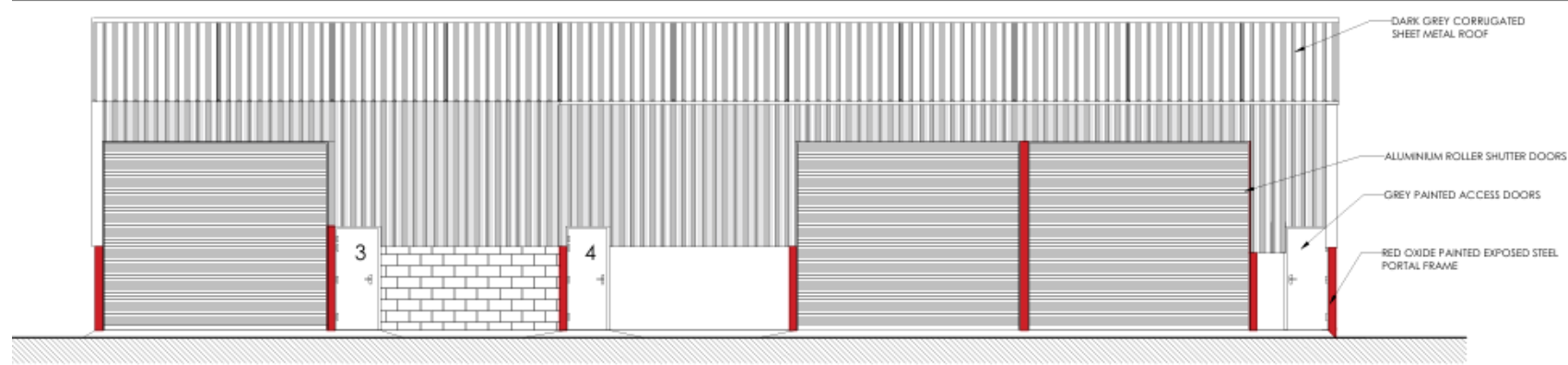
- **Contravention of NSC Policy CS32:** The proposed development fails to "respect and enhance local character," contribute to "place-making," reinforce "local distinctiveness," and integrate well into the existing village, as required by North Somerset Council (NSC) Policy CS32. It does not make a positive contribution to the local environment or landscape setting.
- **Contradiction with Landscape Quality Assessment:** The appellant has previously claimed the landscape's quality is "medium to poor," which contradicts North Somerset Council's Landscape Character Assessment SPD (2018). This assessment classifies the area (J2: River Yeo Rolling Valley Farmland and E1: Mendips Ridges and Combes) as 'Good'—the highest category. A 2016 planning appeal (APP/D0121/W/15/3138816) also highlighted the significant visual qualities of the area, describing it as an area of "visual tranquillity."
- **Harm to Green Gateway and Village Character:** The development would eliminate the open green fields between Banwell and Knightcott, leading to ribbon development and merging these settlements. This would erode Knightcott's identity as a hamlet, making it appear as an extension of Banwell. The loss of this green gateway would have severe visual and landscape impacts, particularly for users of Knightcott Road and surrounding public rights of way.
- **Elevation Concerns & Visual Impact:** A previous 2016 appeal decision highlighted concerns about building above the 30m contour line, noting that development at this height would cause prominent visibility issues and harm scenic views of the Mendips National Landscape. The current proposal places 19 of 27 houses above the 30m contour, making it highly intrusive in the landscape.
- **Loss of Public Footpath:** The development requires the realignment of a well-used public footpath, replacing it with a permissive path, which raises concerns about long-term maintenance and access rights. This would negatively impact local recreational use.
- **Inadequate Bat Conservation Measures:** The site is within the North Somerset and Mendip Bat Special Area of Conservation (SAC). The impact on the bat population and proposed mitigation measures have not been adequately addressed, raising concerns about compliance with ecological protection policies. The site also has a high potential to jeopardise the planned dark corridors designed for bat foraging in the nearby new Strategic Wolverhill site. Horseshoe bats are highly sensitive to artificial lighting, and increased illumination from housing in this location would create a barrier to movement, leading to habitat fragmentation and reduced biodiversity.



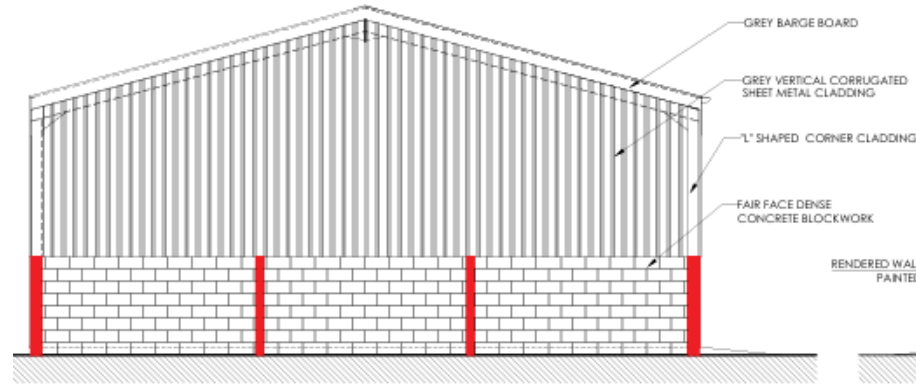
# **25/P/0063/FUL - Building At Chestnut Farm Wolverhill Rd, Banwell BS29 6LA**

**Retrospective application for the change of use of a building  
from agriculture to a mixed use Class B2 (motor vehicle and  
plant servicing and repairs) and Class B8 (general storage).**

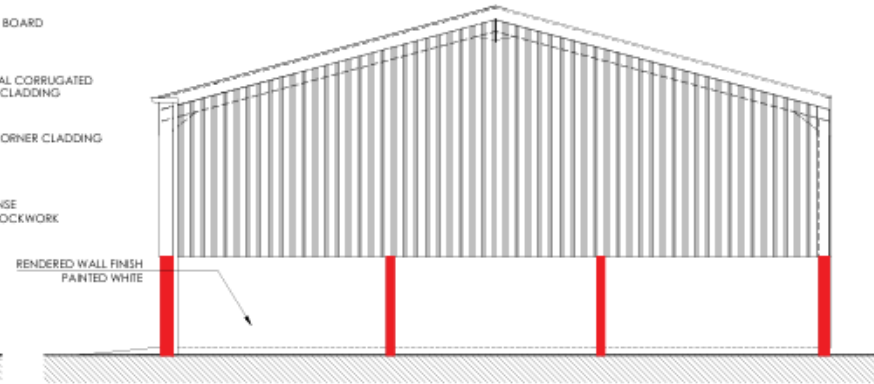




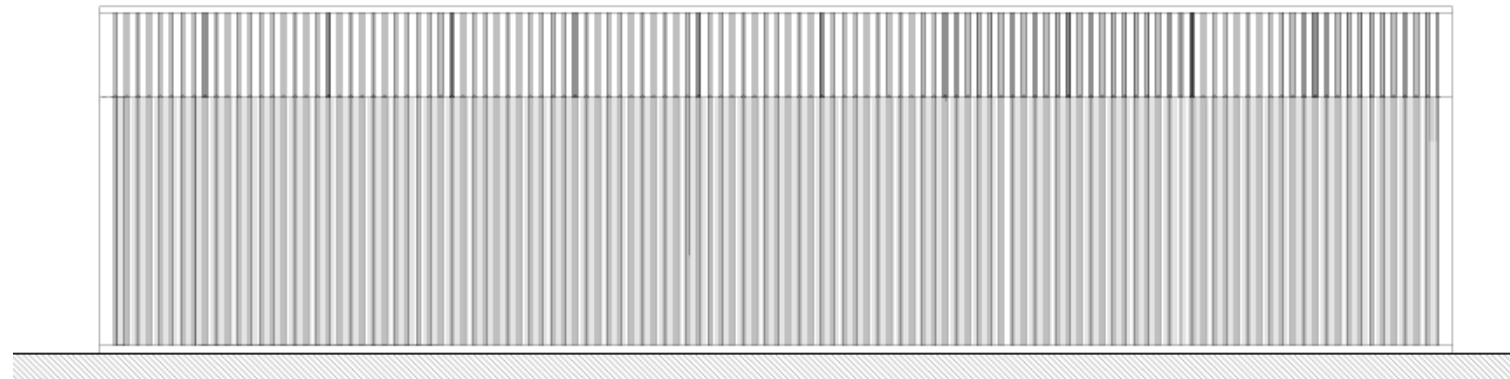
FRONT (SOUTH WEST) ELEVATION



SIDE (NORTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION



REAR (NORTH EAST) ELEVATION



# **25/P/0133/FUH Briar Patch 9 Dark Lane Banwell BS29 6BP**

**Proposed removal of front balconies alongside the demolition of existing conservatory and storage below with subsequent erection of a 2-storey side extension. Creation of a second storey with rear flat-roof dormer. Fenestration alterations including the removal, replacement and installation of windows, doors, finishing and fencing.**



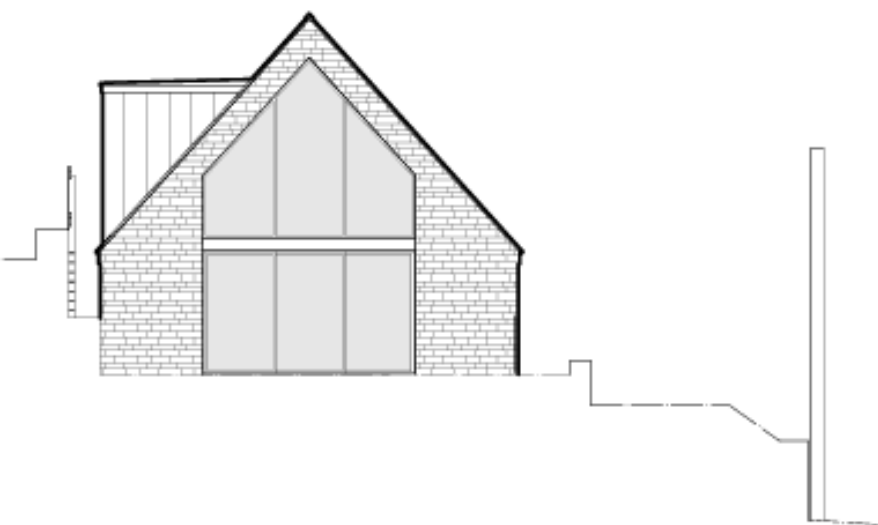




EXISTING ELEVATION SOUTH



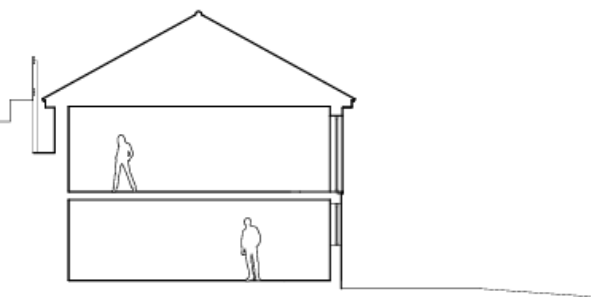
EXISTING ELEVATION EAST



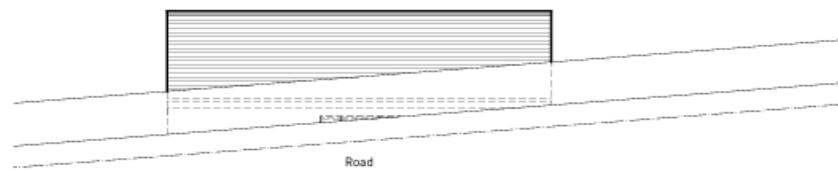
PROPOSED ELEVATION SOUTH



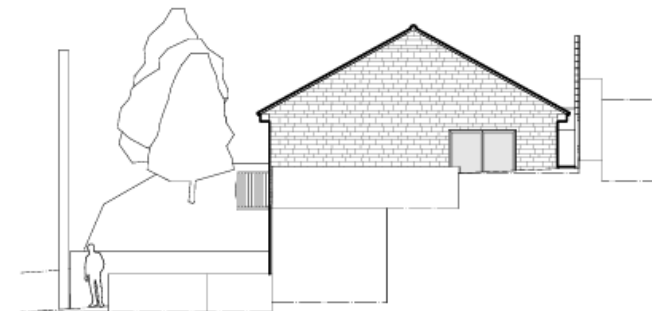
PROPOSED ELEVATION EAST



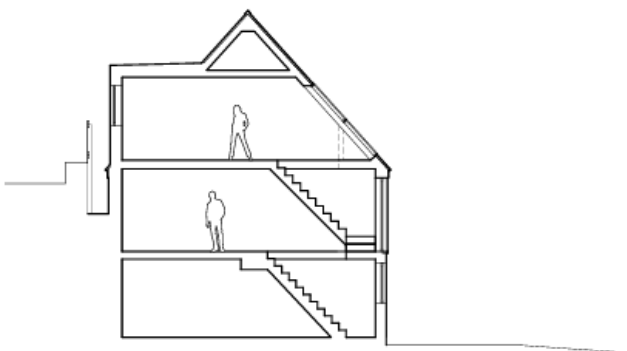
CROSS-SECTION ELEVATION



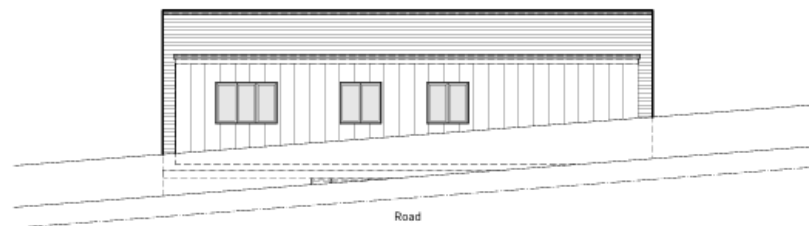
EXISTING ELEVATION WEST



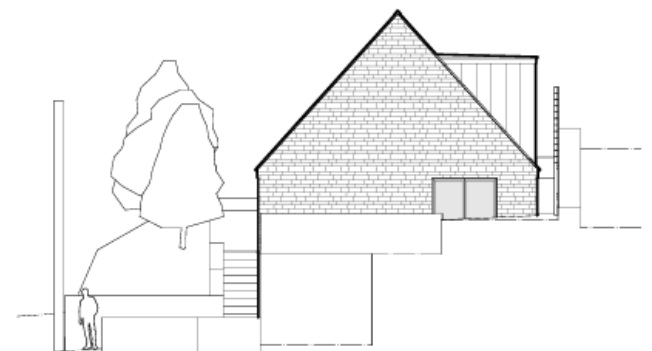
EXISTING ELEVATION NORTH



CROSS-SECTION ELEVATION




PROPOSED ELEVATION WEST



PROPOSED ELEVATION NORTH

Zoom: two fingers splaying outward (as per image zoom).  
Pan: two fingers swiping together.  
Rotate: single finger to drag and rotate.



Topic	Environment and biodiversity comments	Recommendation
Wildlife/ ecology survey	In Section 2 of the biodiversity checklist, the applicant has not indicated that the site falls within a SAC bat consultation zone and within the Banwell Conservation Area. This site falls within Zone C of North Somerset SAC for bats, which would therefore mandate a wildlife or ecology survey.	That a full ecology survey be submitted prior to determination in line with Section 2 of the North Somerset biodiversity checklist and SAC requirements, given the site lies within Zone C and bats are confirmed to be present.
Environmental ground works	Eight tree removals are recommended in the tree survey but not reflected in the submitted plans, and the concept images suggest possible changes to the gardens. To ensure clarity and avoid unintended ecological or visual impacts within the conservation area, planning permission should be subject to a condition preventing any external works not detailed in the approved plans. Alterations to trees or landscaping should require separate consent, as they may necessitate Biodiversity Net Gain under the Environment Act 2021	That a further planning condition be imposed to prevent any tree or landscaping works not expressly detailed in the approved plans without a further planning application, in line with the Environment Act 2021.
Lighting 	The linear tree canopy along Dark Lane likely serves as a bat commuting corridor. According to the North Somerset and Mendip Bats SAC SPD, a full season bat activity survey is required unless bat presence is assumed. Bats are present and as such a lighting strategy must be submitted to ensure light levels at adjacent vegetation do not exceed 0.5 lux. However, this requirement is not included in the current design	That a lighting condition be imposed requiring a detailed lighting strategy. The strategy must demonstrate that light levels at the edge of vegetation do not exceed 0.5 lux prior to installation, to protect the known bat commuting corridor.
Water Efficiency	In alignment with North Somerset Core Strategy Policy CS1 the inclusion of water-efficient fixtures and fittings is recommended for the proposed ensuite, shower room, and utility area to mitigate increased water demand.	To recommend the inclusion of water-efficient fixtures and fittings in all proposed bathrooms and utility areas to mitigate increased water demand, in line with Policy CS1 of the North Somerset Core Strategy.

# **25/P/0323/RM Land South of Churchland Way, Wolverhill Road.**

**Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 469no. dwellings and associated works on Site A pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolverhill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home(Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multi-use games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolverhill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings)**





Sites 1,2 & 3 are  
in Locking Parish









STREET ELEVATION A



STREET ELEVATION B



STREET ELEVATION C



STREET ELEVATION D



STREET ELEVATION E

Site 4







## Site 5 & 6



STREET ELEVATION B



STREET ELEVATION C



STREET ELEVATION D



STREET ELEVATION E



STREET ELEVATION F







STREET ELEVATION A



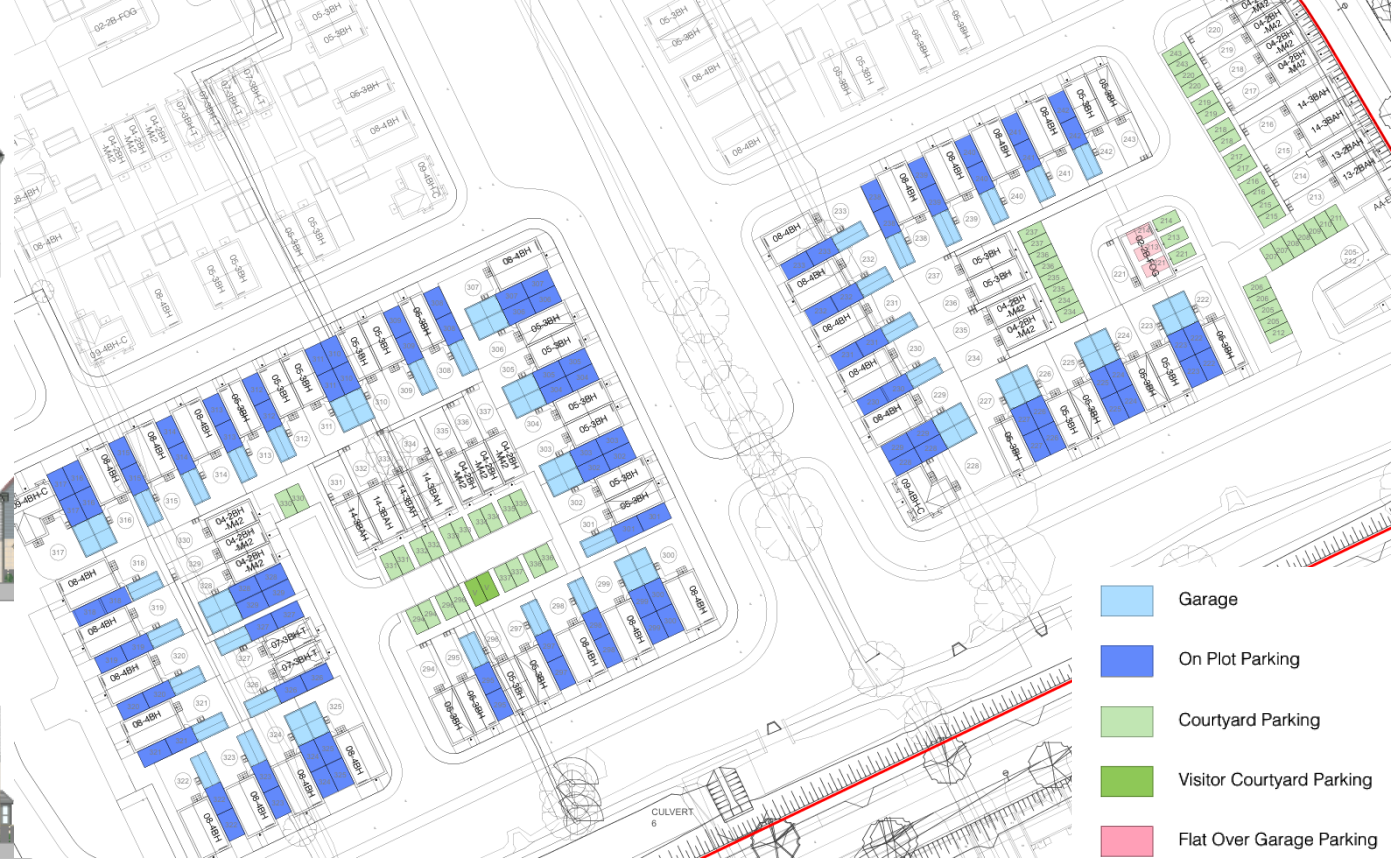
STREET ELEVATION B



STREET ELEVATION C



STREET ELEVATION D



Site 7 & 8





STREET ELEVATION A



STREET ELEVATION B



STREET ELEVATION C



STREET ELEVATION D



STREET ELEVATION E



STREET ELEVATION F





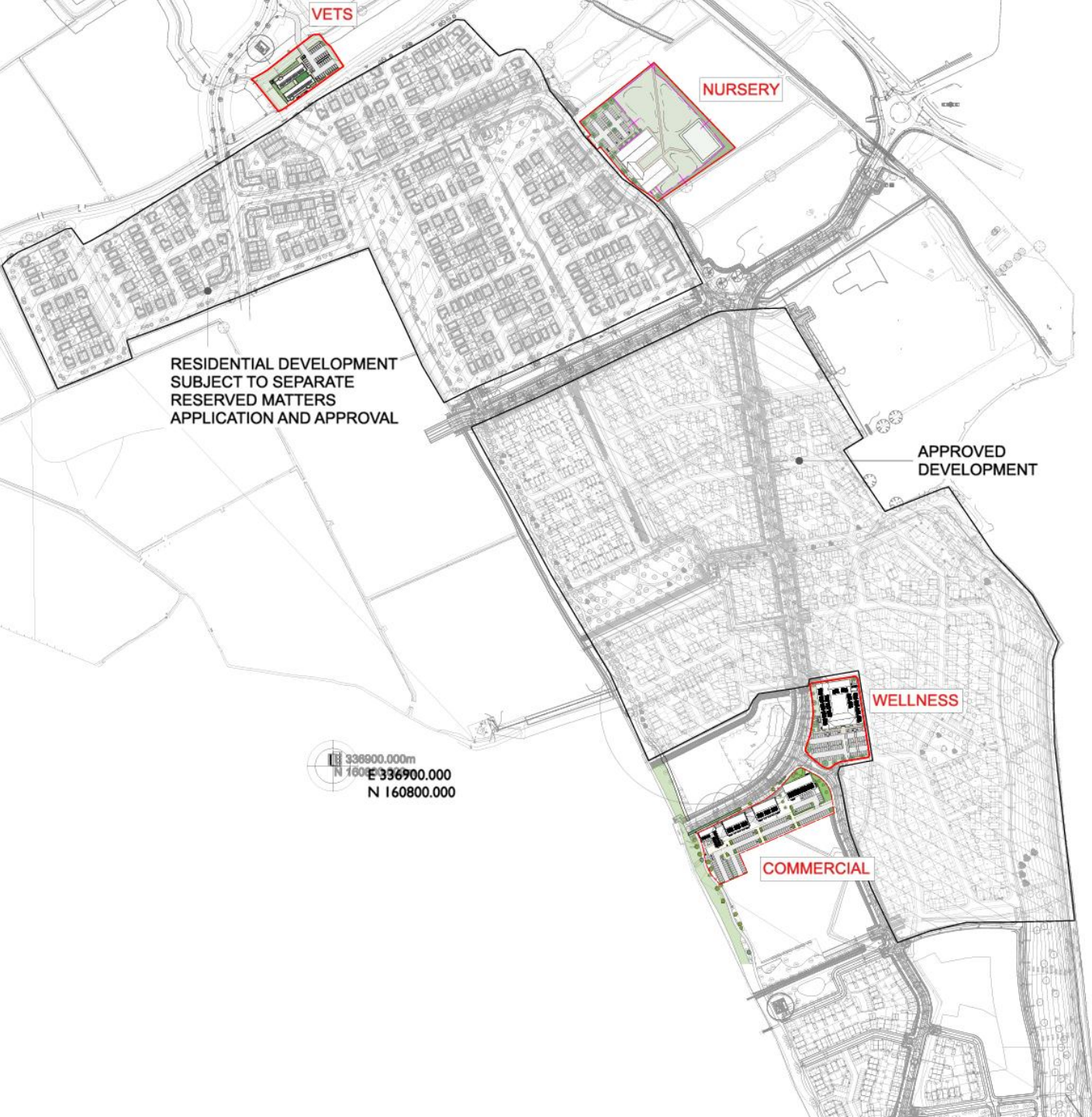


Topic	Environment and biodiversity comments	Recommendation
<b>Grumblepill Rhyne Dark Corridor</b>	The proposal does not define the size of the dense planting zones or the management style for the grass/meadow areas. A firm commitment should be made to maintain dense planting at a minimum of 3 metres wide and 3 metres tall, with grass managed as long swards, to create suitable bat habitat and ensure a functional corridor, in line with the North Somerset and Mendip Bats SAC and the project’s aims. These requirements should be secured through a planning condition and incorporated into the Landscape and Ecological Management Plan (LEMP) for long-term effectiveness.	A condition stating that minimum dimension of the dense planting zone and future maintenance of bat corridor .
<b>Clarification on Area 2: Grumblepill Corridor</b>	The proposal states that lighting should not <b>raise levels by</b> more than 0.5 lux above background levels. To ensure compliance with the required standards for bat foraging areas, we request clarification to confirm that <b>total light levels</b> within the foraging area will not exceed 0.5 lux, or will remain at baseline levels where reduction is not feasible, in line with the North Somerset and Mendip Bats SAC Guidance on Development (SPD).	A condition stating within the area 2: Grumblepill corridor lighting level will not exceed 0.5 Lux.
<b>Use of Native Species</b>	The landscaping proposals lack detail on the species mix and often simply lists "ornamental tree" or "Ornamental shrub." To maximise ecological value, a commitment to using all native species, in line with Policy CS4 of the North Somerset Green Infrastructure Strategy, is encouraged to enhance biodiversity and promote native tree planting.	A condition stating that 80% of all trees and shrubs planted will be native species.
<b>Passive Design</b>	This application does not currently demonstrate the use of passive design principles, such as solar gain, natural ventilation, enhanced insulation, or thermal mass. Additionally, there is no provision for future renewable energy installation, including optimising roofs for solar panels and allowing for air source heat pumps, in line with Policies CS1 and DM2.	A lack of explicate recognition of passive design principles or future provisions for renewable energy installations



# **25/P/0743/RM Land South of Churchland Way, Wolvershill Road, Banwell**

**Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of the following: 120 space Nursery; Wellness Centre (including doctors' surgery, gym, spa facilities, cafe); Commercial facilities including food retail and cafe; and Veterinary Surgery pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential:1,150 residential dwellings, a 60 bed care home(Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multiuse games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings).**



VETS

NURSERY

RESIDENTIAL DEVELOPMENT  
SUBJECT TO SEPARATE  
RESERVED MATTERS  
APPLICATION AND APPROVAL

APPROVED  
DEVELOPMENT

WELLNESS

COMMERCIAL

336900.000m  
N 160800.000

# Nursery

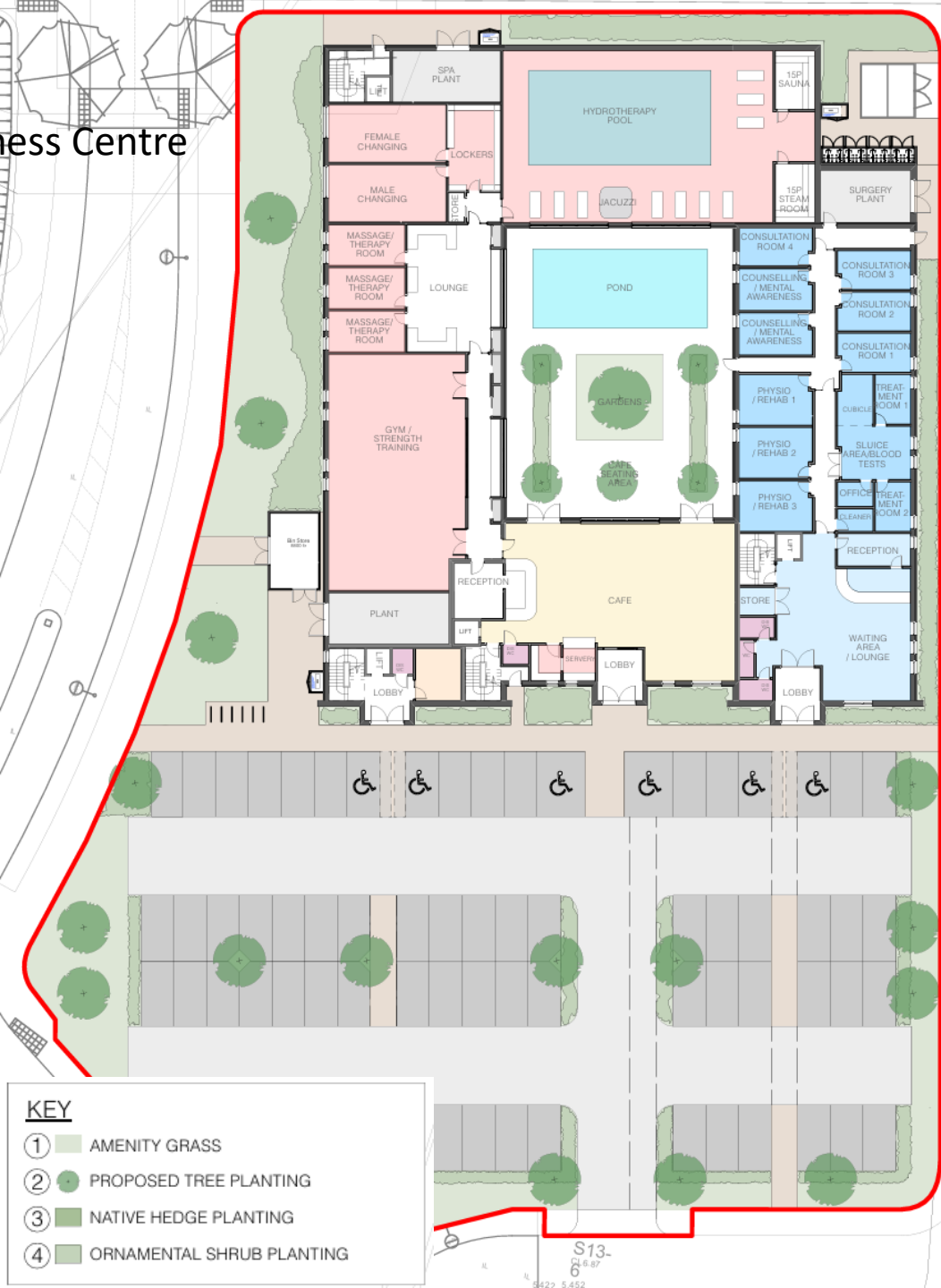


## KEY

- 1 AMENITY GRASS
- 2 PROPOSED TREE PLANTING
- 3 NATIVE HEDGE PLANTING
- 4 ORNAMENTAL SHRUB PLANTING
- 5 2M HIGH DARK GREEN HERAS FENCE



# Spa Centre



ENTRANCE VIEW



3D VIEW



COURTYARD VIEW



3D VIEW

## KEY

- ① AMENITY GRASS
- ② PROPOSED TREE PLANTING
- ③ NATIVE HEDGE PLANTING
- ④ ORNAMENTAL SHRUB PLANTING

# Commercial



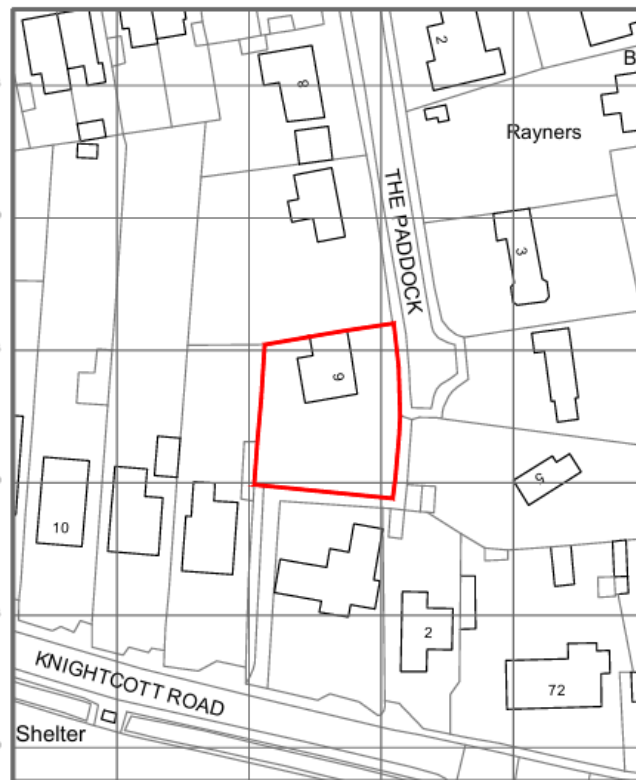


Topic	Environment and biodiversity Comment	Recommendation
Metal-clipped eaves	The use of metal-clipped eaves in the current design will not allow for nesting birds and roosting bats like traditional methods would . To support biodiversity, the design should be reviewed to allow for wildlife-friendly modifications, such as integrated bat access points or adapted clips that retain function while enabling access for target species.	Review metal-clipped eaves design to include wildlife access points.
Commercial quarter	The current office building layout does not promote connectivity with nature. Seating areas face the building, car park, or road, limiting their appeal. A central garden space, potentially with tables for outdoor working, could significantly enhance both usability and wellbeing for occupants. Additionally, there appears to be no dedicated bin or recycling area for the office spaces, which undermines sustainable waste management. Provision for public-use amenities such as water fountains and a bike pump station should also be considered to encourage active travel and reduce single-use plastics.	Revise building layout to incorporate outdoor working options. Include dedicated bin and recycling areas for offices and provide public amenities such as water fountains and a bike pump station to support sustainability and active travel.
Bird, bat and bee boxes	It’s positive to see these included in the design; however, there is currently no statement confirming that their placement will be species-appropriate. To ensure these features provide real ecological value, further detail is needed on the location, height, and orientation of each box, tailored to the target species. Without this, there is a risk they will be unused or ineffective.	An <b>installation plan</b> showing clear species-specific box locations and required height to ensure ecological value.
Lighting	The proposed 9m Ryne maintenance zone falls short of the required 10m ecological buffer for SAC protection. If a full buffer cannot be achieved, a <b>Lux plan</b> is needed to demonstrate compliance.	Extend the 9m Ryne maintenance zone to 10m
Hedging	Opportunity to maximise the ecological value of hedging within these design by strategically placing fine-leaved, dense hedges between parking bays and pedestrian walkways. This can enhance visual amenity, reduce noise, and act as effective pollution screens by capturing particulate matter from vehicle emissions. When planted in long, continuous lines, such	Incorporate fine-leaved, dense hedges between parking bays and pedestrian walkways.

# **25/P/0629/FUL 6 The Paddock Banwell BS29 6DH**

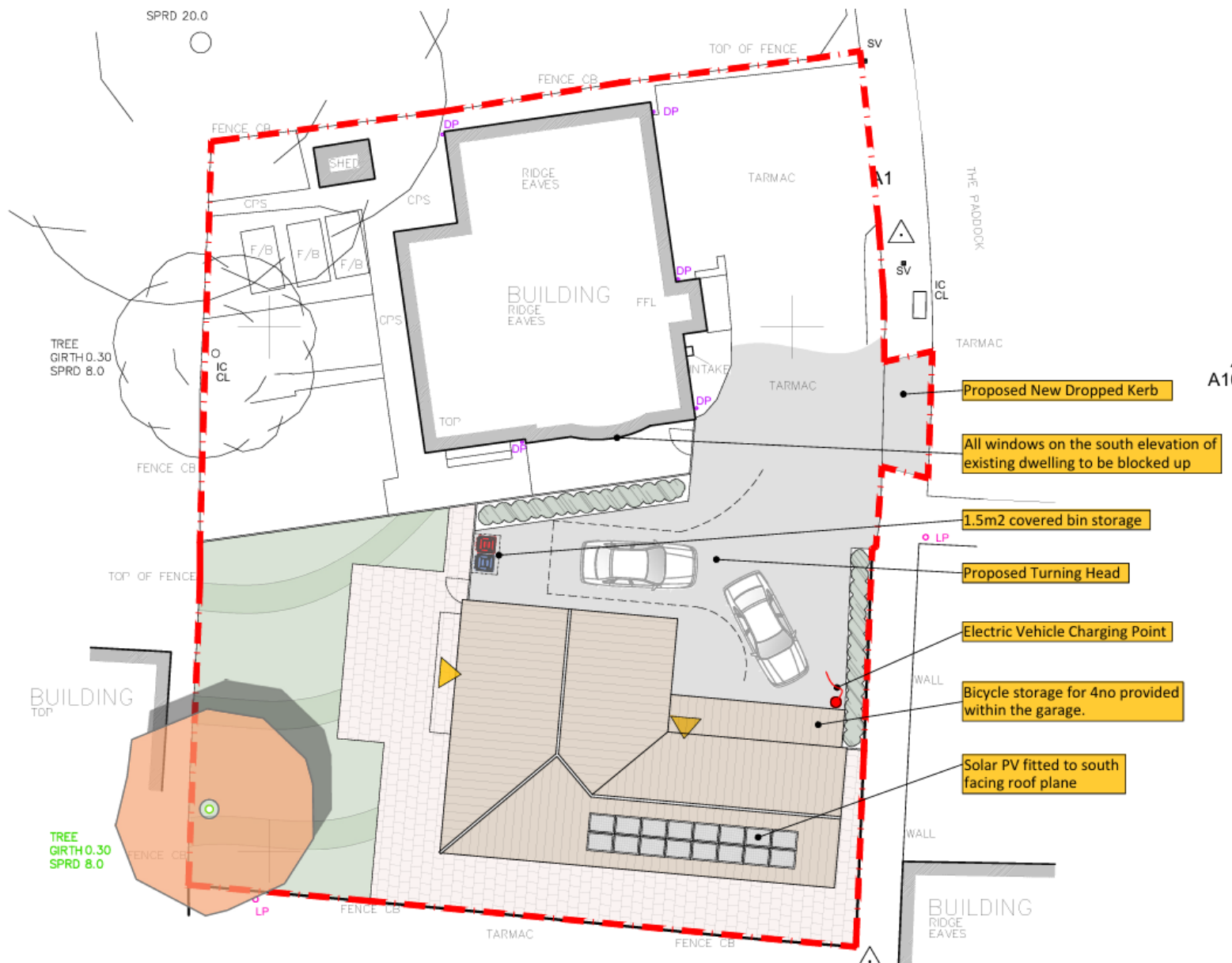
**Proposed erection of 1no. 4-bed dwelling including creation of new vehicular access and associated hardstanding. Alteration of existing dwelling including the block-up of all windows to the South elevation.**

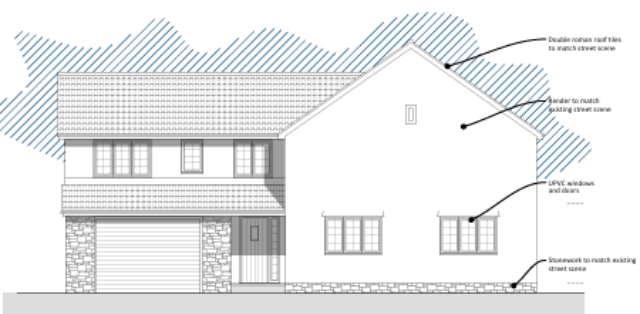
MapServe®



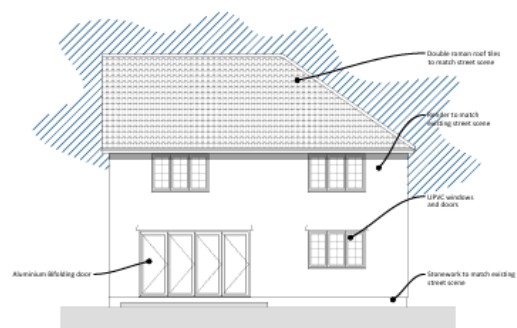
Location Plan [SCALE 1:1250]

1:1250

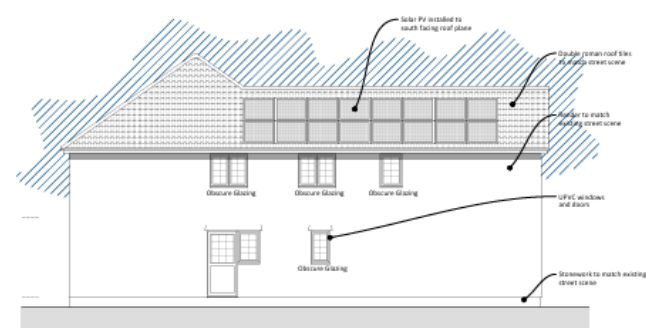




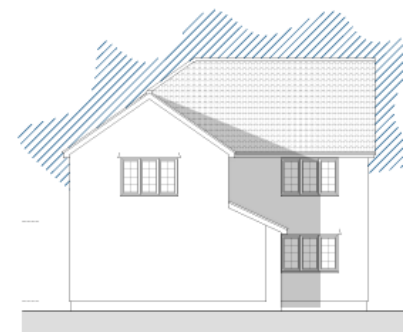
**North Elevation** [SCALE 1:100]



**West Elevation** [SCALE 1:100]



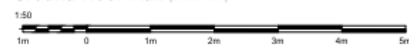
**South Elevation** [SCALE 1:100]



**East Elevation** [SCALE 1:100]




**Ground Floor Plan** [Scale 1:50]



**First Floor Plan** [Scale 1:50]

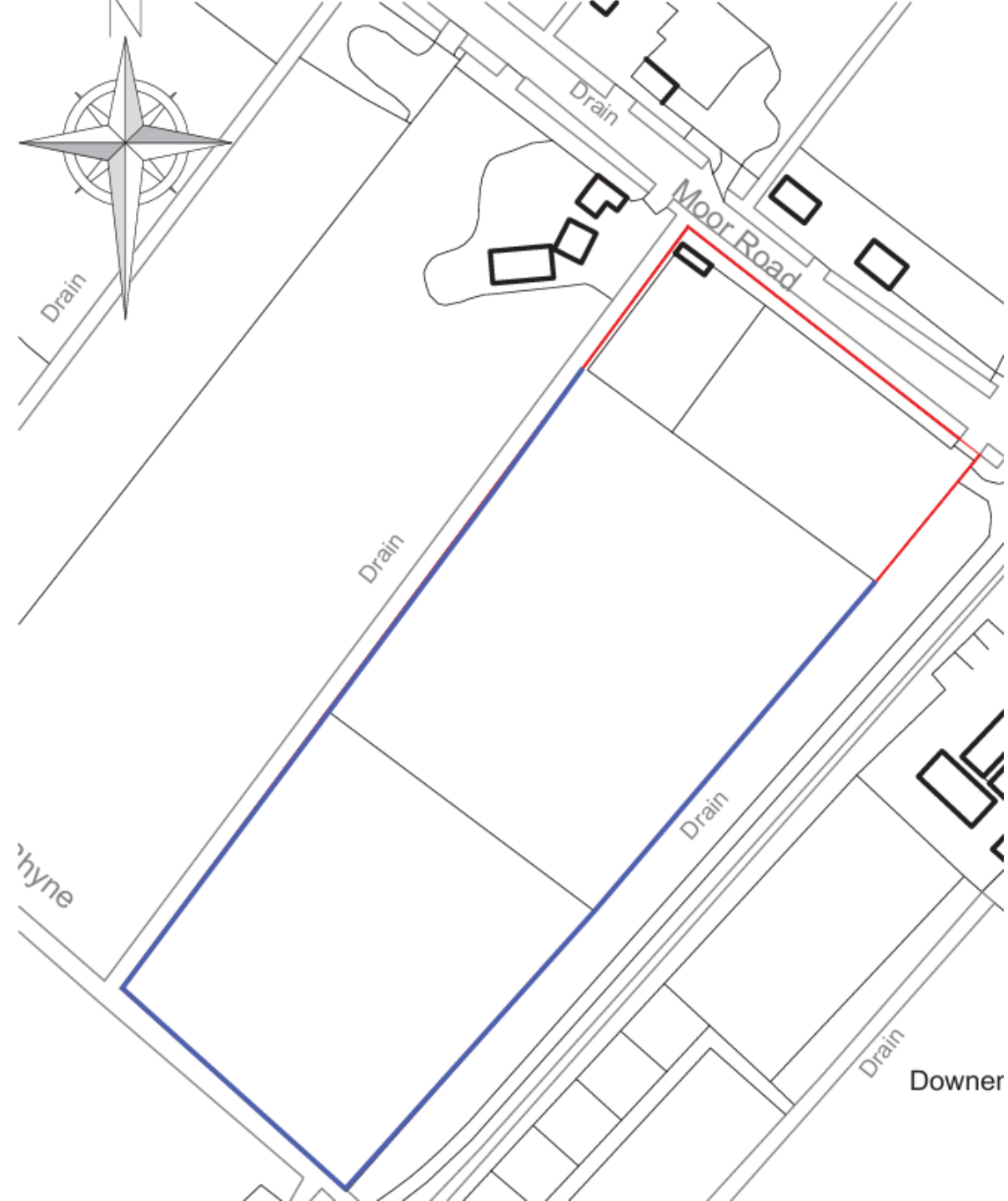
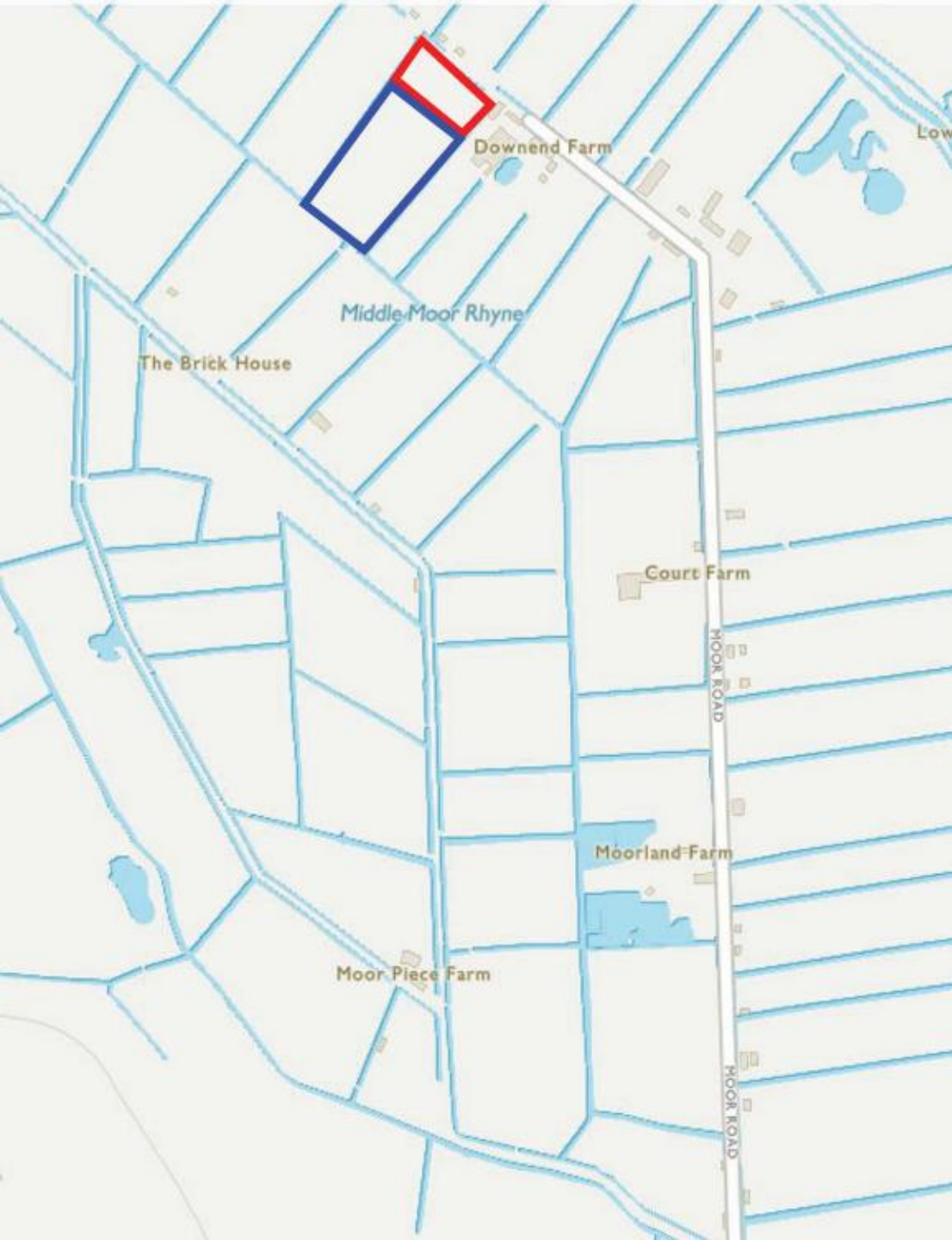


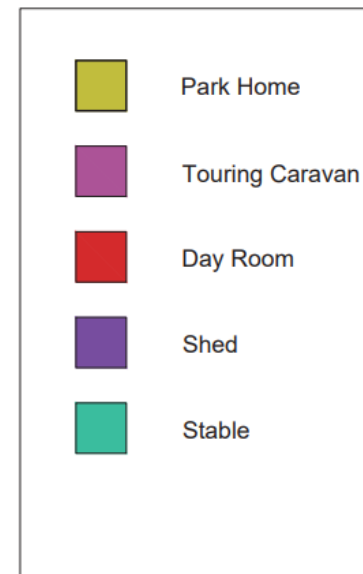
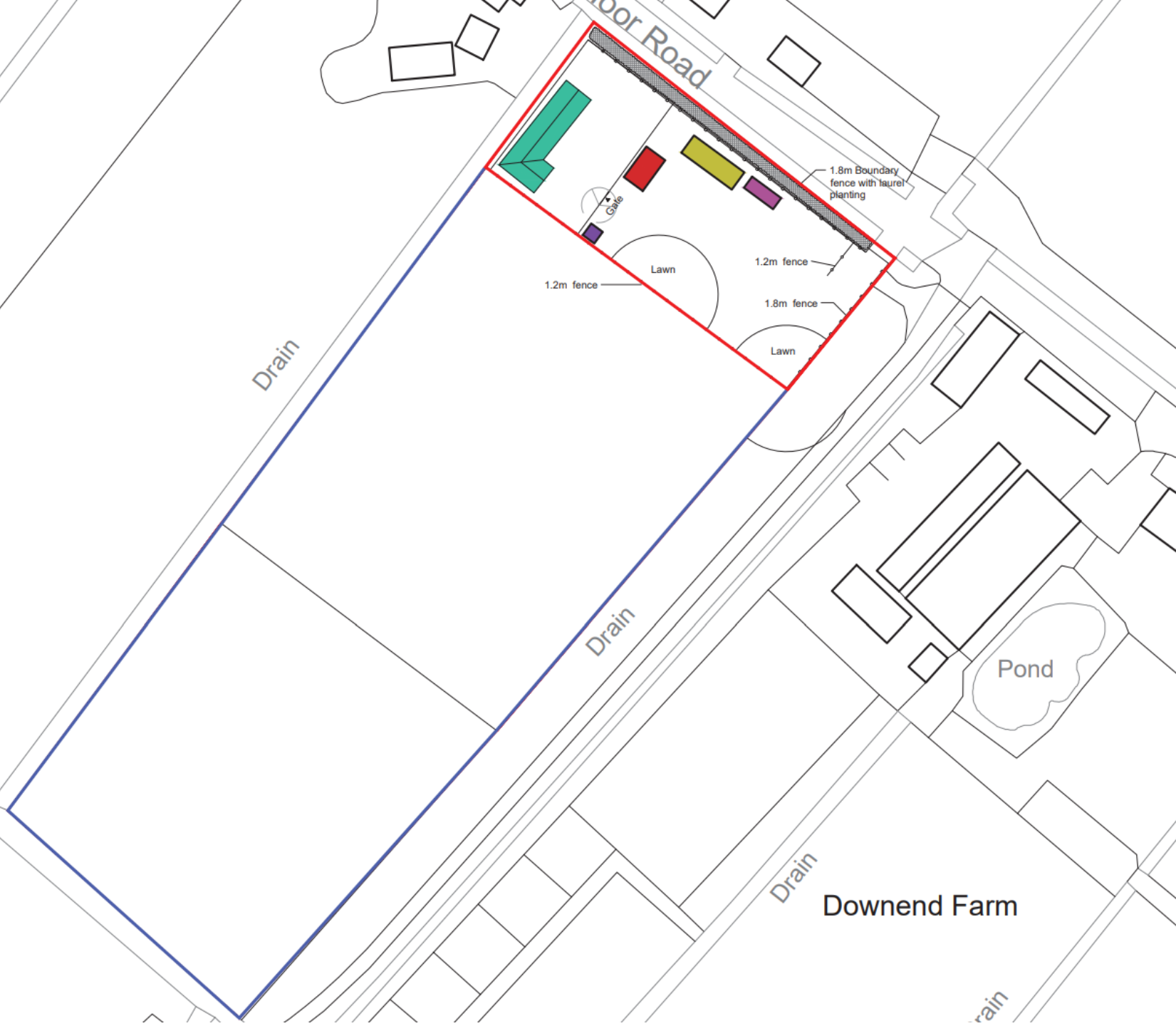
Topic	Environment and biodiversity comments	Recommendation
Water Efficiency	In alignment with North Somerset Core Strategy Policy CS1 the inclusion of water-efficient fixtures and fittings is recommended for the proposed ensuite's, WC, bathroom and utility area to mitigate increased water demand.	To recommend the inclusion of water-efficient fixtures and fittings in all proposed bathrooms and utility areas to mitigate increased water demand, in line with Policy CS1 of the North Somerset Core Strategy.
BNG requirements 	The exemption justification proposed are invalid. This development impacts habitat over 25m squared so therefore it does not qualify for the small-scale development exemption. Additionally, gardens are including in BNG calculation (Urban- vegetated garden) and there is potential for ecological impact as this development is within a the north somerset bat conservation area as well as a BRERC bat roost zone.	To include a BNG report as this is already a mandated requirement that has not been met.
Drainage	The application lacks a detailed proposal for a sustainable drainage system. Considering the sites location and has approximately 20m squared of non permeable surfaces proposed a drainage plan should be mandated to ensure management is suitable as per DM1.	Provide a sustainable drainage system management plan

# **25/P/0701/FUL Kings Field Land Off Moor Road Banwell**

**Section 73 application for the removal of Condition 3 (temporary consent) and variation of condition 4 (amount of development) of permission granted on appeal ref: APP/D0121/W/21/3274284 (Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the retention of a day room, stables and shed) to allow permanent occupation of the site and for a total of 5no. caravans, including 3no. static caravans.**







Previous retrospective planning application.

PROJECT:  
Kings Field Banwell

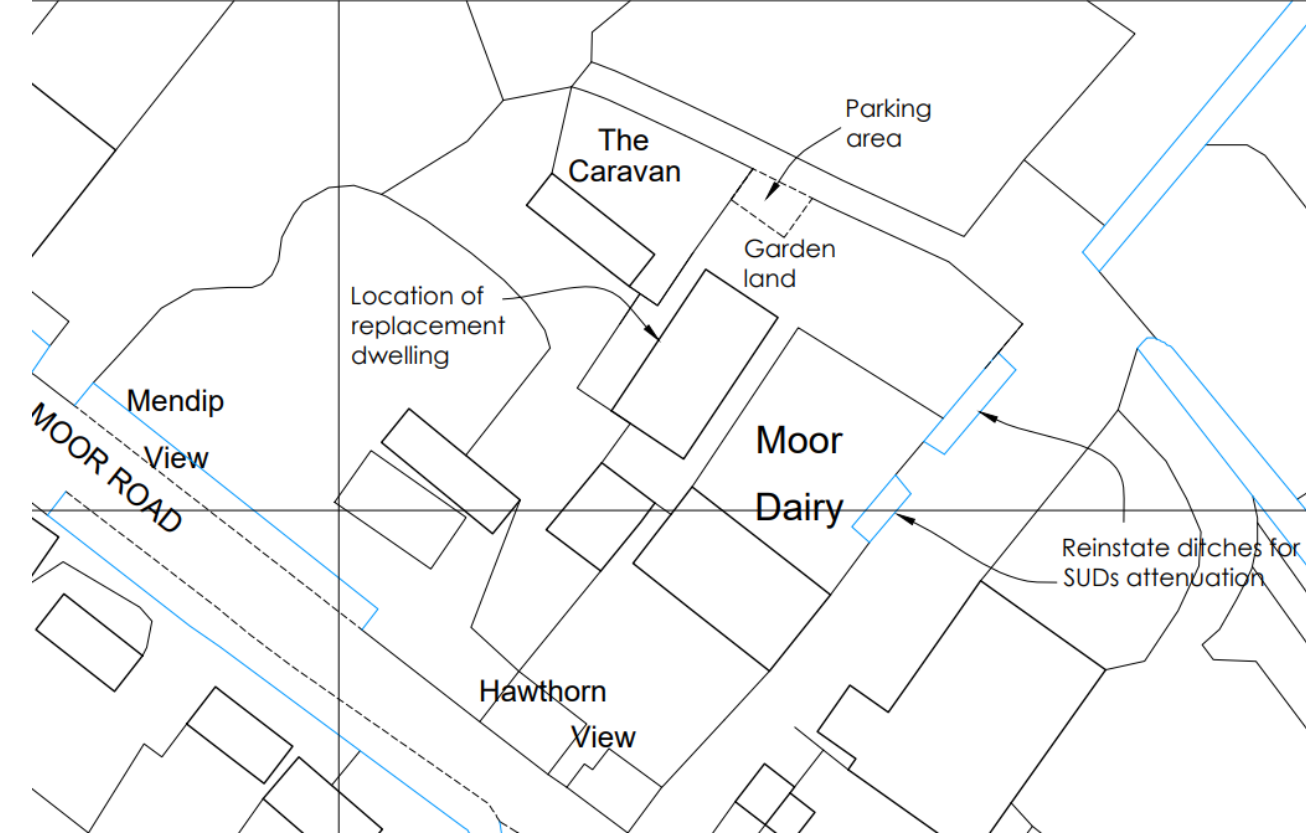
TITLE:  
Proposed Site Plan



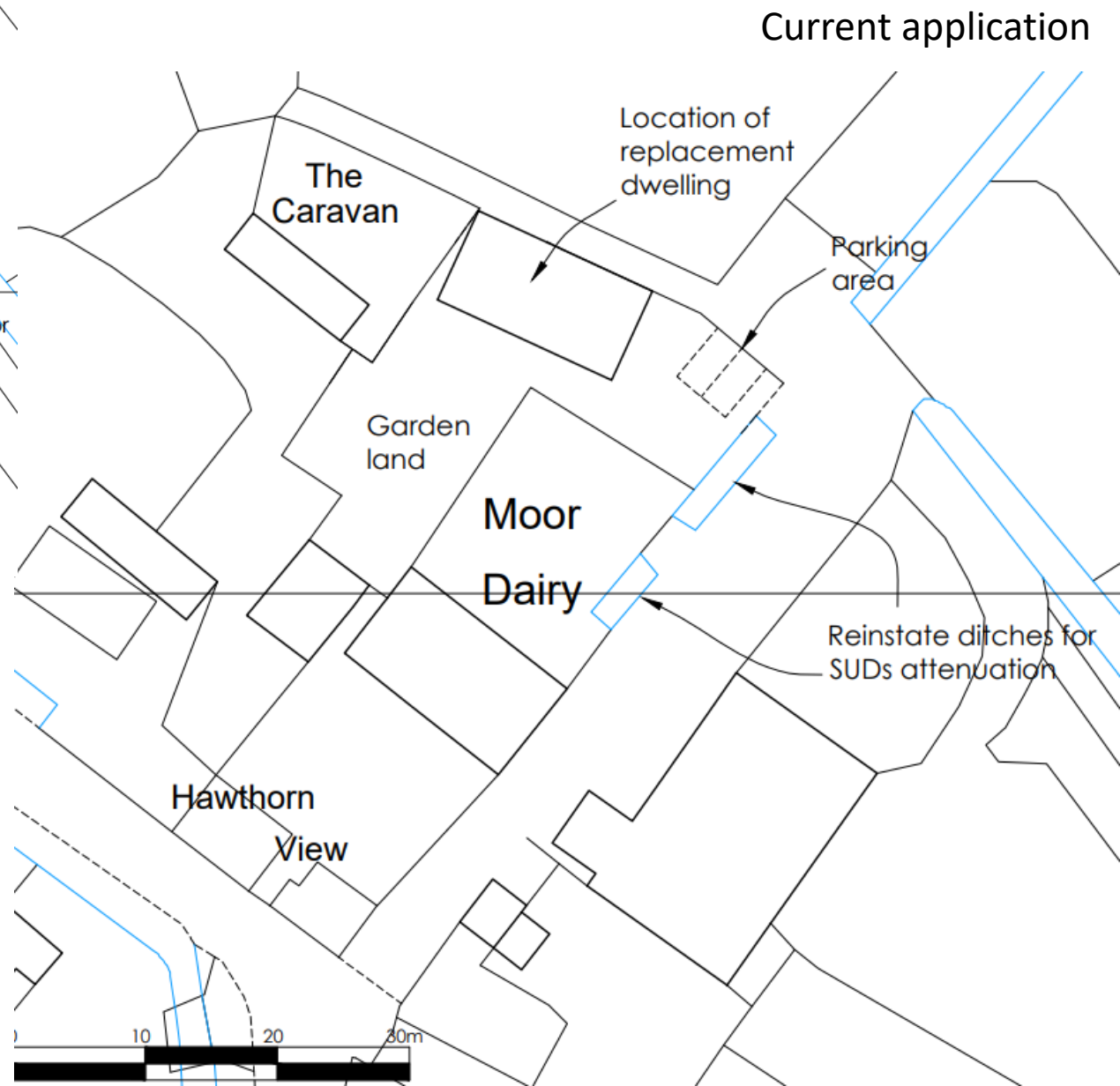
Topic	Environment and biodiversity comments	Recommendation
Lighting	As this site is within zone C of the SAC for bats and contains potential commuting structure, to remove the need for a bat survey and a lighting plan, all caravans or structure with internal light visible from outside must be placed at least 10m from any hedgerows or tree. The three static caravans' and proposed location of the two other caravans should be submitted via a site plan to ensure compliance.	A condition to ensure all structures with internal light e.g caravans are at least 10m from any hedgerow or tree
Waste disposal	If this site is to become fixed, then to ensure compliance with waste disposal either a septic tank or a connection to public sewer network should be installed for all static caravans if not already in place to dispose of foul water	Confirmation that either a septic tank or a connection to public sewer network is already in place or will be within the next 6 months
Sustainable drainage system	As the size and location of the proposed new caravan are not detailed, there is potential for a significant increase in impermeable surfaces within a designated flood risk area. A site plan should therefore be provided to confirm that all caravans are sited on existing hardstanding. If this is not the case, a drainage strategy must be submitted to demonstrate how surface water will be managed appropriately, in accordance with North Somerset Core Strategy Policy CS3 (Environmental Impacts and Flood Risk) and Development Management Policy DM1 (Flooding and Drainage)	A conditions which states either a drainage strategy is required or for all caravans to be placed on existing hardstanding

# **25/P/0850/FUL Land at the Moor Dairy (Log Cabin) Moor Road Banwell**

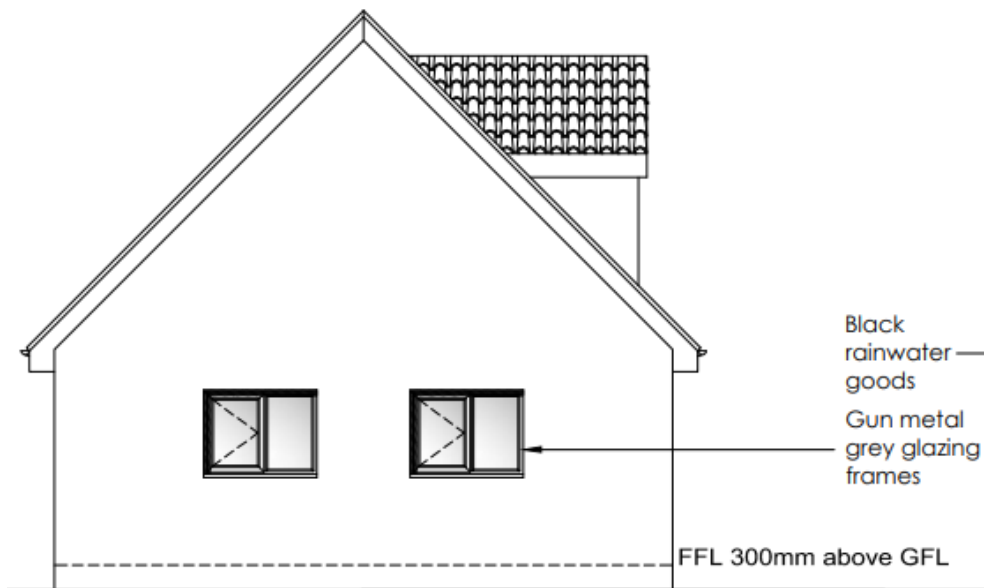
**Section 73 application to vary condition 2 attached to planning permission 22/P/2396/FUL  
(Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling) to  
allow for repositioning of dwelling approved.**



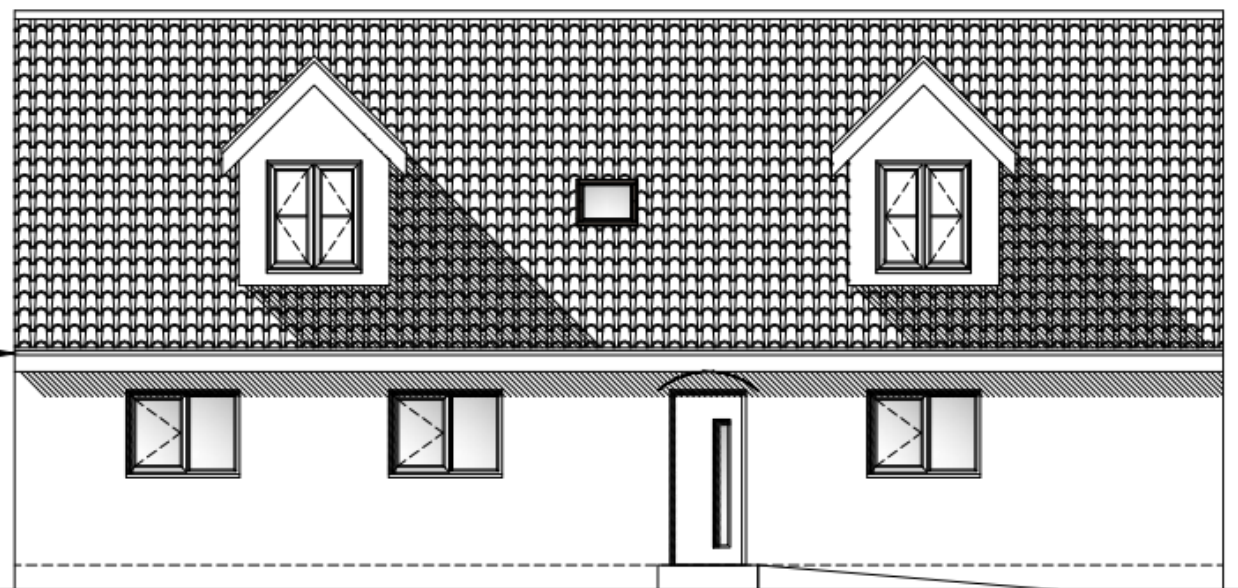
Previous application



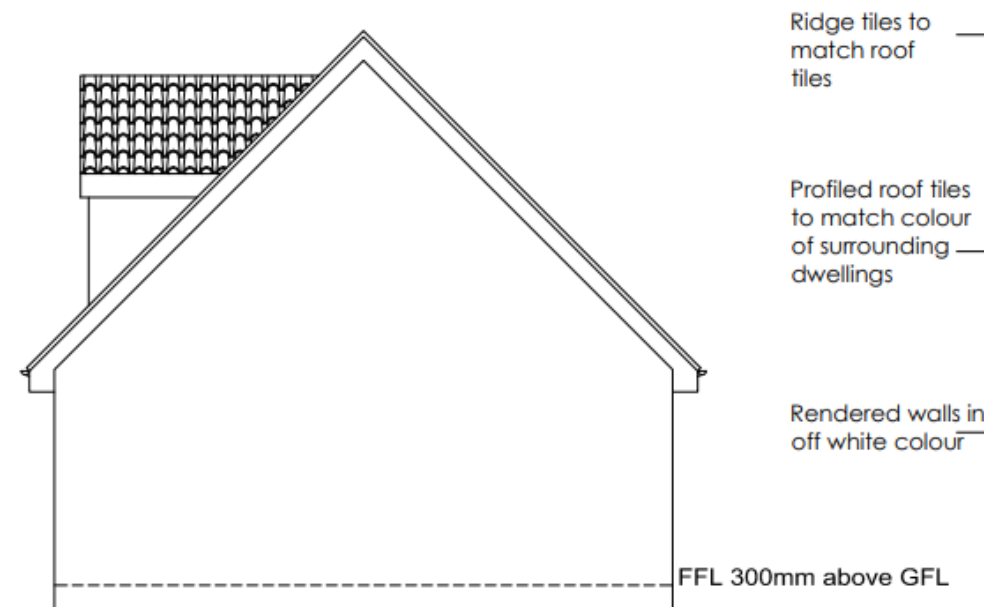
Current application



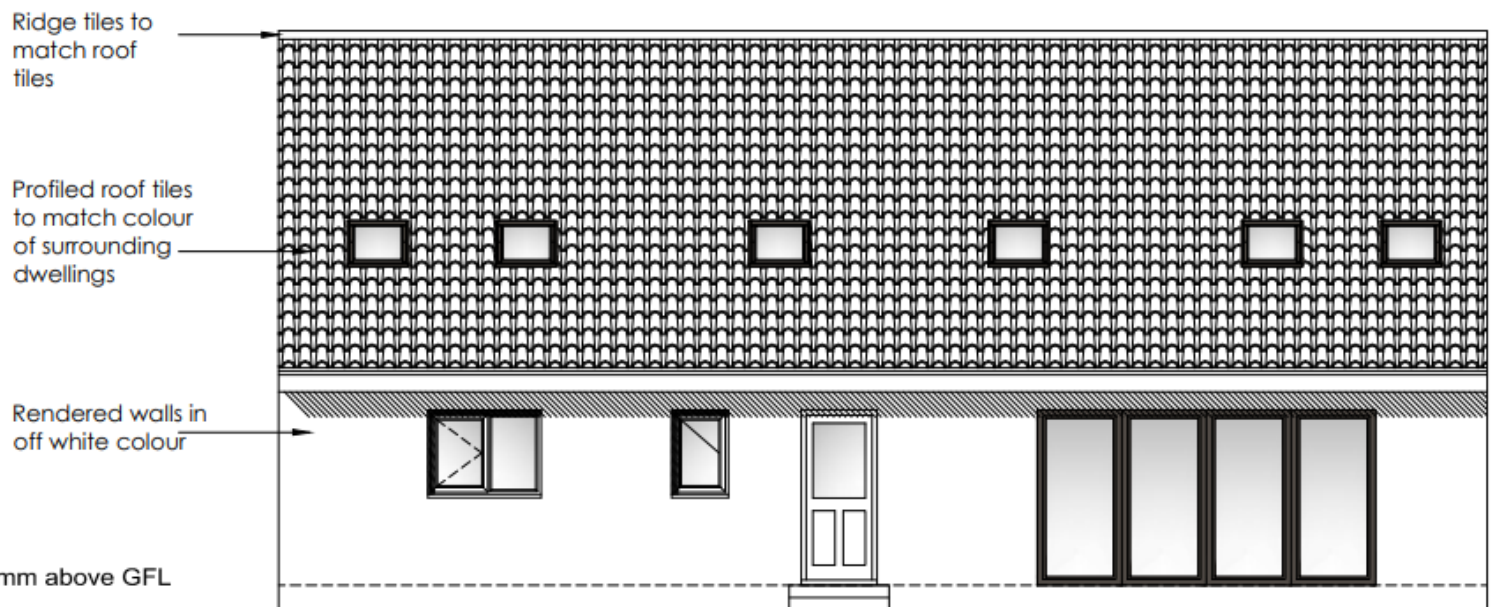
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

**To note the following applications**

**25/P/0737/TRCA Briar Patch 9 Dark Lane Banwell BS29 6BP**

Leyland cypress (G1)- remove

**25/P/0785/NMA Parcels 2.1a, 2.1b, 2.2a and 2.2b at Parklands Churchland Way**

Non-material amendment to application 23/P/2647/MMA (Minor material amendment to application 20/P/3081/RM (Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to 12/P/1266/OT2) to allow for the redesign of multiple house types and alterations to the proposed layout to improve frontage onto the main link road.) to allow for the removal of the car port serving the parking of plots 40-42, and the omission of boundary walls to that of fences in several locations.



## To note North Somerset Council's planning decisions

### **24/P/0130/AOC Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land In Sandford, Winscombe and Churchill**

Application for the discharge of details reserved by conditions 7(k), 9, 10, 11, 13 and 33 attached to planning permission 22/P/1768/R3EIA (herein referred to as 'Package D') relating to the Banwell Bypass and Highways Improvement Scheme road construction Phase 2c. **APPROVED (discharge condition)(RDC).**

### **25/P/0638/NMA Land to South of William Daw Close Banwell**

Non-material amendment to application 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.) to allow for an amendment to plot 12 (AG) for an already approved house type (SC) to provide greater separation and privacy for Hatherleigh House. **APPROVED**