

Planning Appeal following refusal of  
planning application **17/P/2111/O** - 47  
dwellings at Western Trade Centre,  
Knightcott Road, Banwell.

To discuss whether the Parish Council would like any planning conditions  
to be imposed should the appeal be allowed.

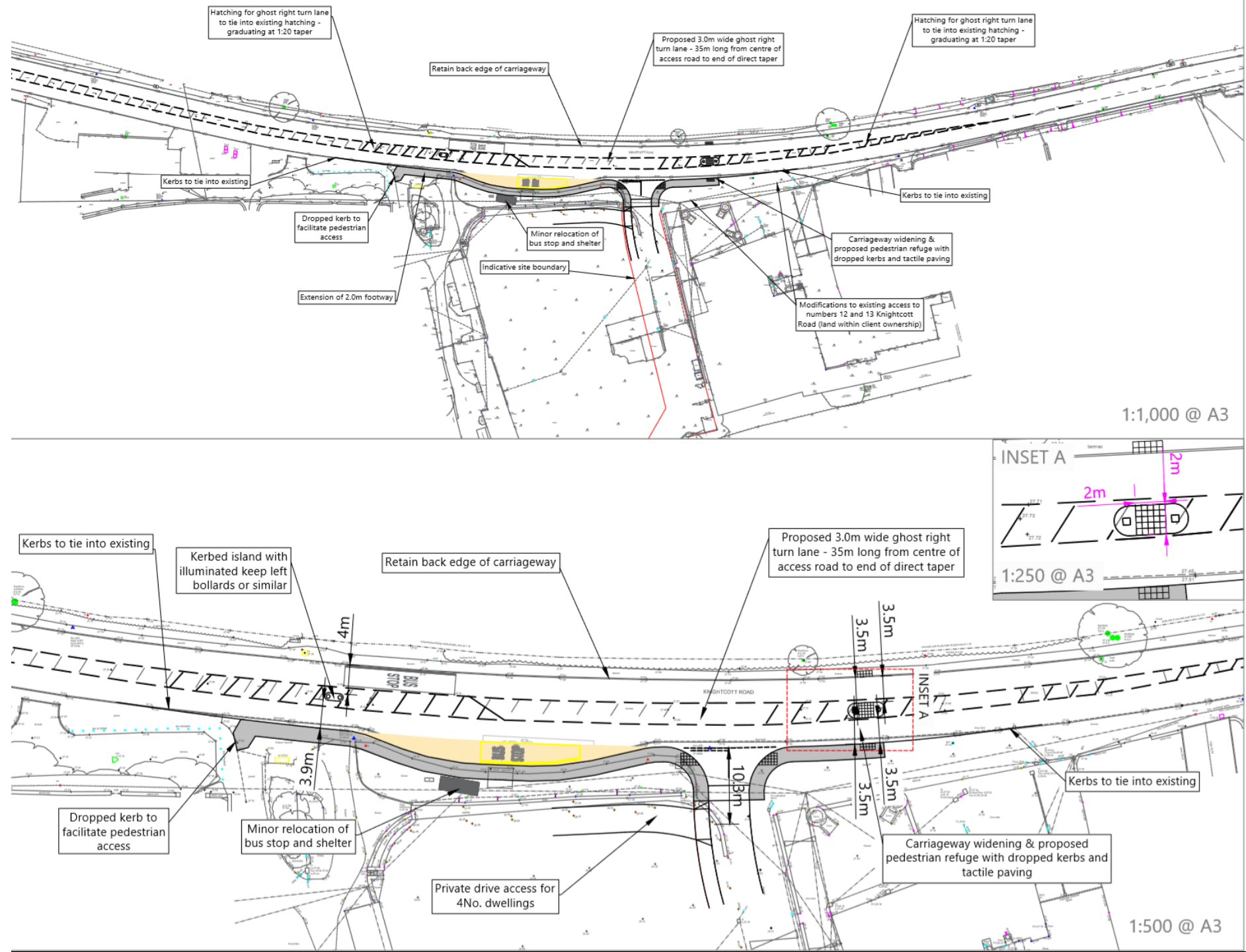
At their meeting on the 9th November 2017, Banwell Parish Council voted to not support this application based on the following.

- Damage to the locality especially its landscape and historic buildings.
- It is an isolated and unsustainable development outside the settlement boundary.
- It can only be a burden on village amenities without providing any benefits.
- There would be a negative consequences on the traffic problems of the village.
- Concerns that the badger set is actually active.
- If North Somerset are minded to allow this application then the Parish Council would be looking for section 106 monies to improve village facilities and in particular to introduce a robust scheme to calm traffic in the area of the development to include a pedestrian crossing.

To meet highways requirements the application would now require a slight repositioning of the current bus shelter (owned by the Parish Council).

It would remain in North Somerset Council highway verge directly in front of the appeal site.

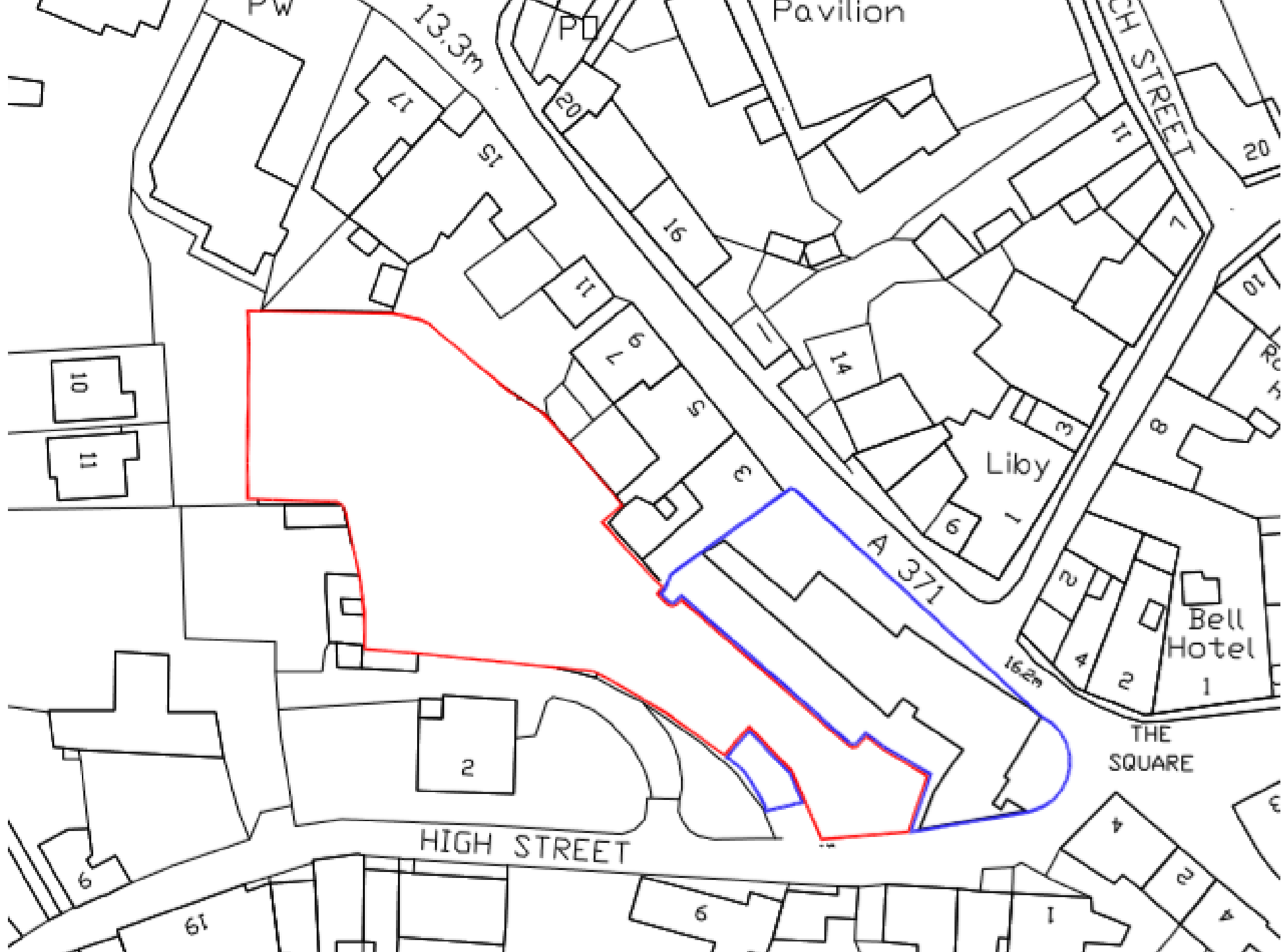
Conditions



**18/P/3681/FUL** - Land to the rear of  
The Ship Hotel, West Street, Banwell.

Erection of two dwellings, access and parking







# Proposed Amendment



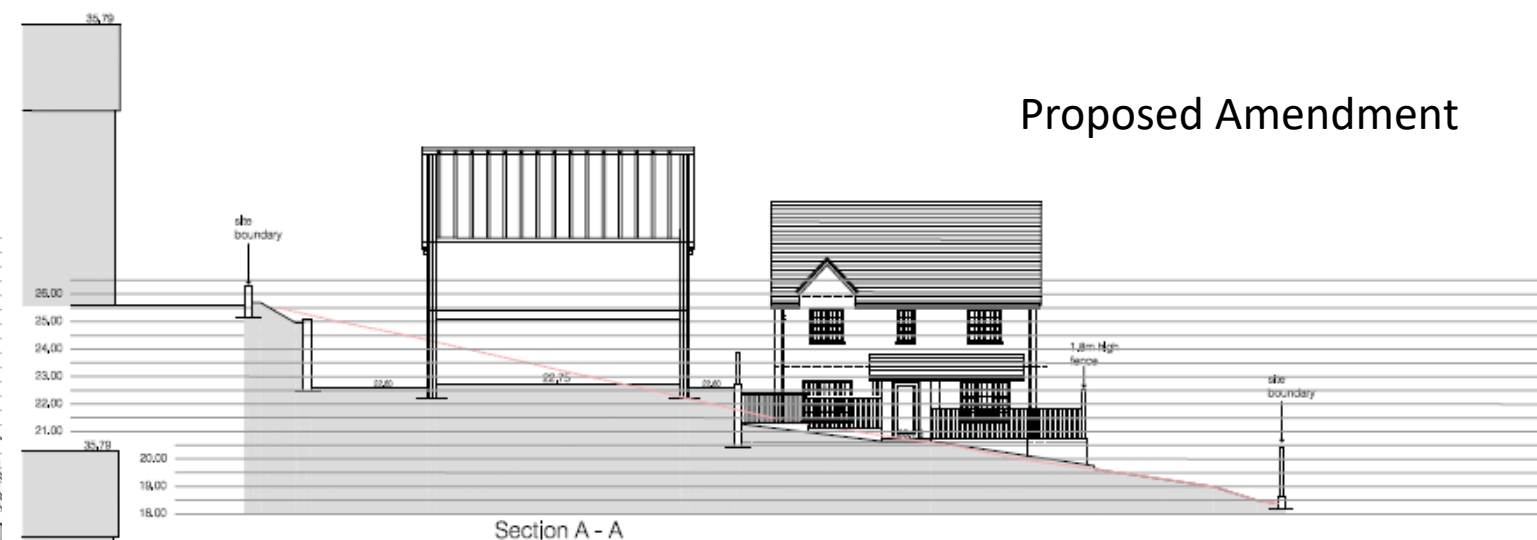
Section A-A



Section B-B



Section C-C



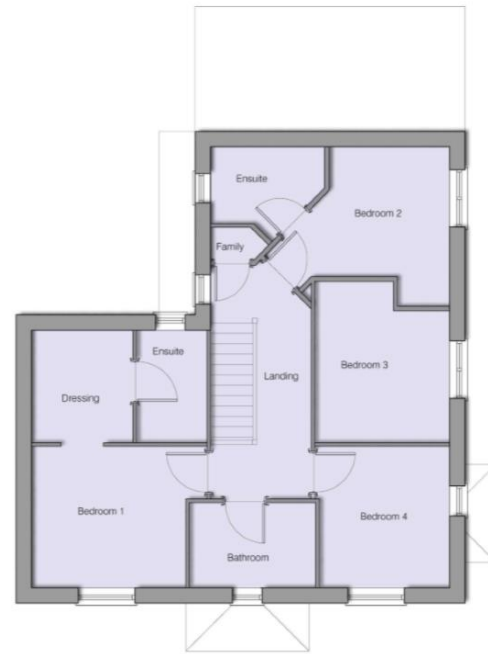
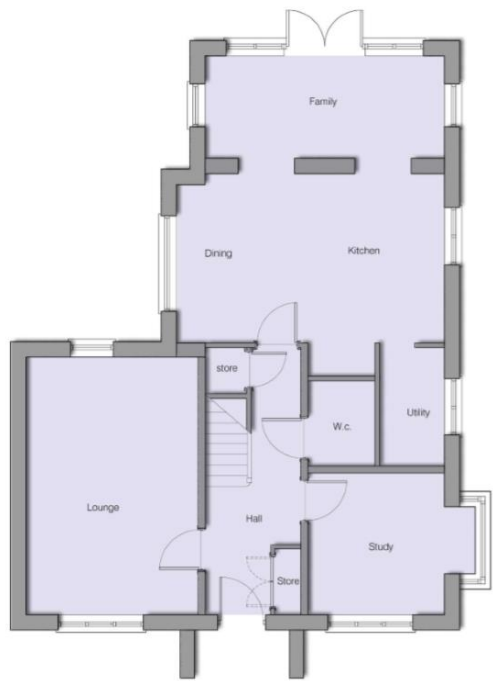
Section A - A



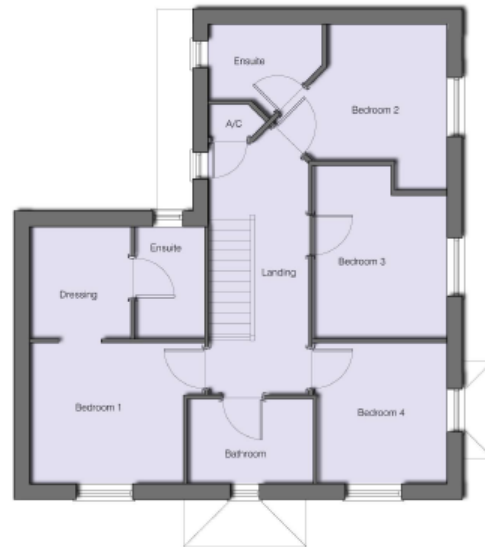
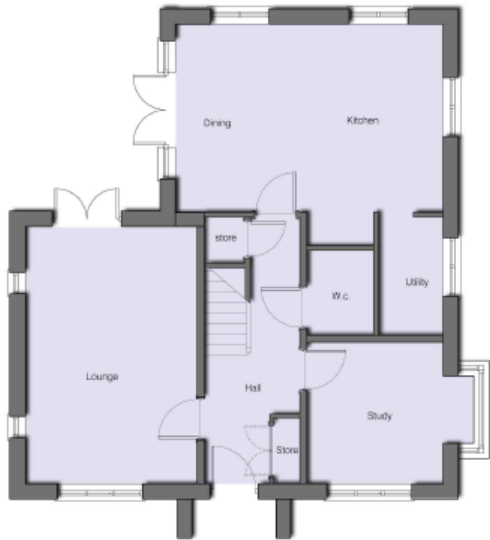
Section B-B



Section C-C



Plot 1



Proposed Amendment

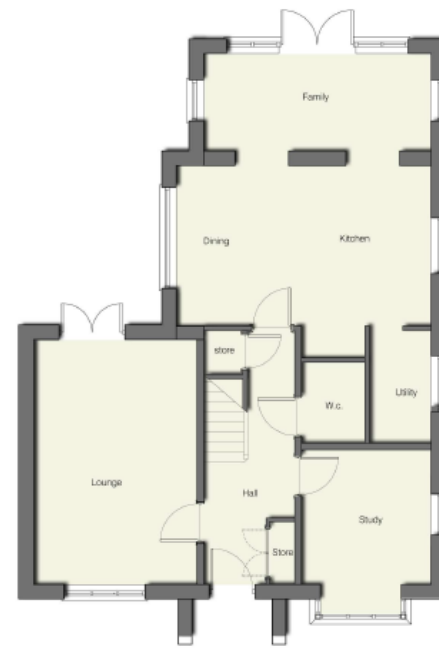


Ground floor plan

Plot 2



First floor plan



Ground floor plan



First floor plan

Proposed Amendment



Plot 1

Proposed Amendment



East Elevation



North Elevation



West Elevation



South Elevation



East Elevation



North Elevation



West Elevation



South Elevation

Legend

- cream coloured render
- Buff coloured stone cills
- Mendip Interlocking Tile colour smooth brown
- buff coloured paving slabs
- White upvc windows - cottage style
- White fascia / eaves / soffit
- Black rain water goods
- Composite door colour white.



East Elevation



North Elevation



West Elevation



South Elevation



East Elevation



Legend

# Proposed Amendment



North Elevation

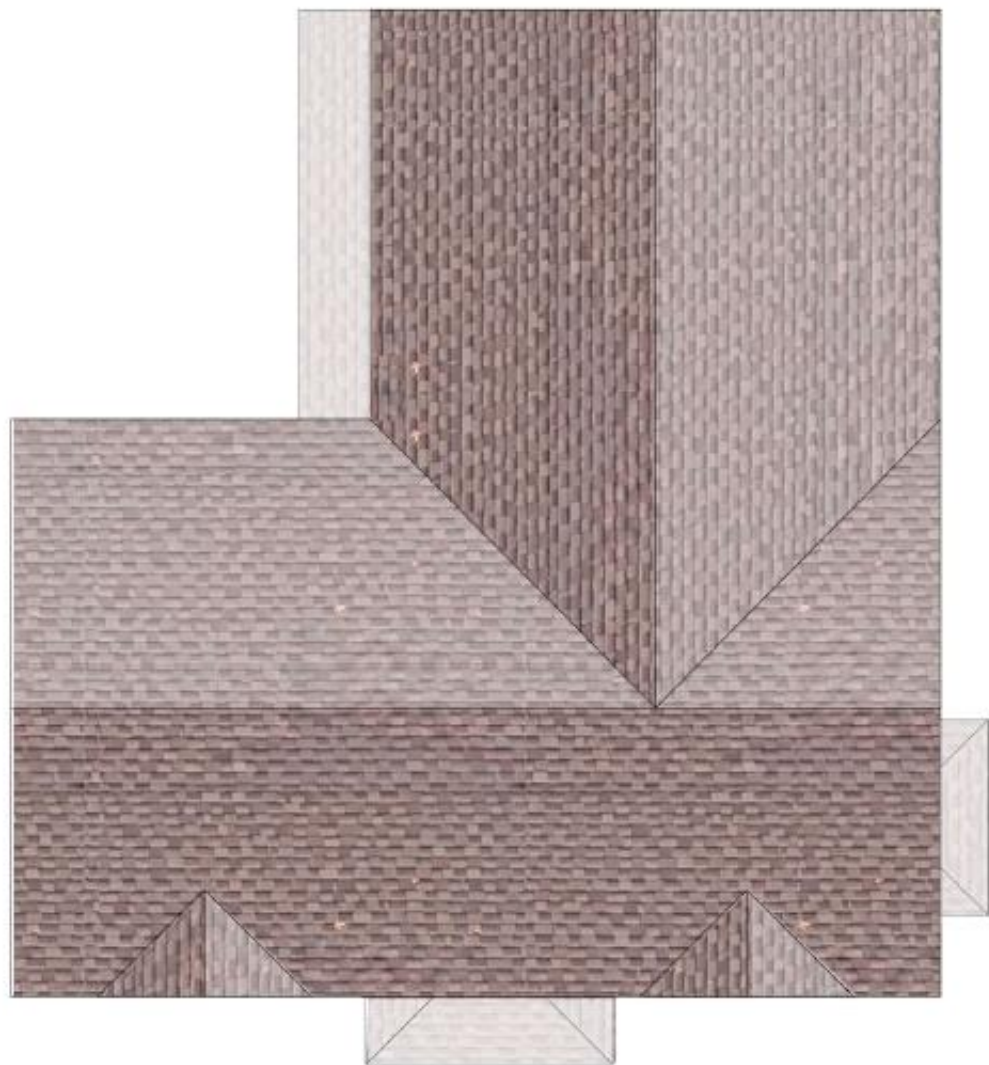
# Plot 2



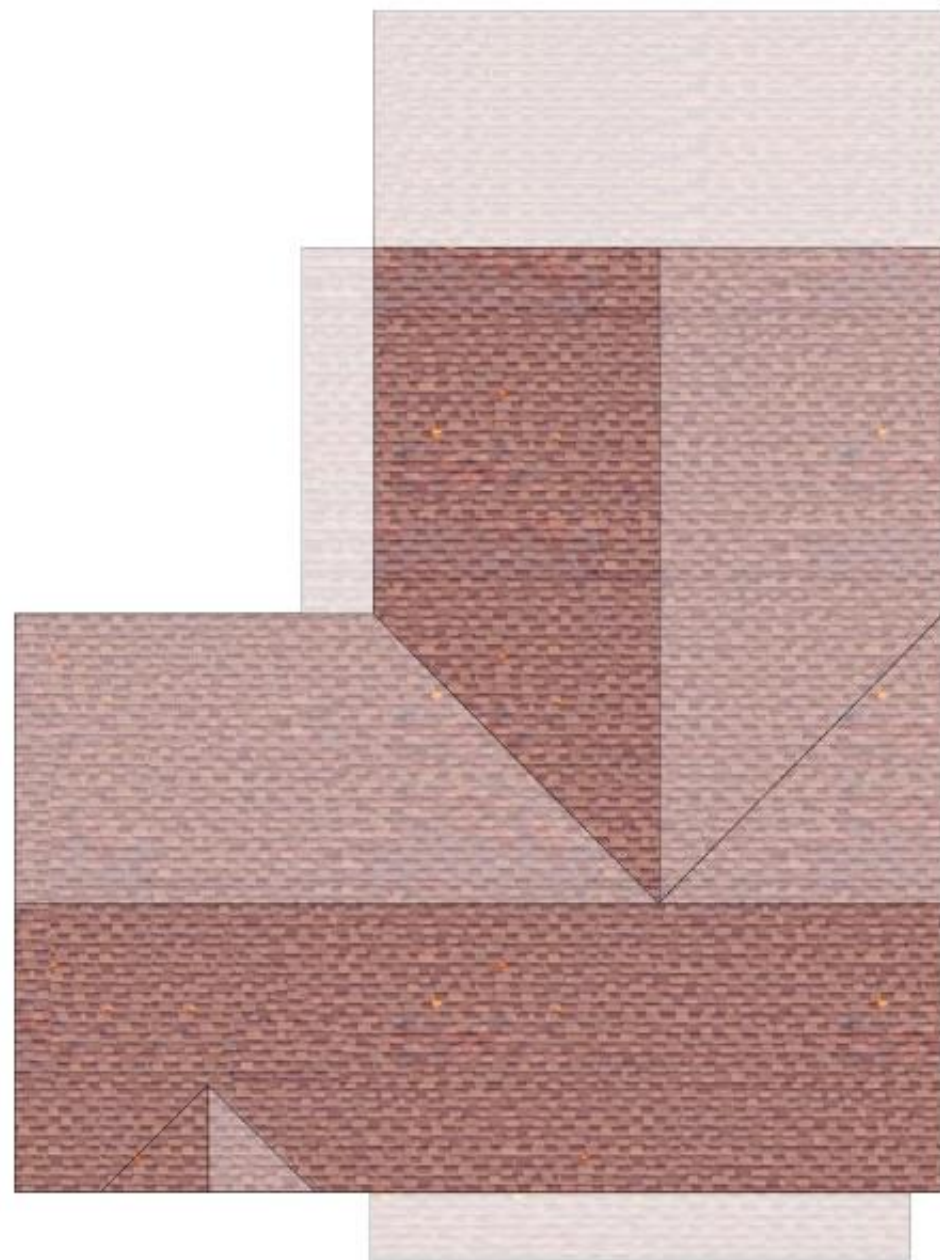
West Elevation



South Elevation



PLOT 1



PLOT 2

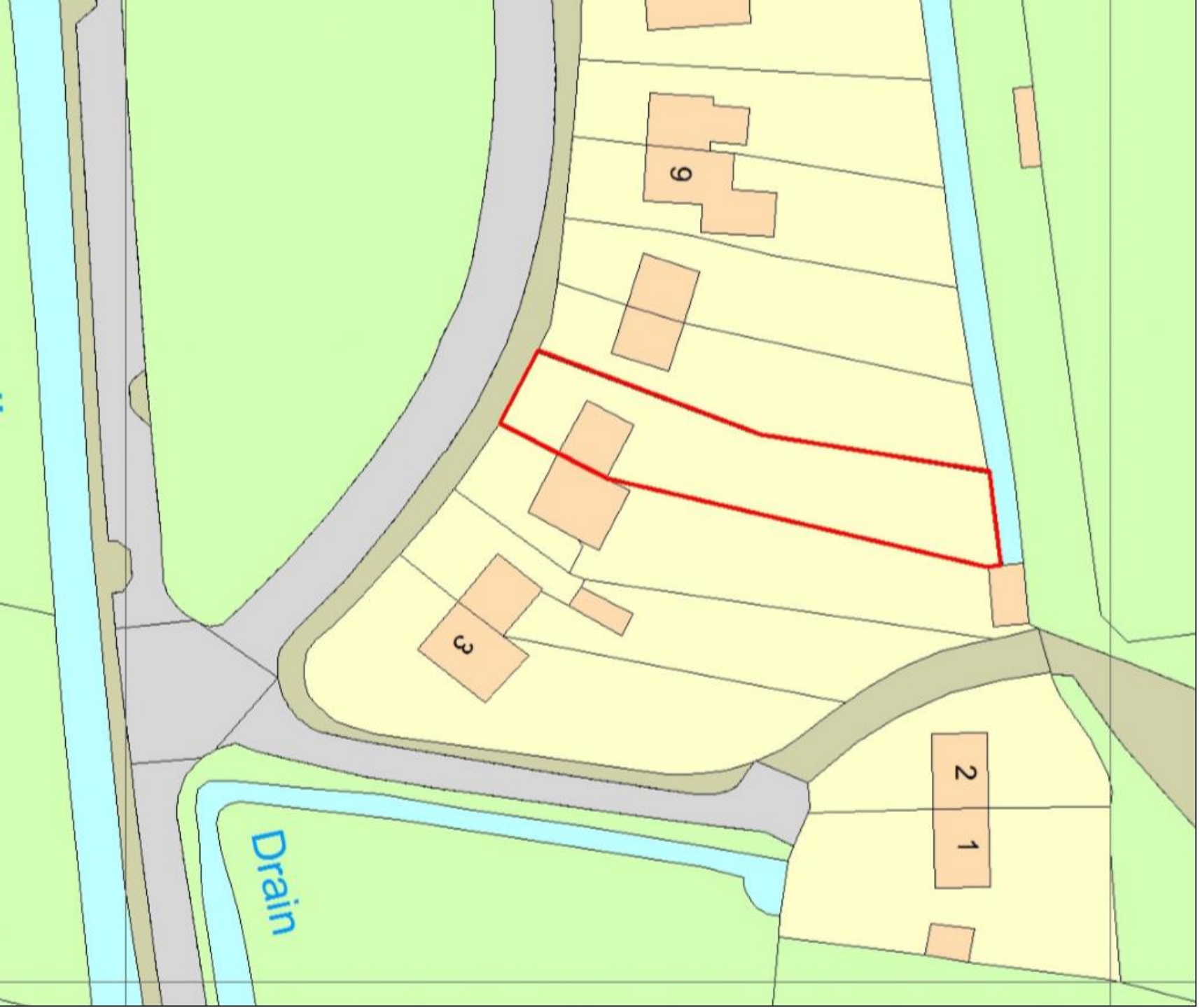


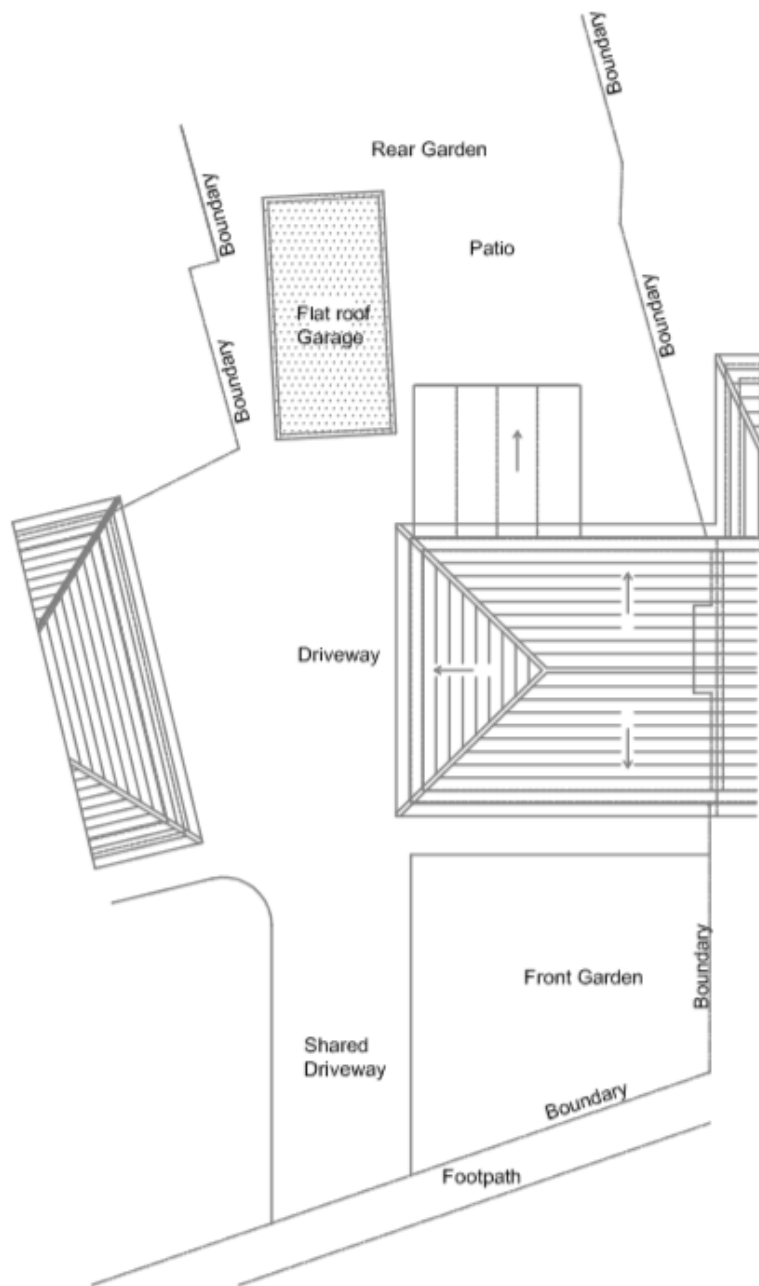


# 18/P/4239/FUH - 6 Riverside Banwell BS29 6EE

Combined Double and Single Storey Rear Extension

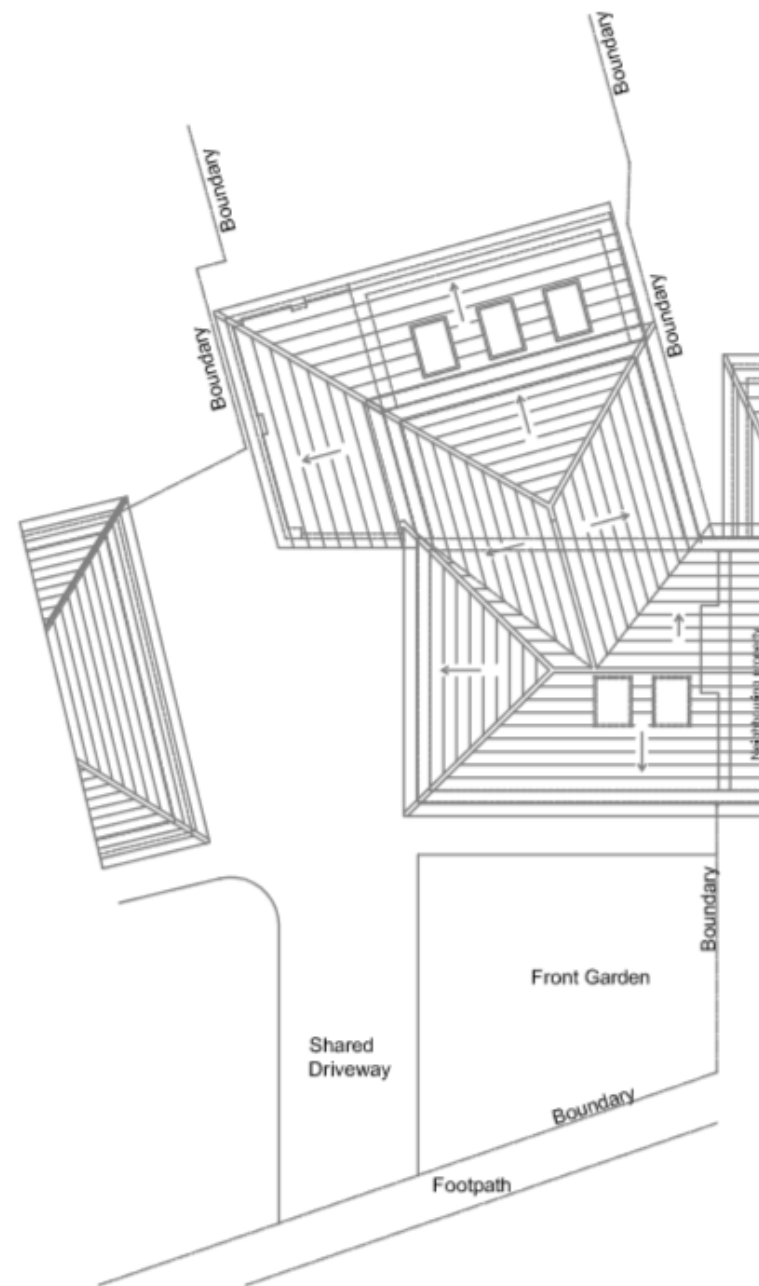




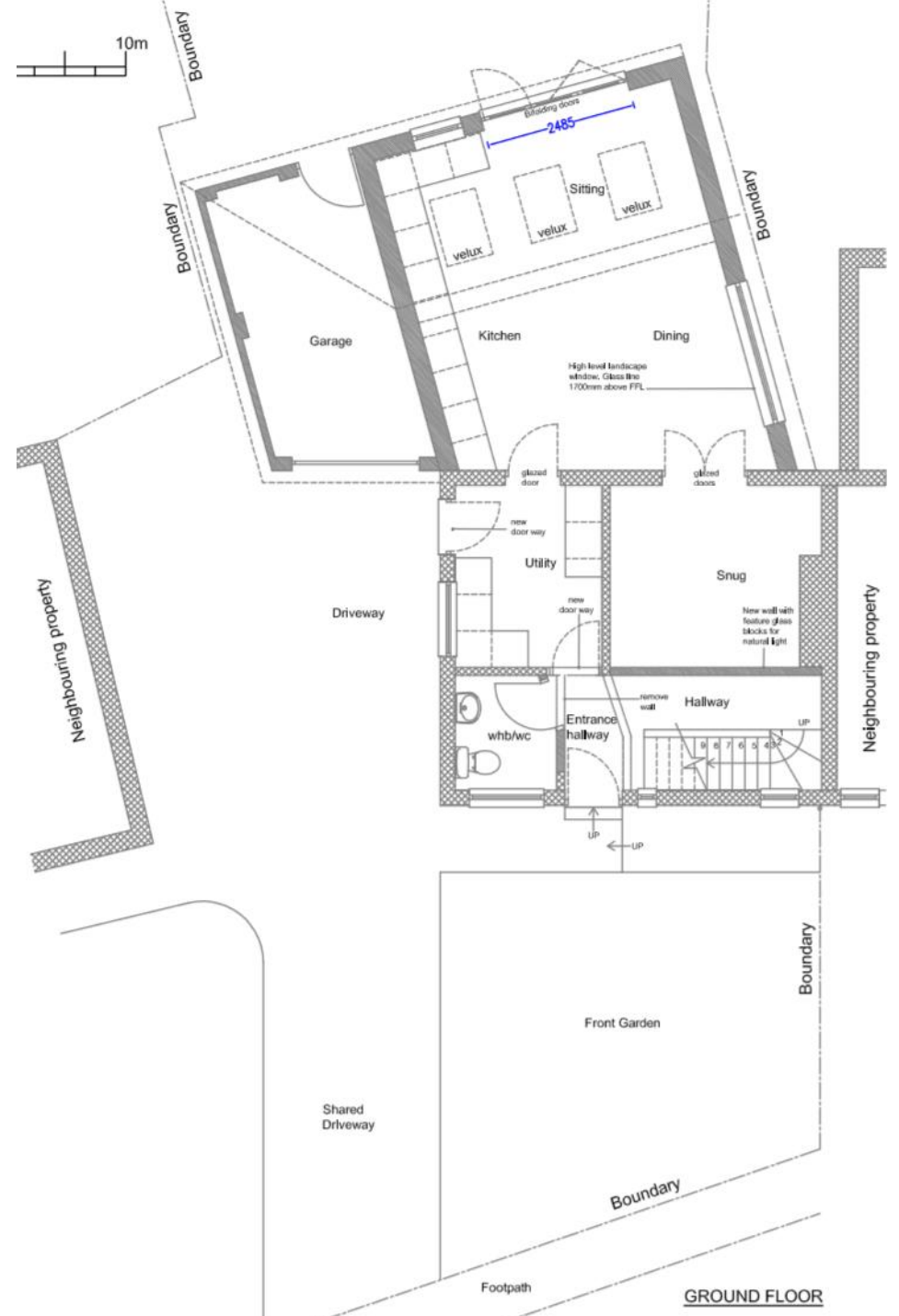
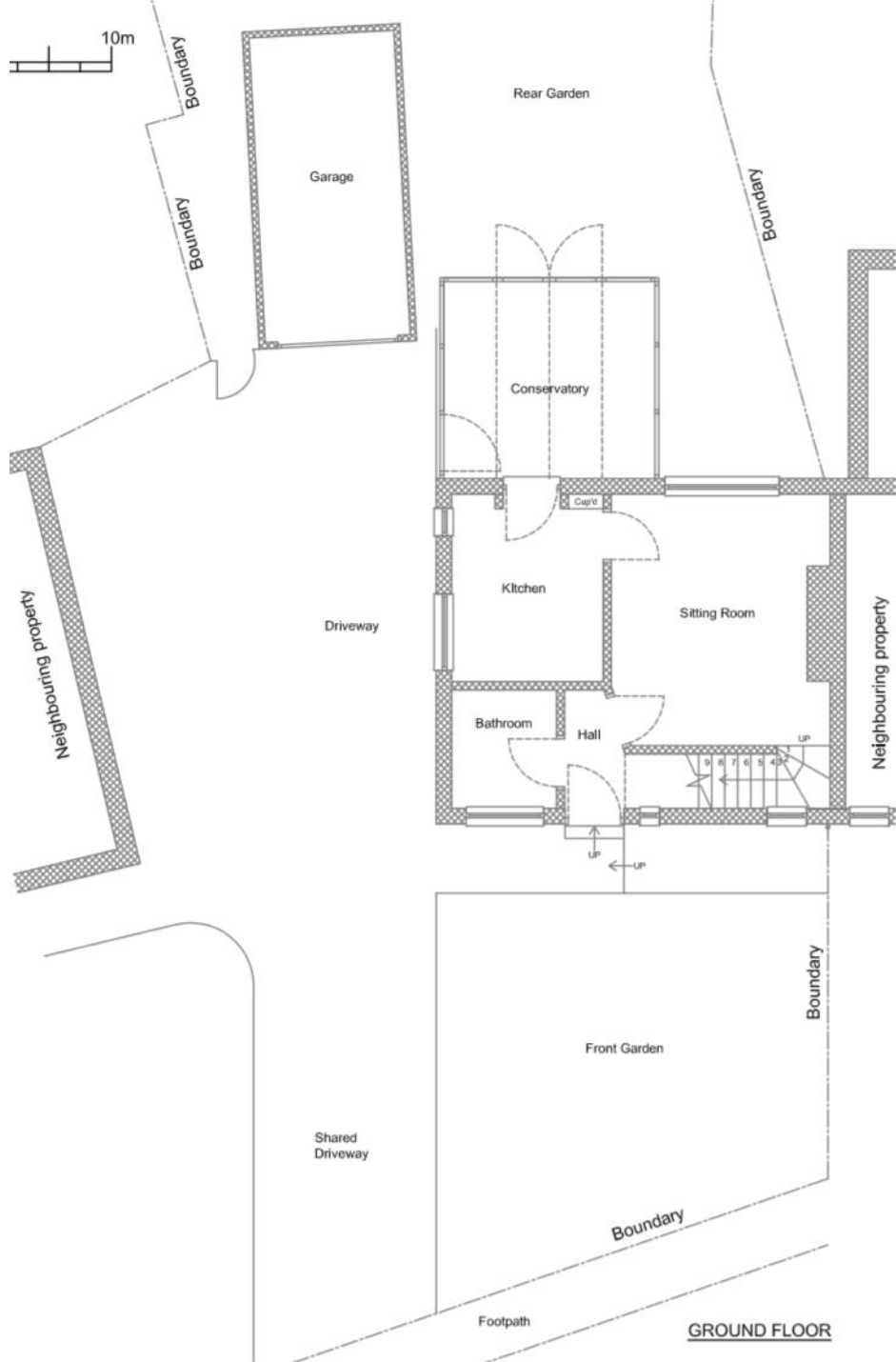


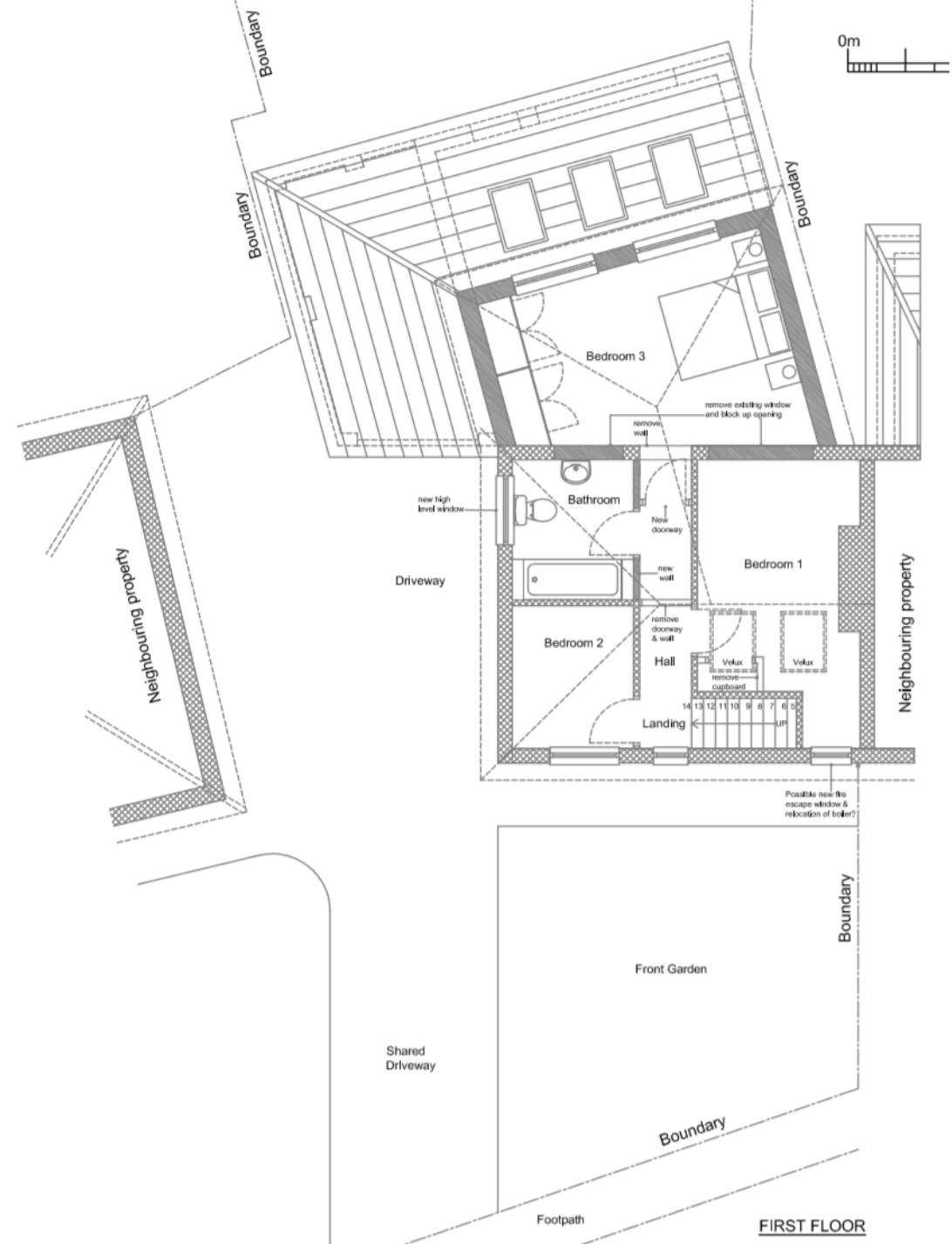
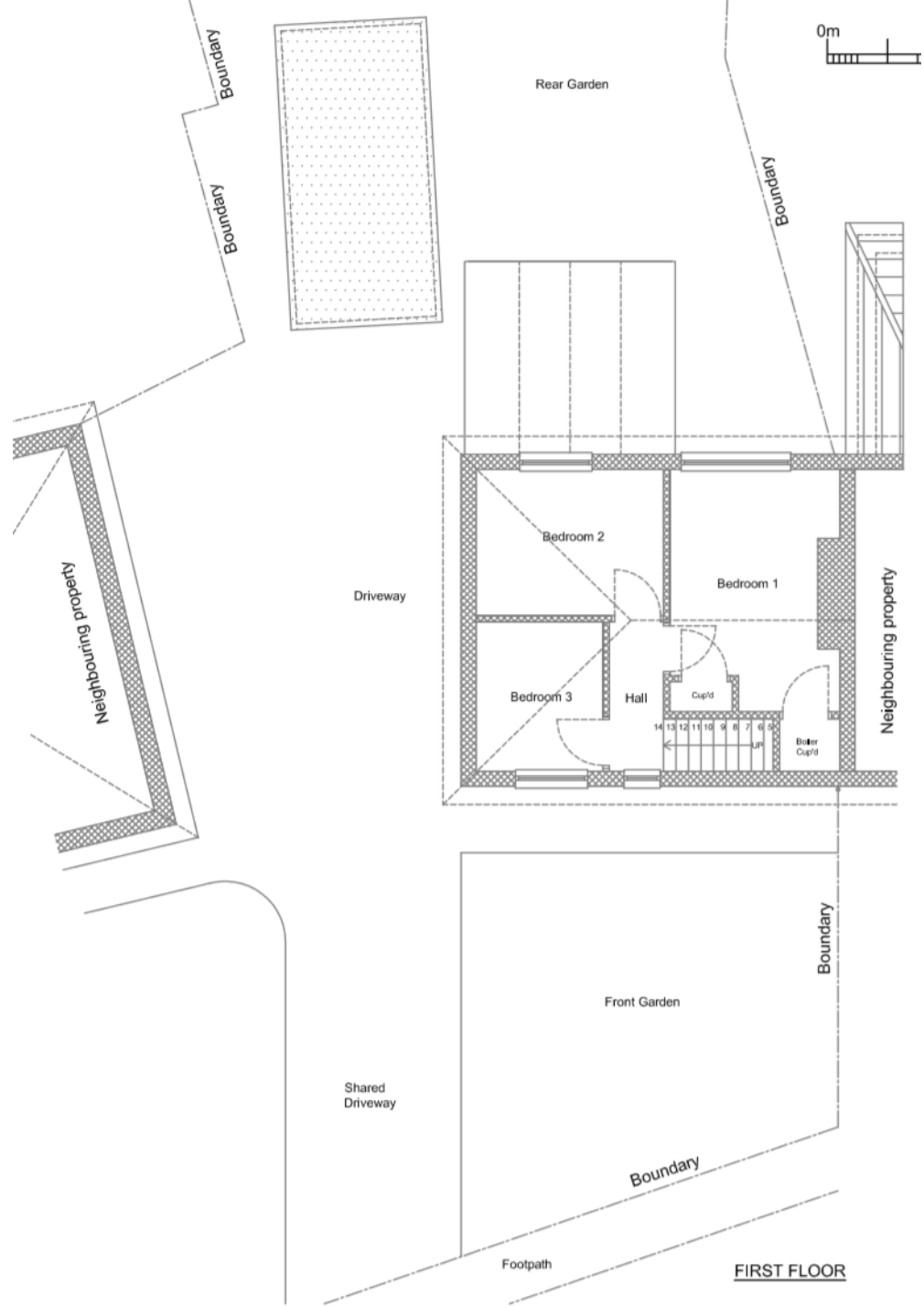
EXISTING

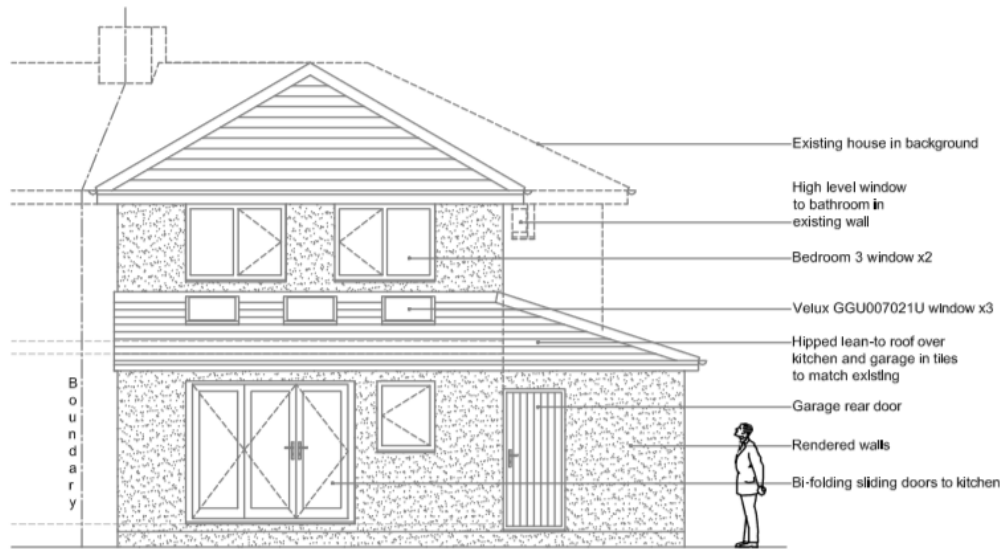
0m 5m 10m



PROPOSED



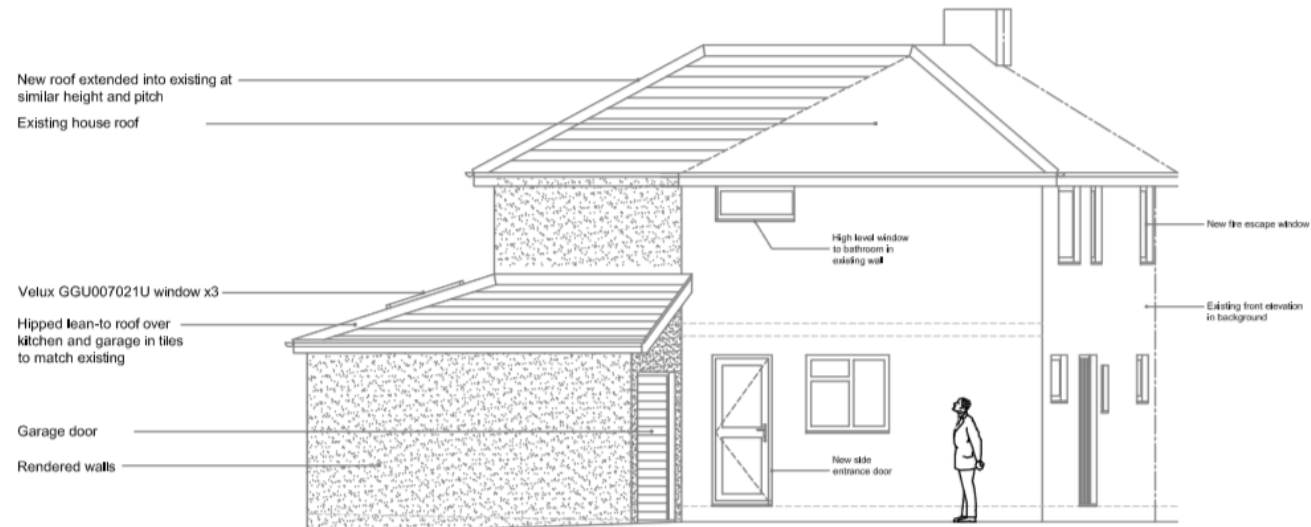
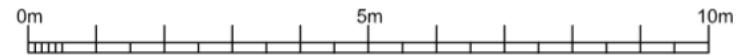




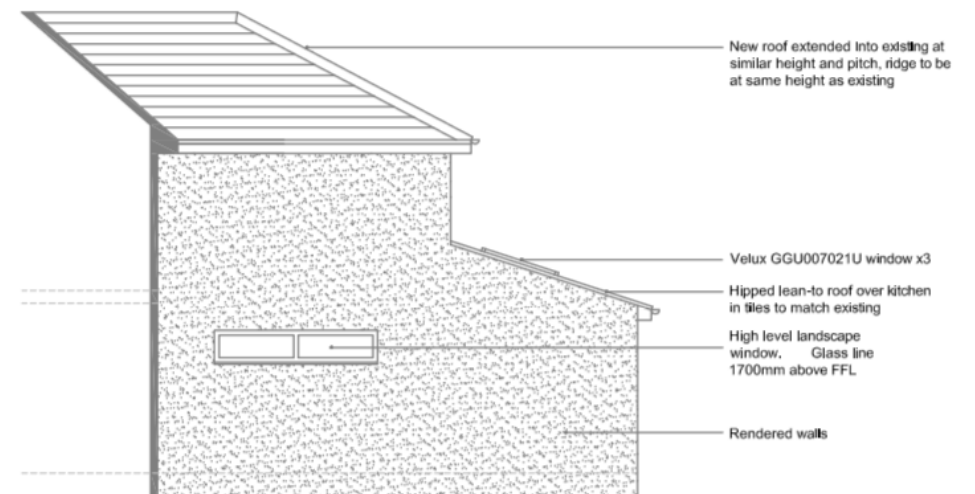
EAST FACING REAR ELEVATION



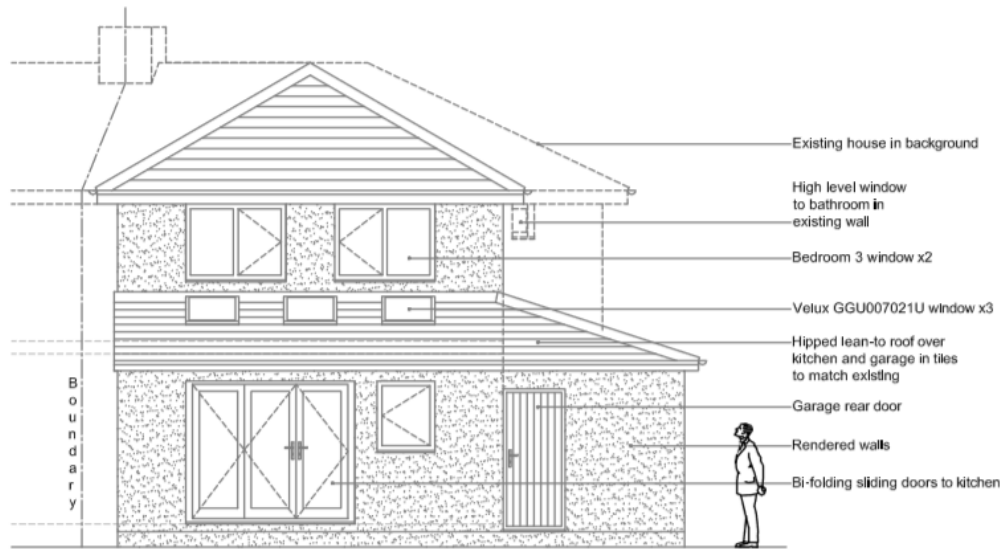
WEST FACING FRONT ELEVATION



NORTH FACING SIDE ELEVATION



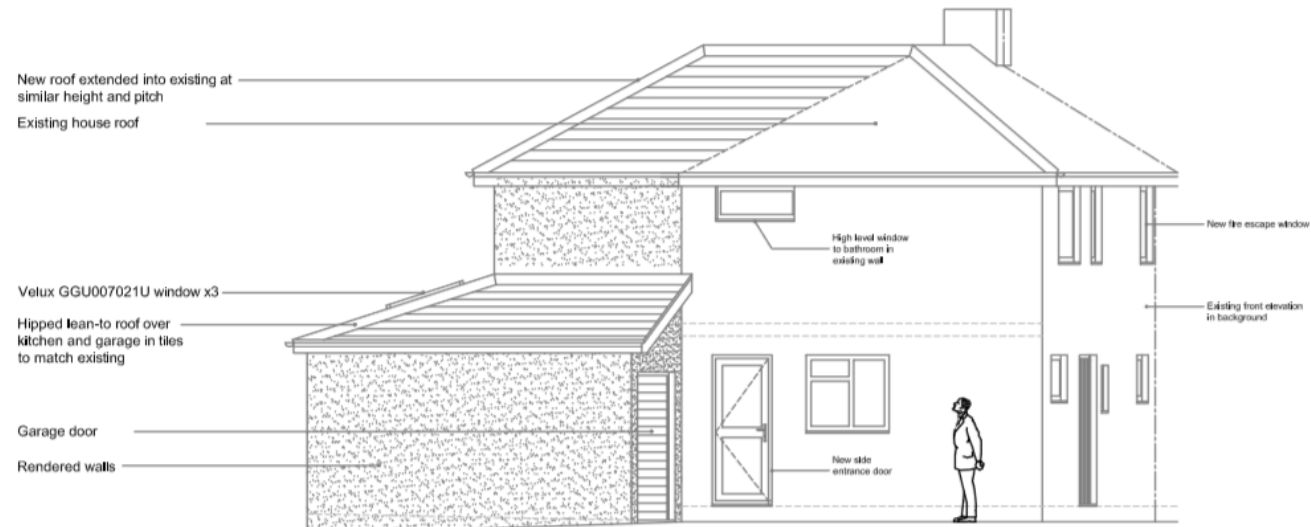
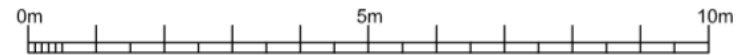
SOUTH FACING SIDE ELEVATION



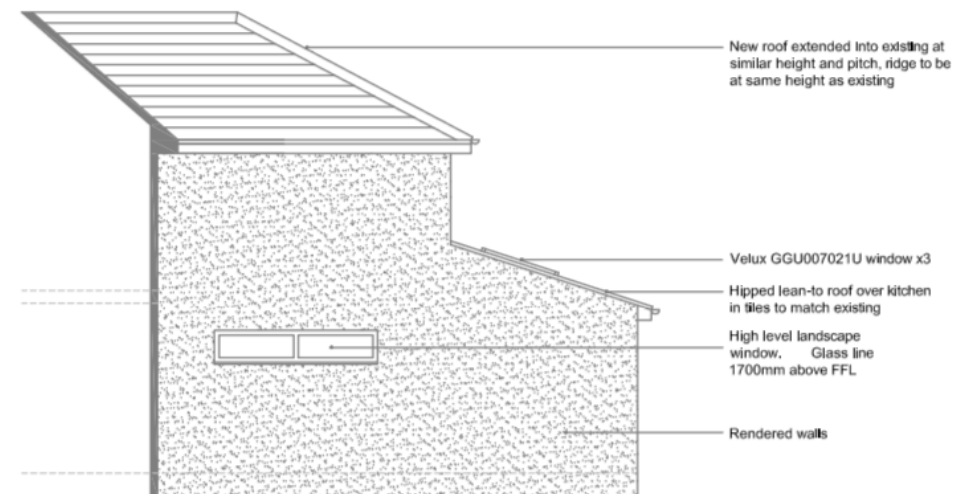
EAST FACING REAR ELEVATION



WEST FACING FRONT ELEVATION



NORTH FACING SIDE ELEVATION

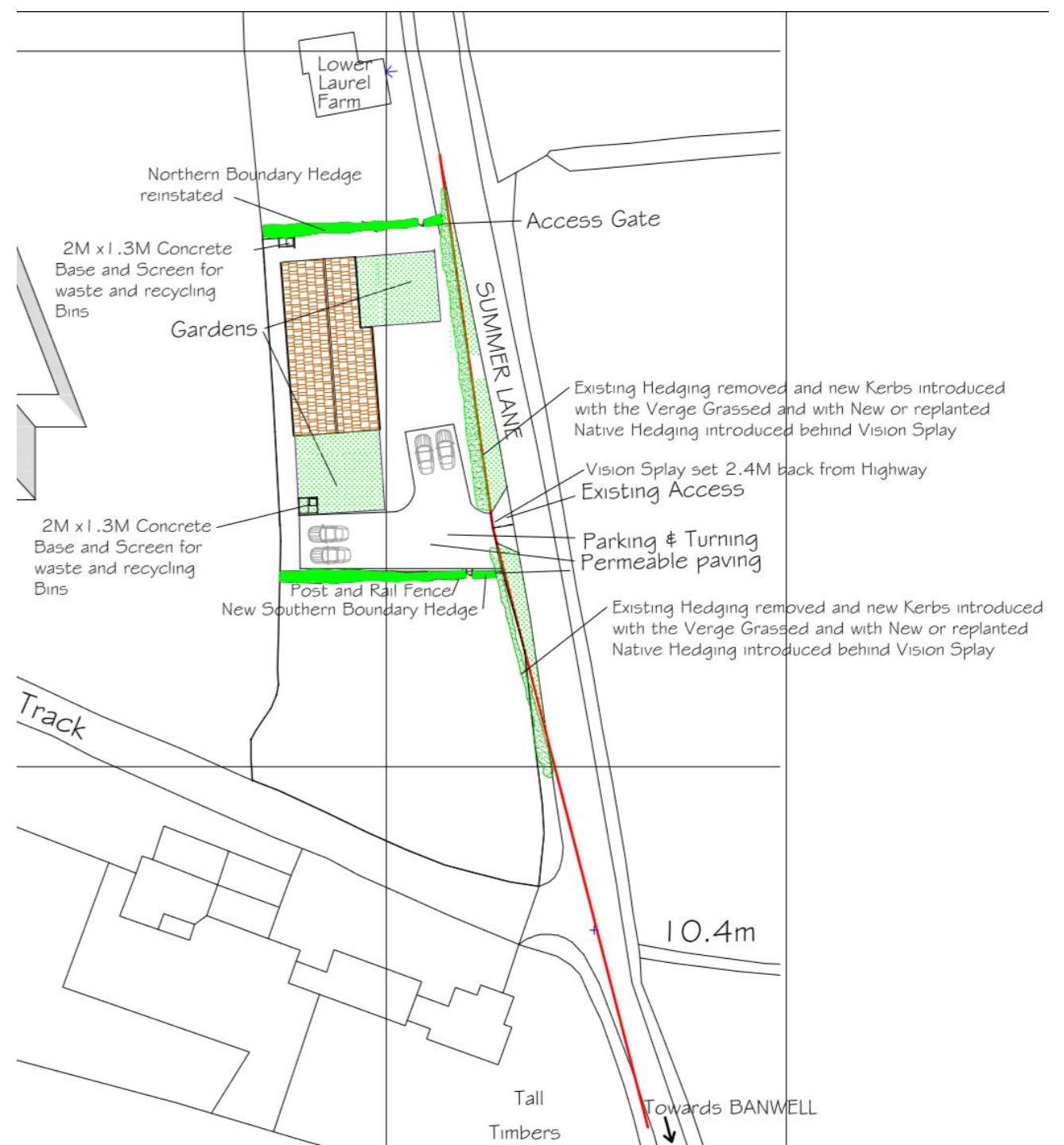


SOUTH FACING SIDE ELEVATION



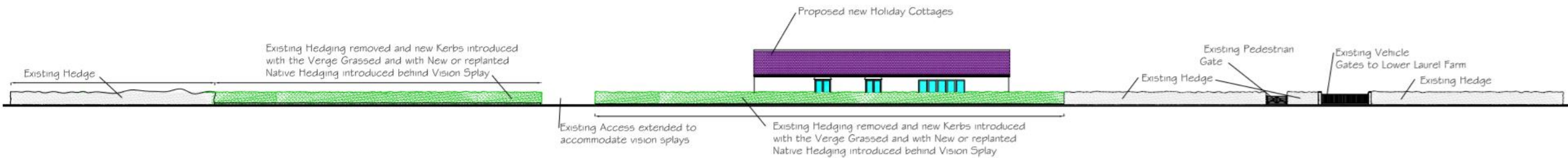
# 18/P/4417/FUL - Land Adjacent To Lower Laurel Farm Summer Lane Banwell BS29 6LP

Erection of 2 No. holiday lets for disabled visitors with specialised needs.  
(Resubmission of Application ref. 17/P/2467/F)

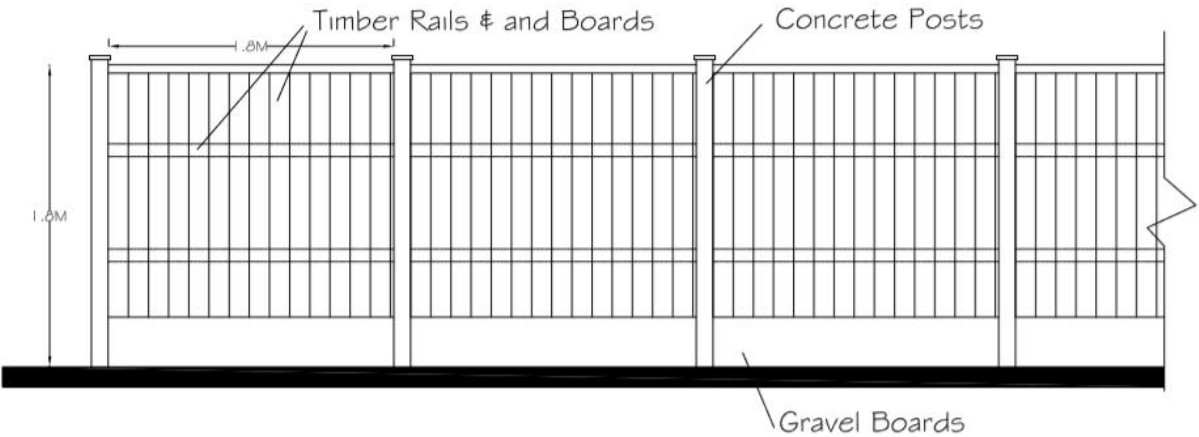


PLANNING APPLICATION DRAWING  
NOTE : All dimensions must be checked on site and NOT scaled from this Drawing.

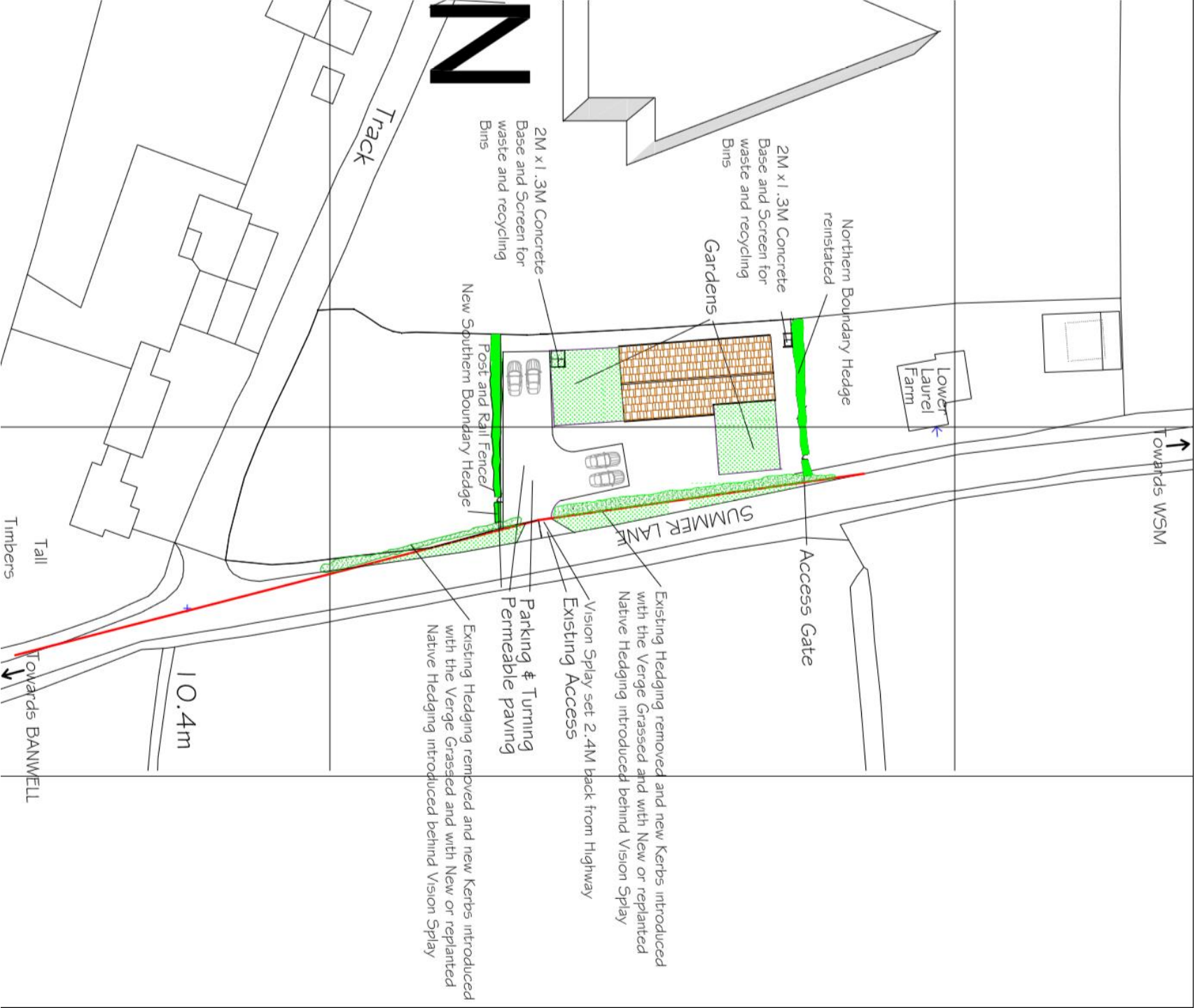
This Drawing has been produced to obtain Planning Approval and no  
Responsibility for Ground Conditions , Boundaries, Drains, Levels , Sizes or  
Connection details will be accepted.



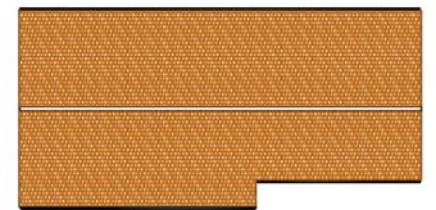
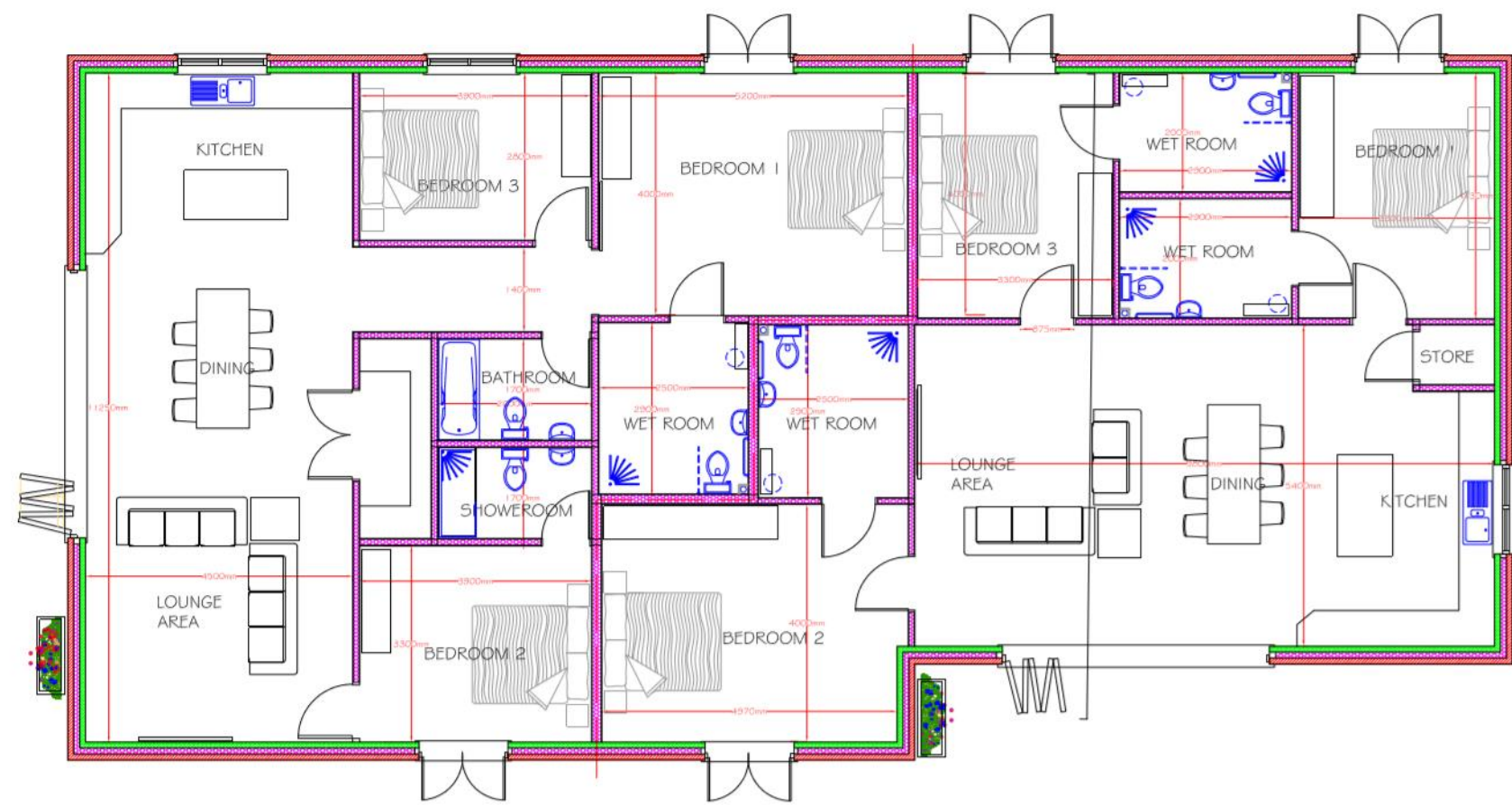
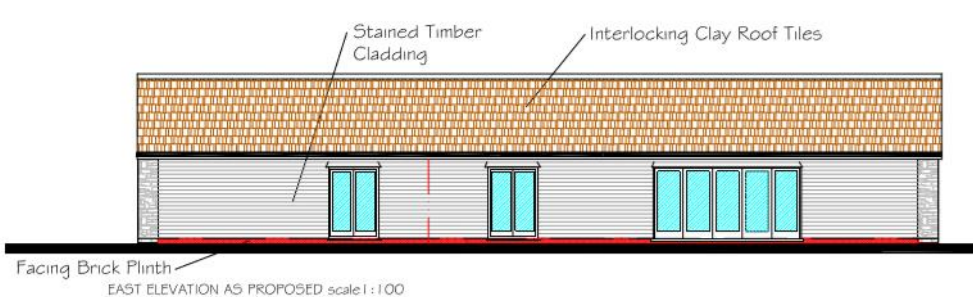
STREET VIEW FROM SUMMER LANE scale 1 :200



DETAILS OF PROPOSED NEW TIMBER FENCING scale 1 :20

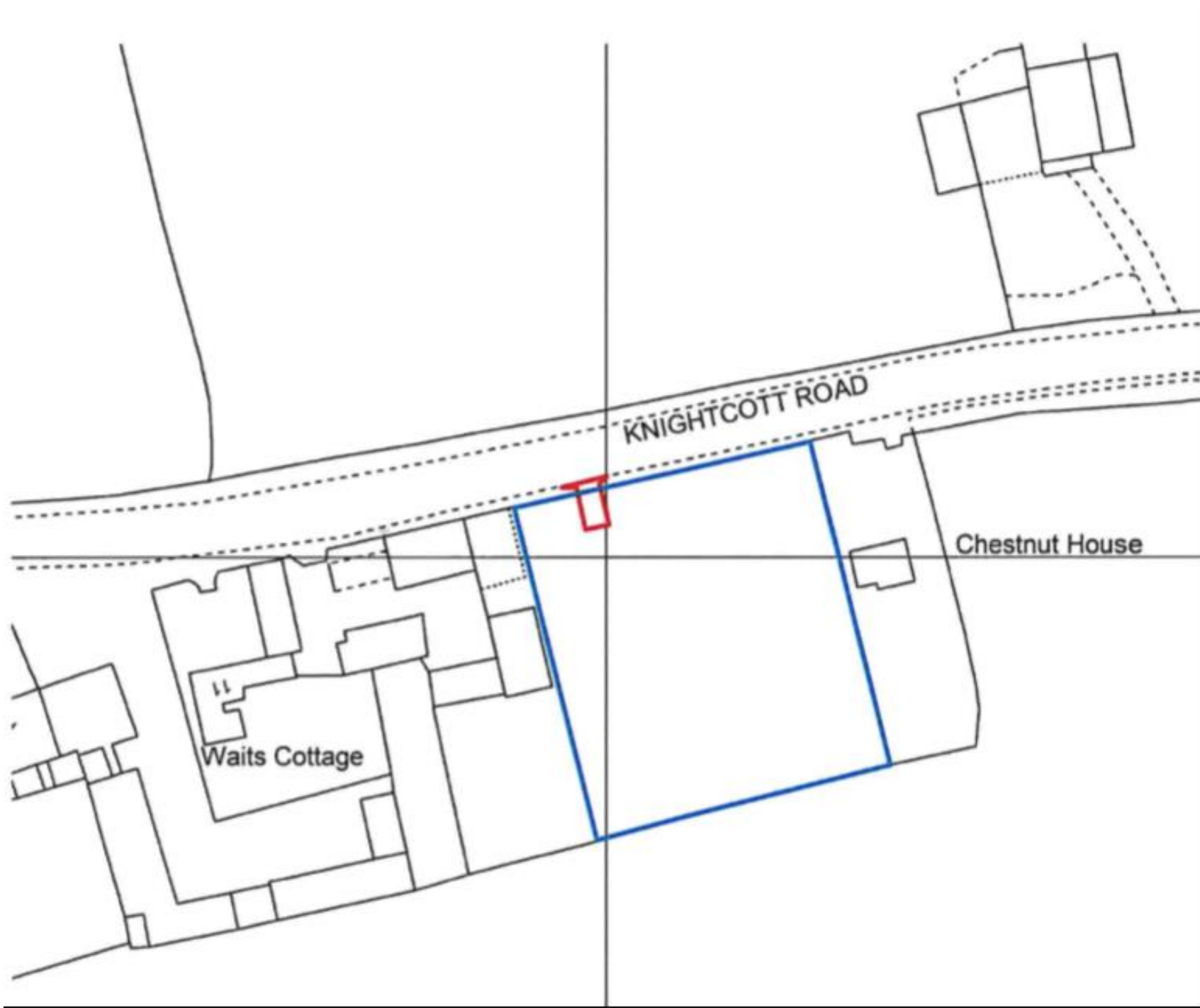






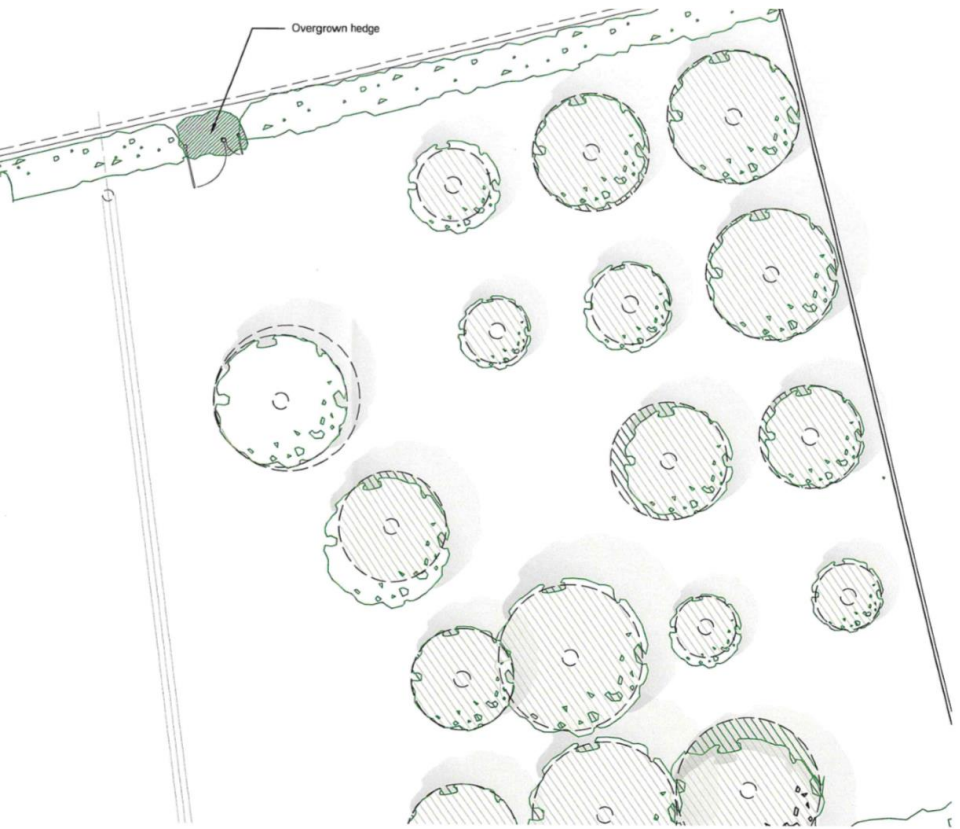
18/P/4496/FUL Land adjacent To  
Waits Cottage, Knightcott Road,  
Banwell. BS29 6HR.

Retrospective application for the retention of altered field gate access

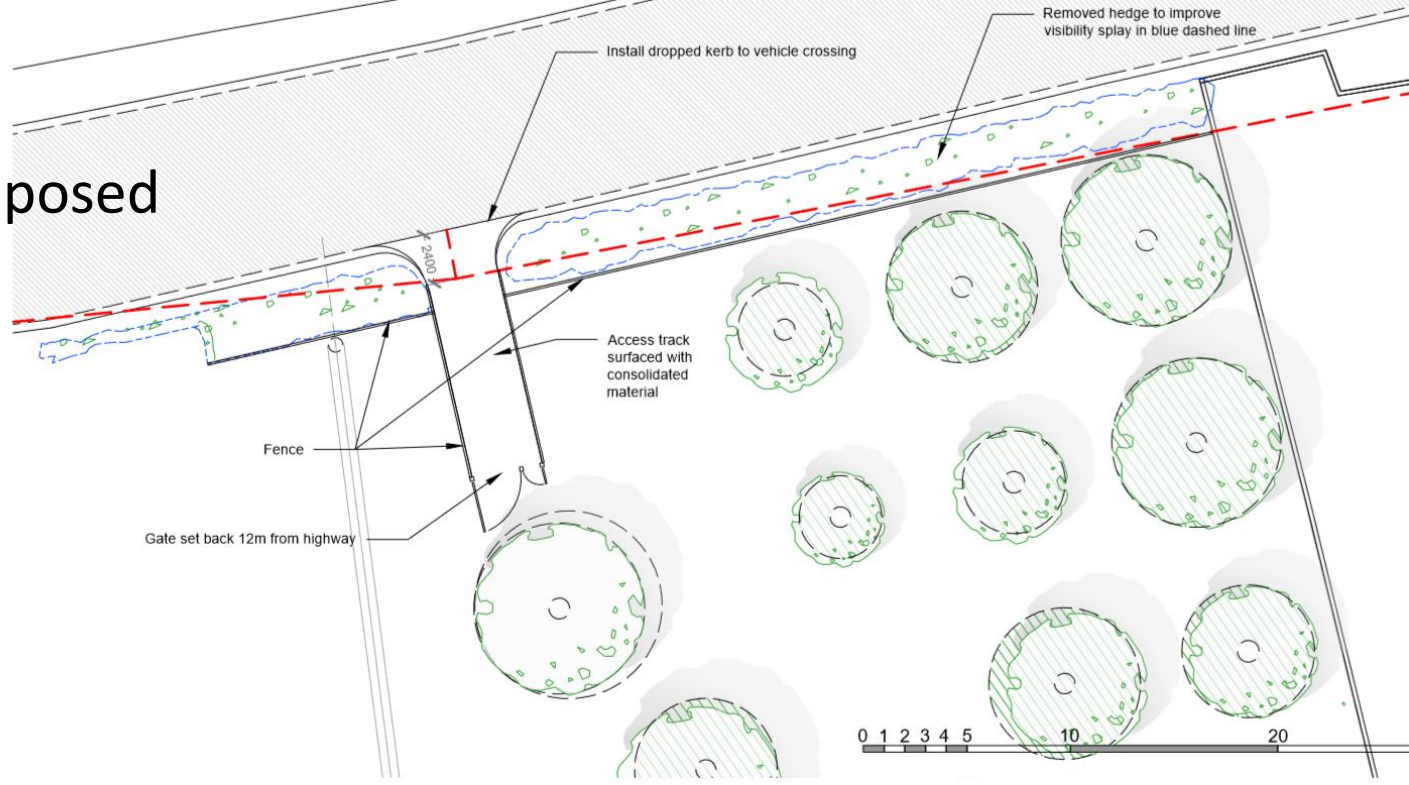




Existing

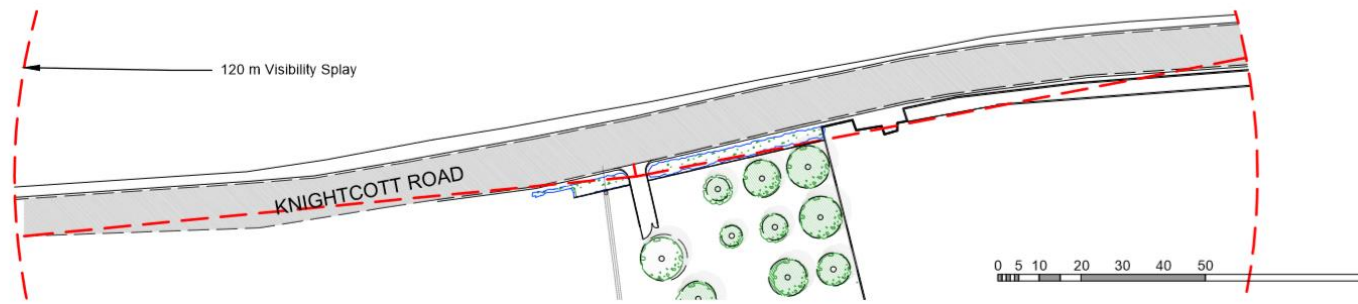


Proposed

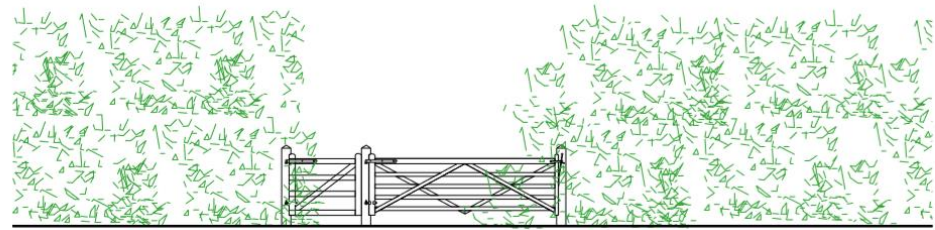


Block Plan  
1:250

Visibility  
Splay Plan  
1:1250



Gates detail  
1:100



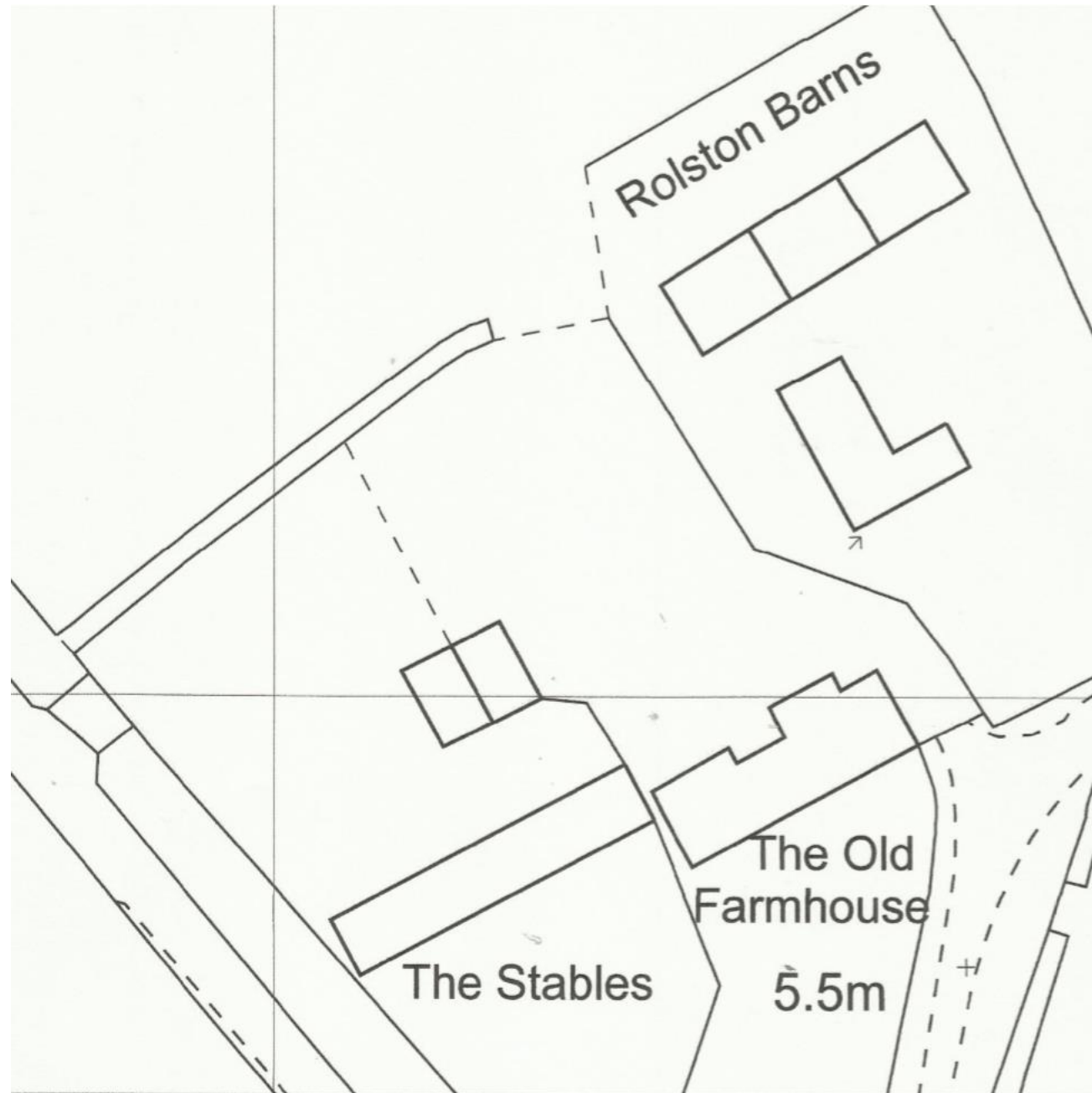
REV A: Visibility Splay 26/09/2018

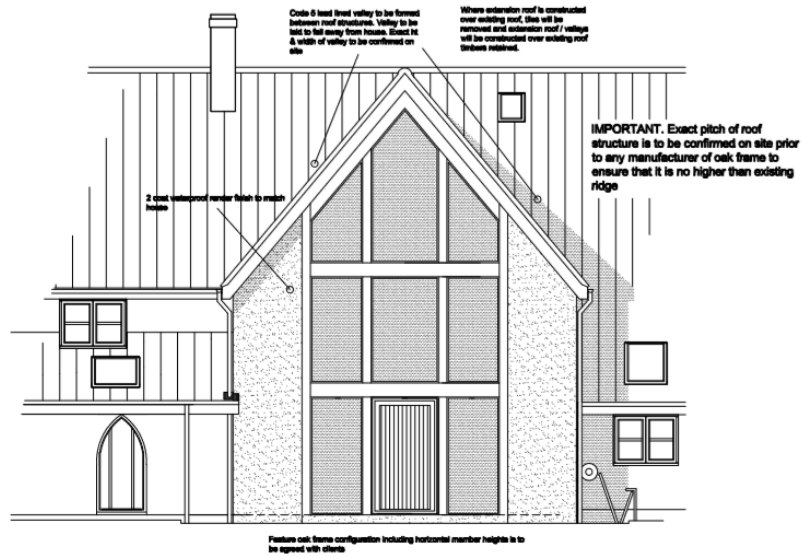
Client	Mr Richard Curry
Project	Rentention of access onto A371 at Banwell, BS29 6HR
Salmon Planning Company Ltd. 2 Priory Road, Wells, Som BA5 1SY Tel. 01749 671500 e-mail: enquiries@salmonplanning.co.uk	
Date	Sep 2018
Scale	Proposed



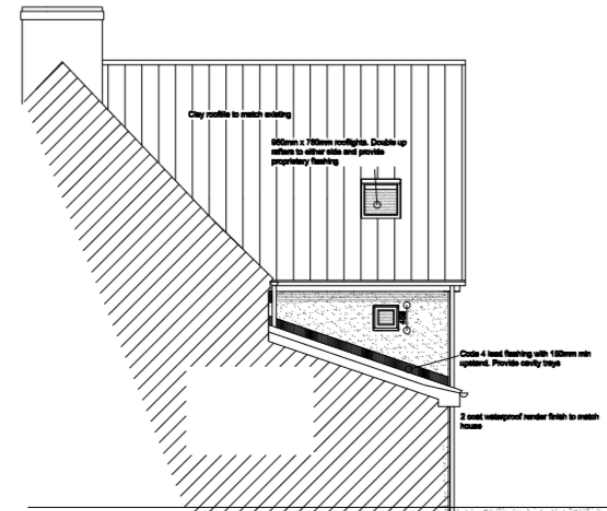
18/P/4535/LDP The Old  
Farmhouse, Rolstone Farm,  
West Rolstone Road, Hewish

2 storey rear extension

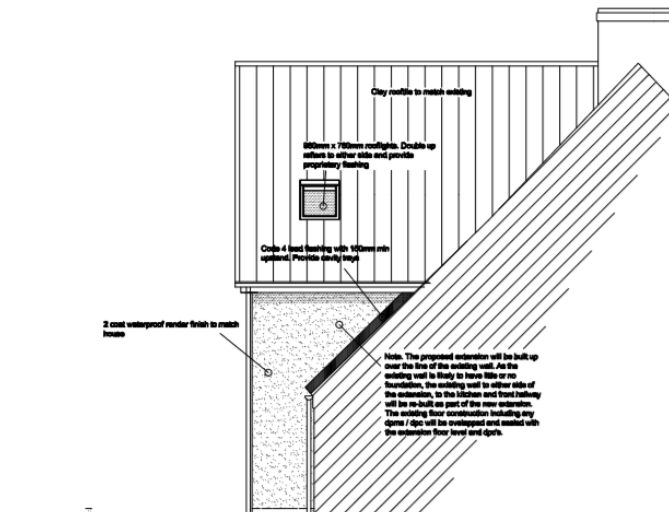




Front elevation



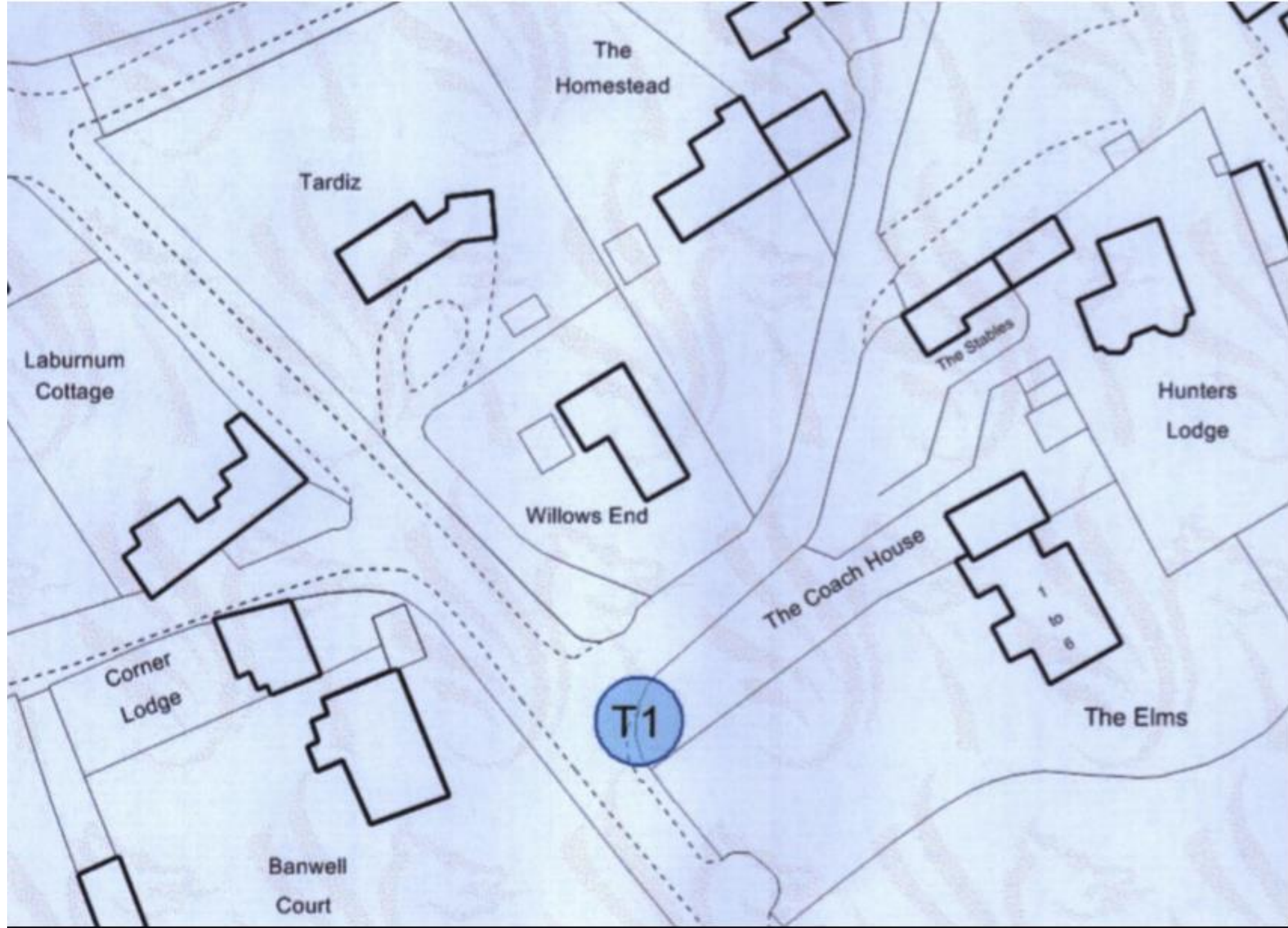
Sectional side elevation



Sectional side elevation

# 18/P/4608/TPO The Coach House, Cooks Lane Banwell

T1 beech - prune lower limb by 1-1.5m



The  
Homestead

Tardiz

Laburnum  
Cottage

Willows End

The Stables

Hunters  
Lodge

The Coach House

The Elms

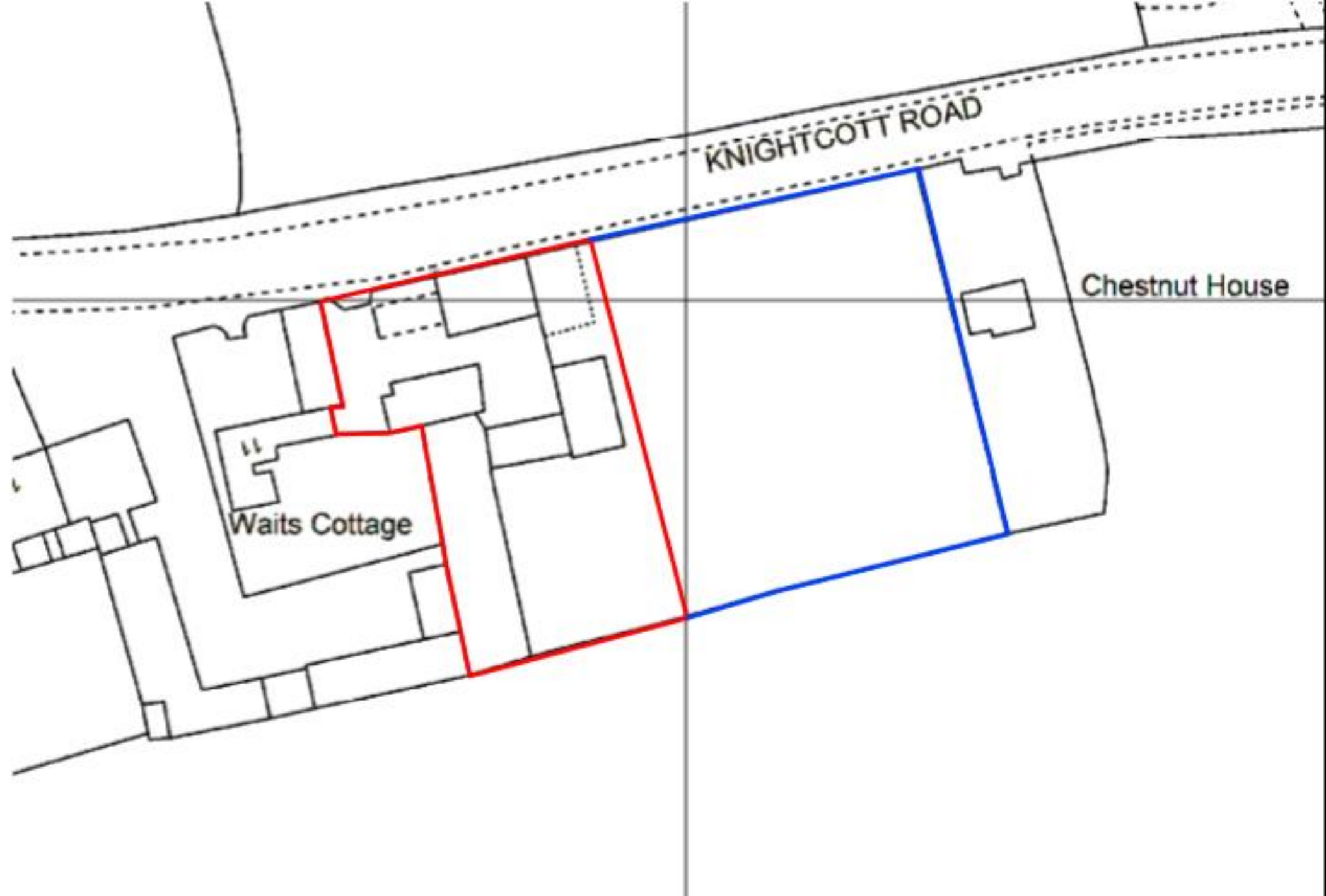
T1

Corner  
Lodge

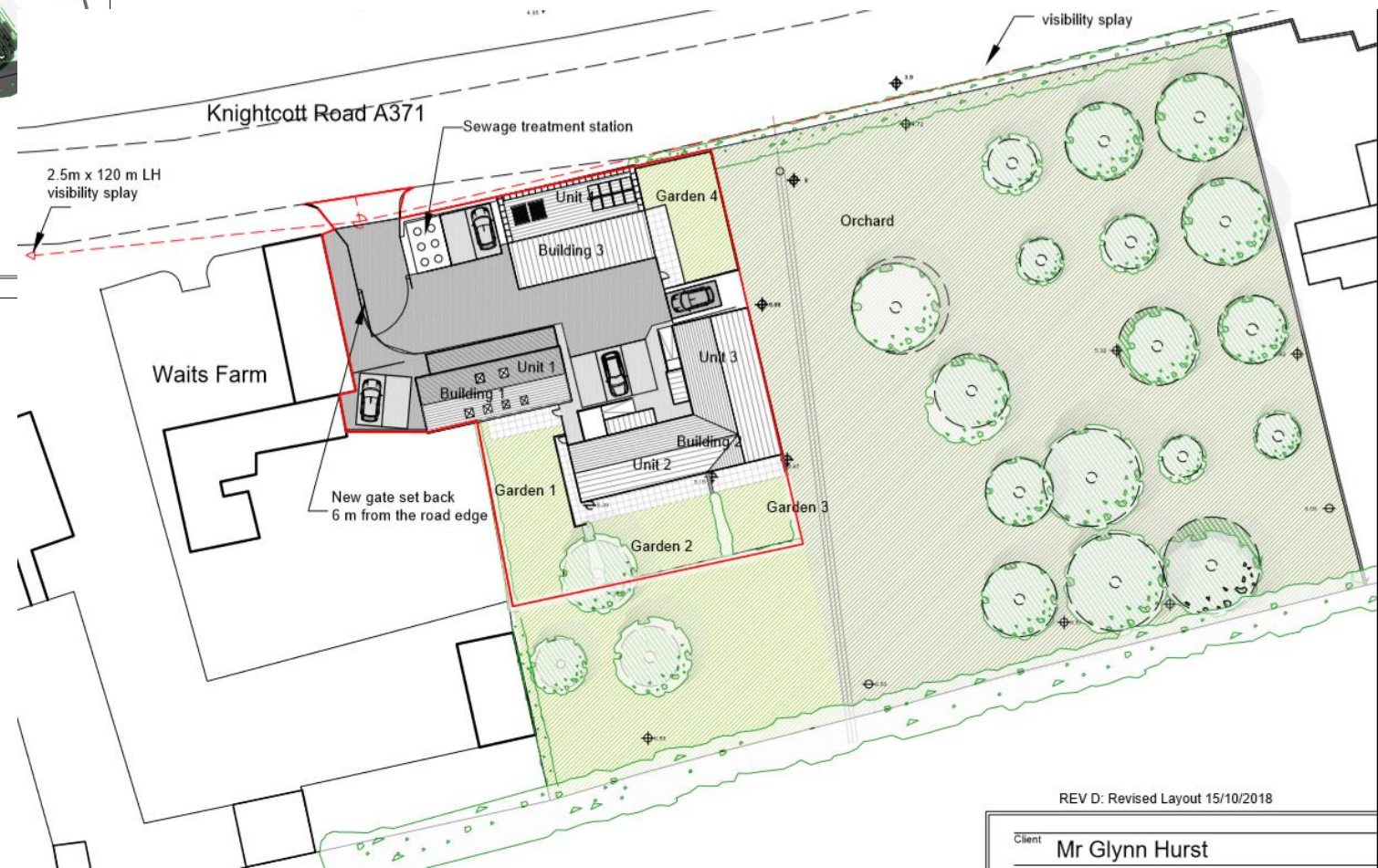
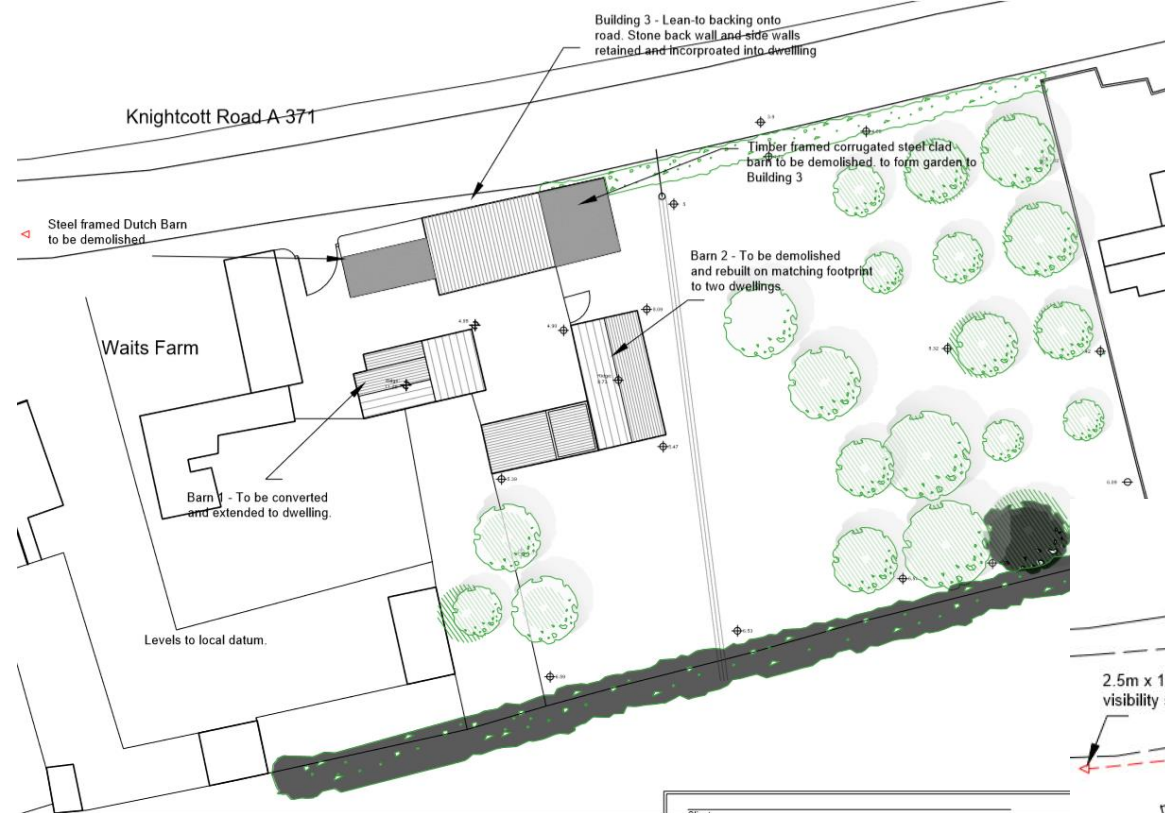
Banwell  
Court

# 18/P/4645/MMA Waits Farm, Knightcott Road, Banwell.

Minor Material Amendment for variation of Condition 1 (approved plans) of permission 16/P/2173/F (Conversion and extension of existing barn to create 1no. dwelling. Replacement of 2no. existing farm buildings with 1no, new building creating a single dwelling and a further building to create 2no. dwellings) to allow changes to: Unit 1 (extension to north elevation; raising of wall plate and ridge level by 200mm; changes to size number and design of fenestration on all elevations; use of timber boarding to west elevation instead of natural stone; change to internal layout and provision of 3rd bedroom); Unit 2 (change to internal layout to provide a 2nd bedroom; changes to size number and design of fenestration on two elevations and change of materials); Unit 3 (change of position of entrance porch; change to external finishes to match Unit 2; changes to size number and design of fenestration); Unit 4 (changes to size number and design of fenestration; substitution of vertical boarding with cement plinth and horizontal boarding)





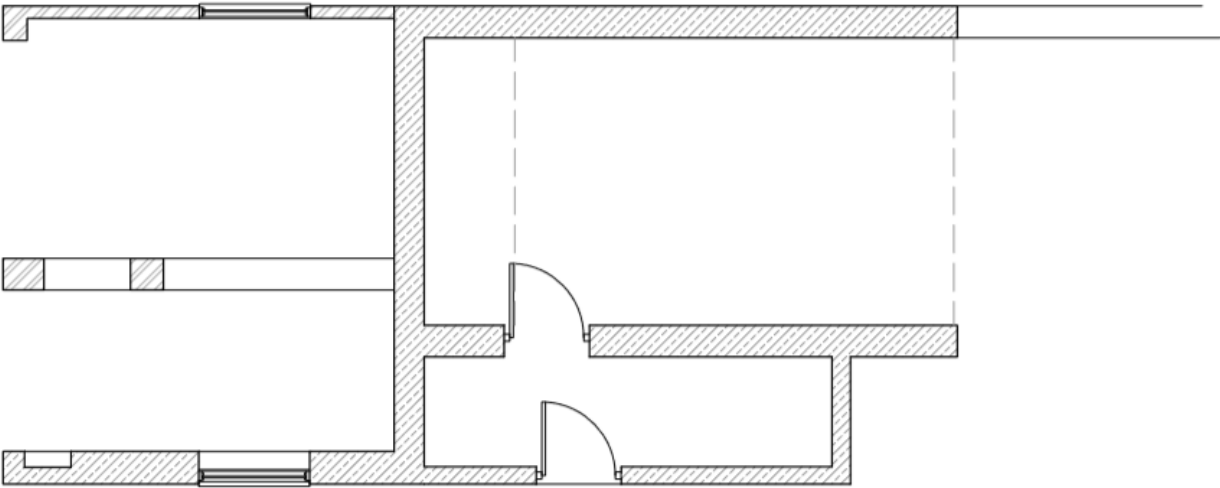


REV D: Revised Layout 15/10/2018

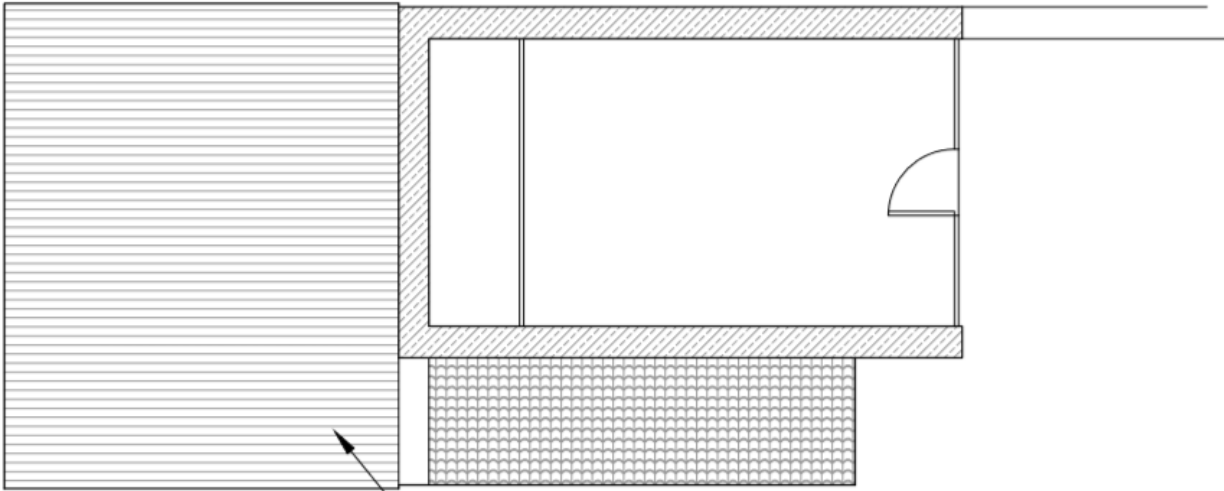
Client **Mr Glynn Hurst**



Building 1 - Existing Plans and Elevations

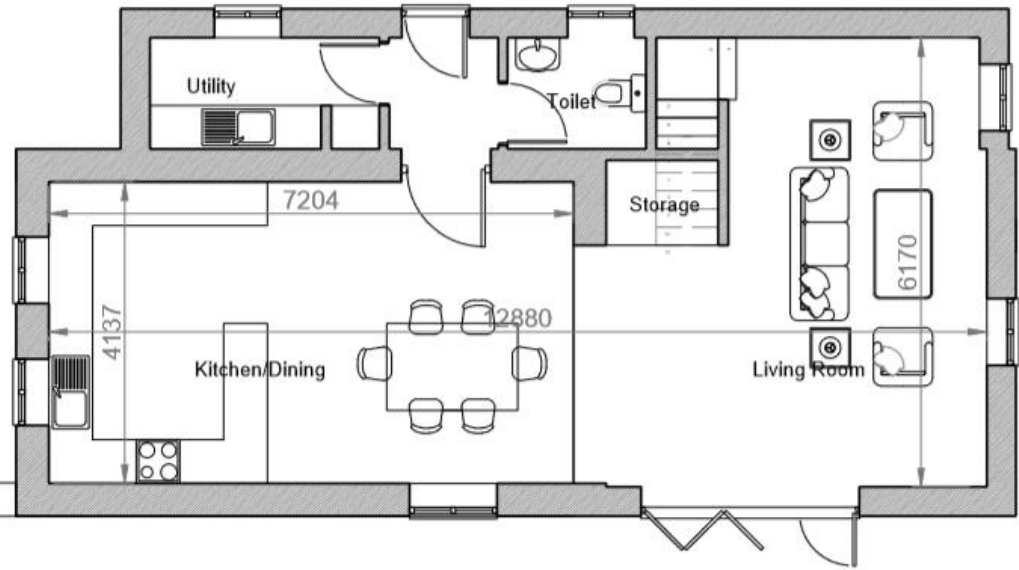


Ground Floor Plan 1:100

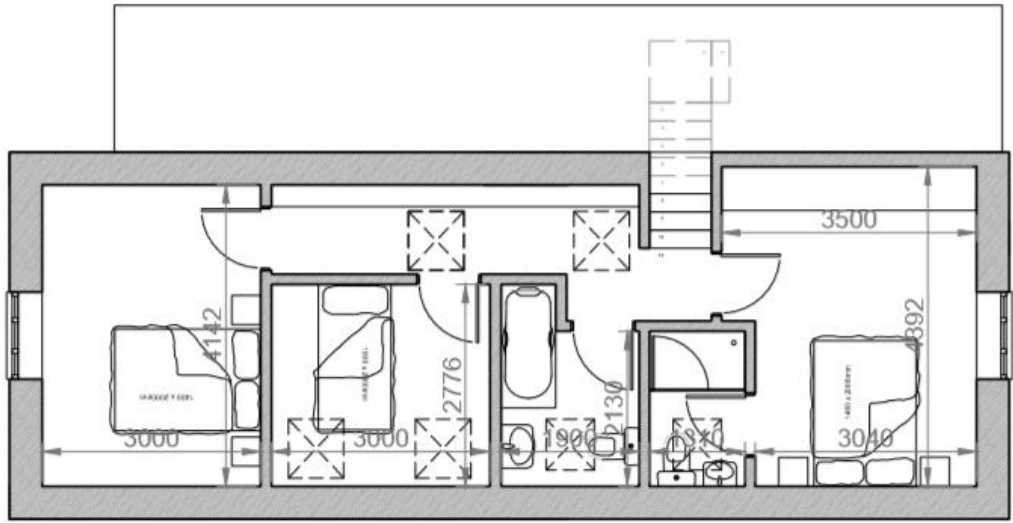


First Floor Plan 1:100

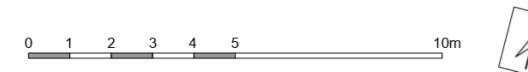
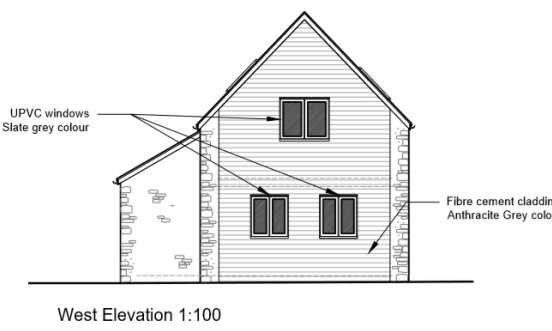
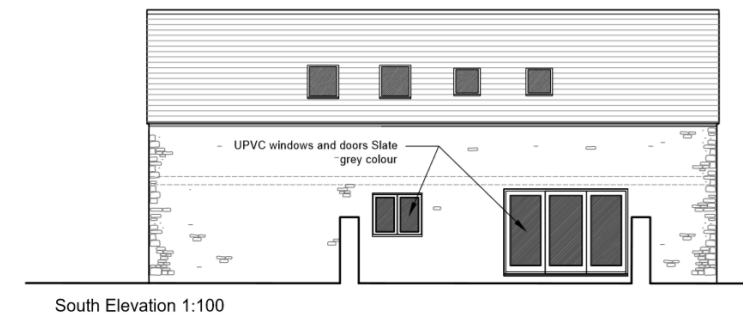
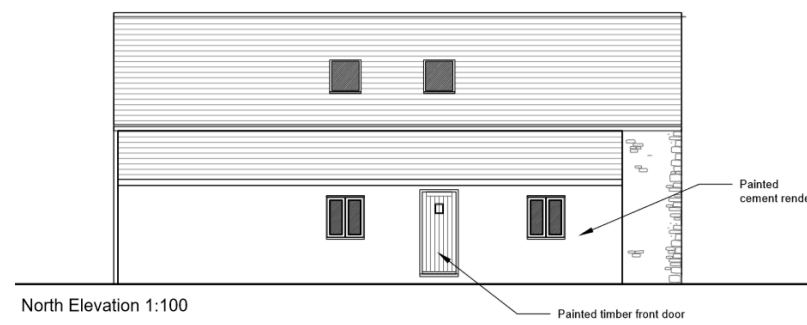
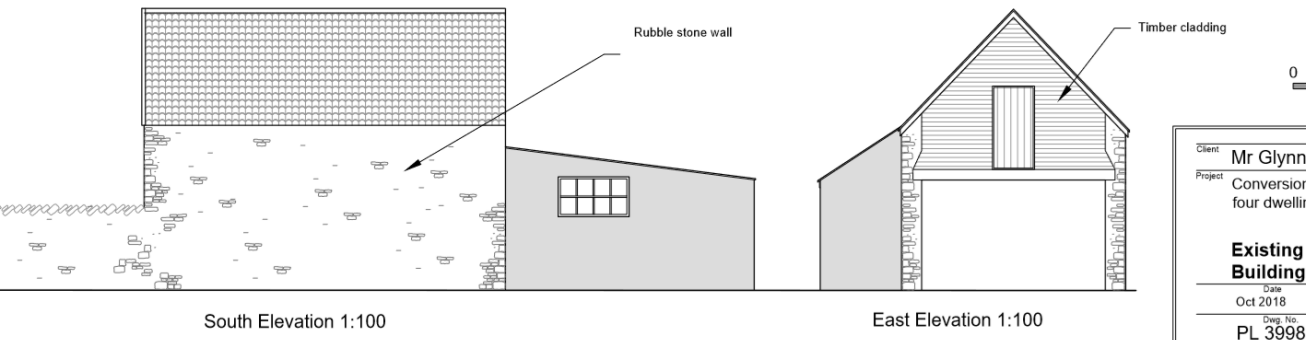
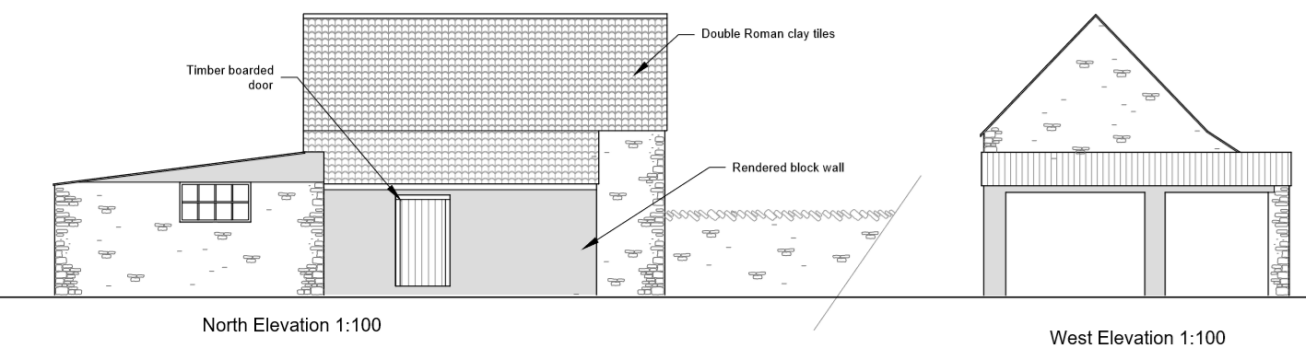
Corrugated cement sheet roofing panels



Ground Floor Plan 1:100



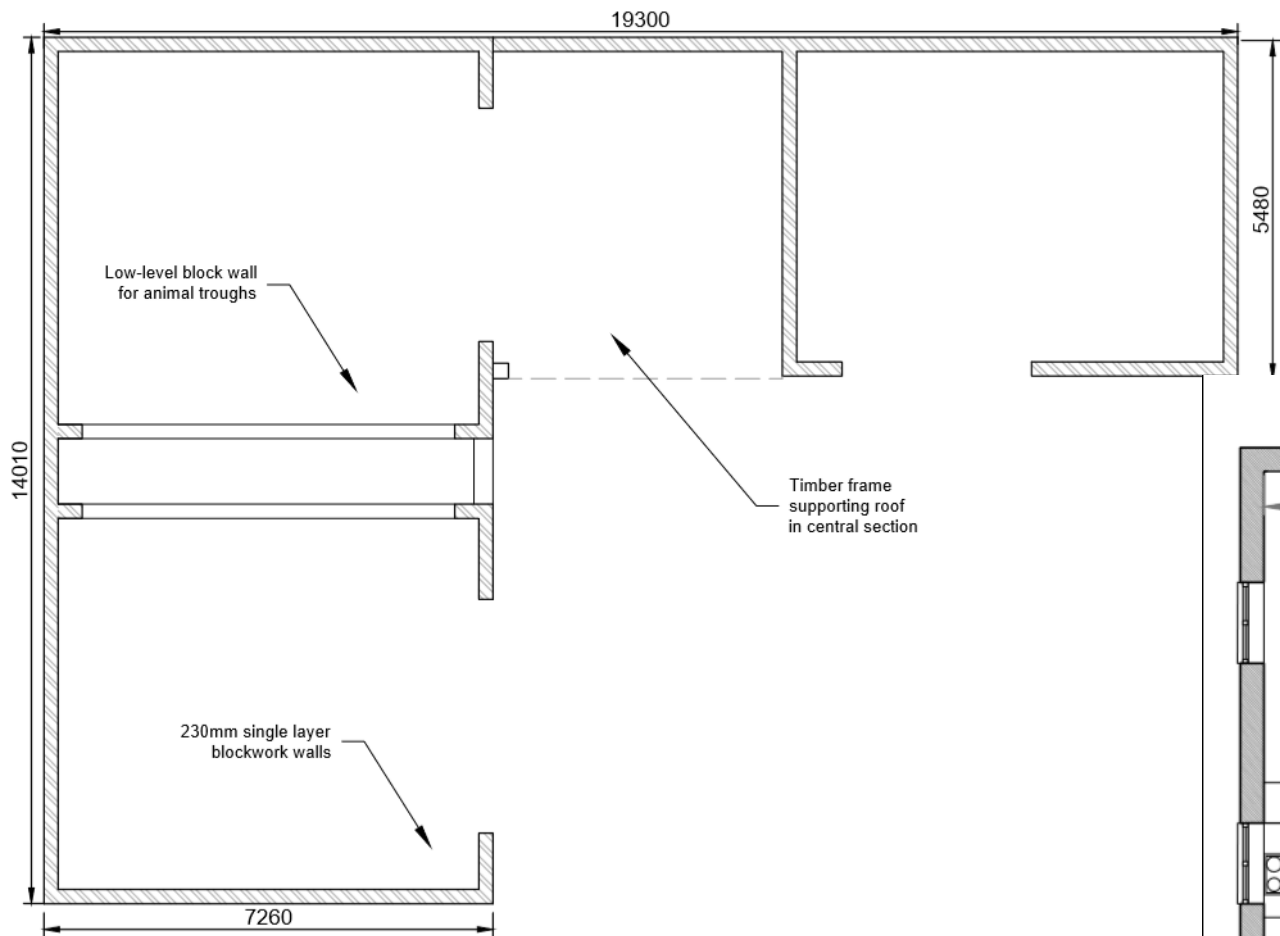
First Floor Plan 1:100



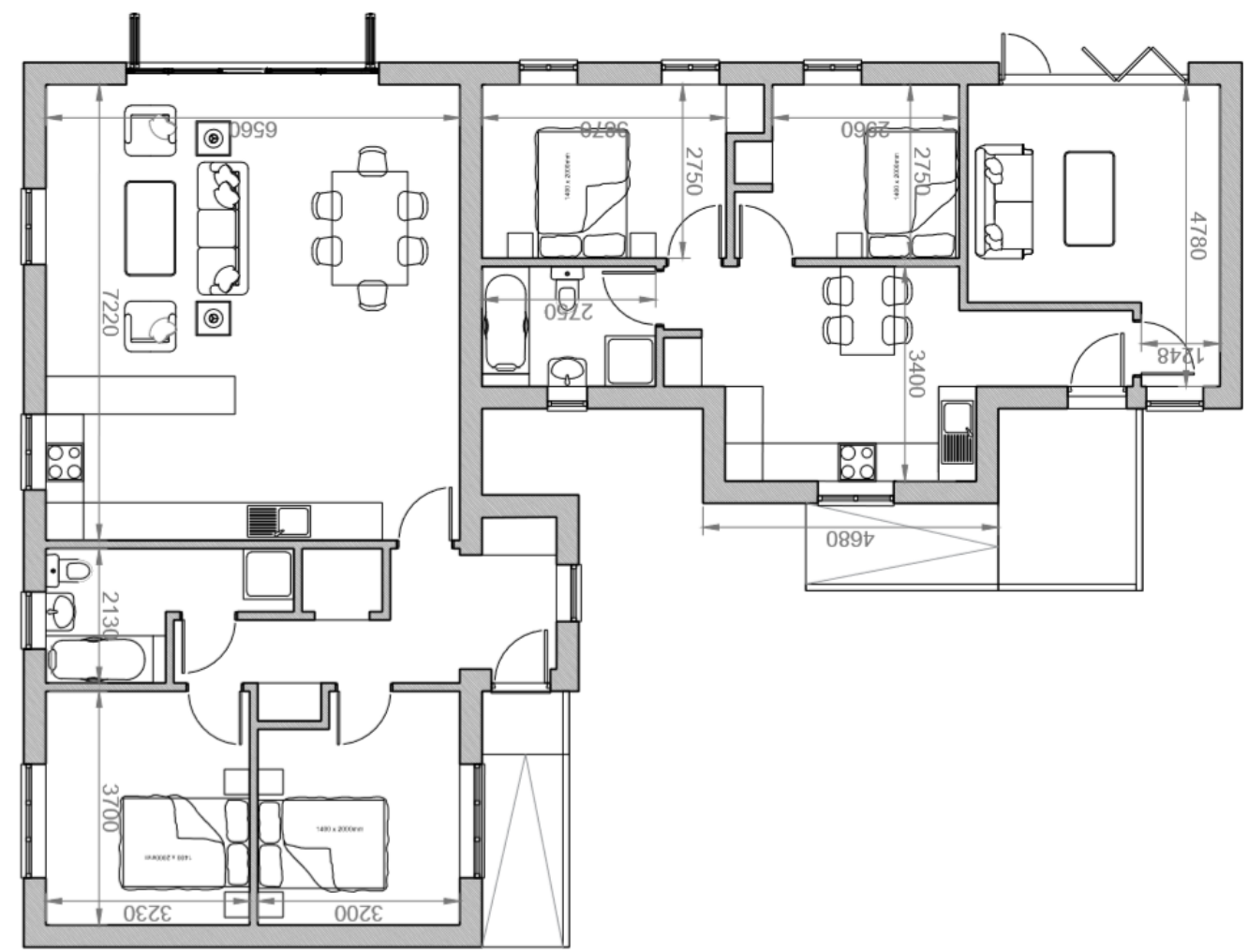
REV F: Revised Layout 19/10/2018

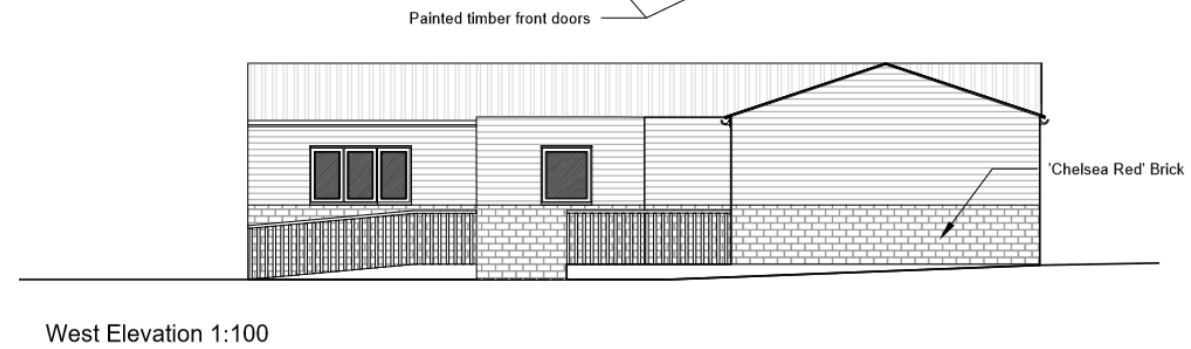
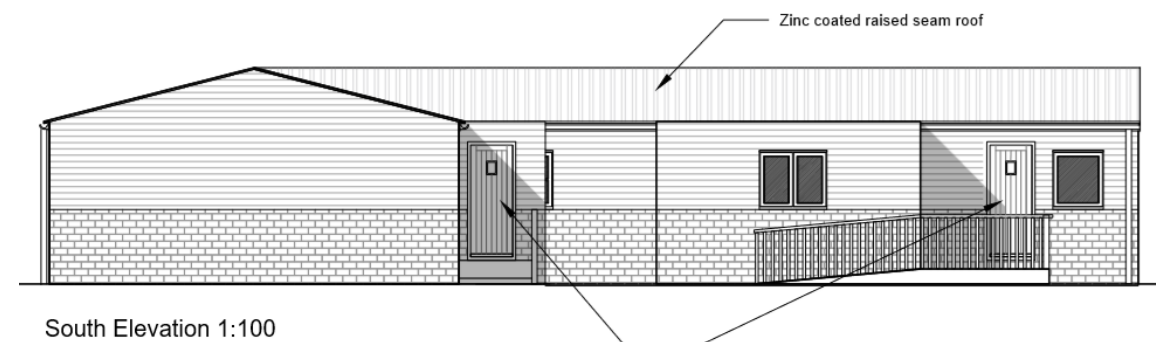
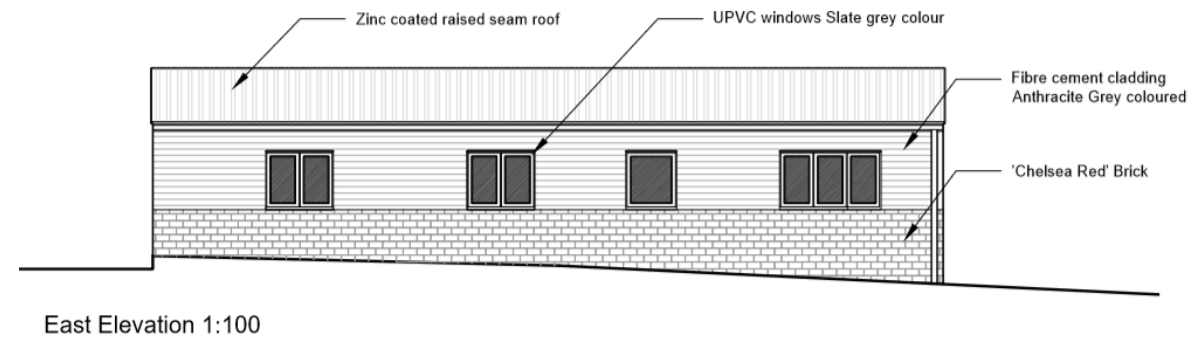
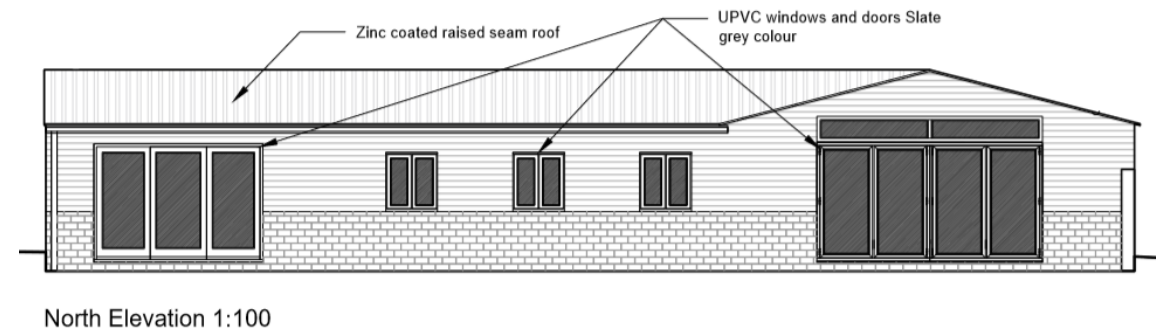
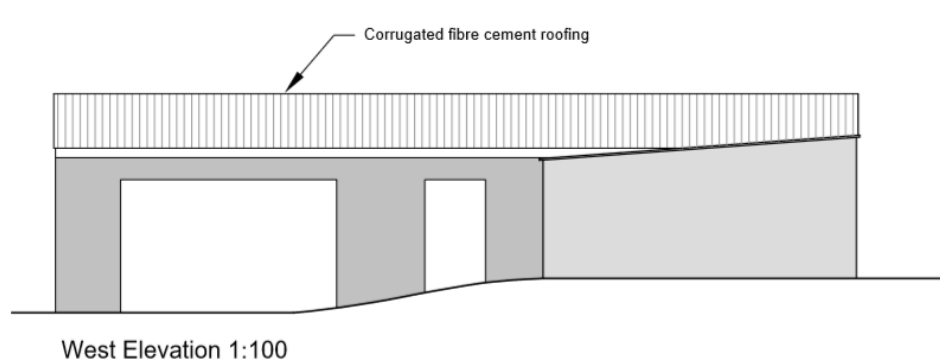
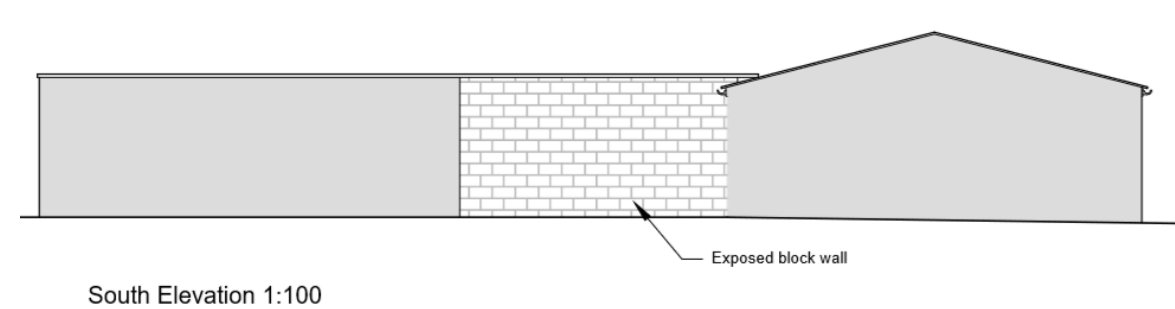
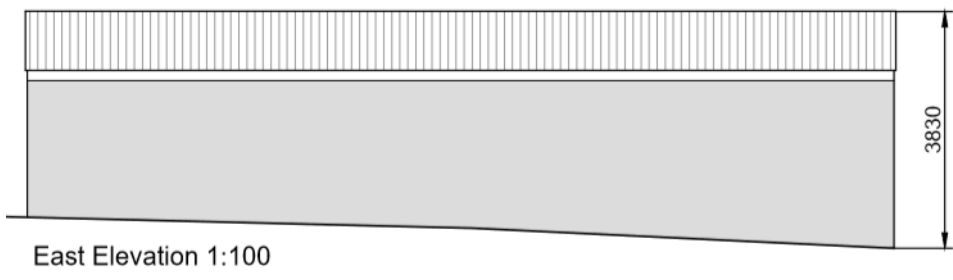
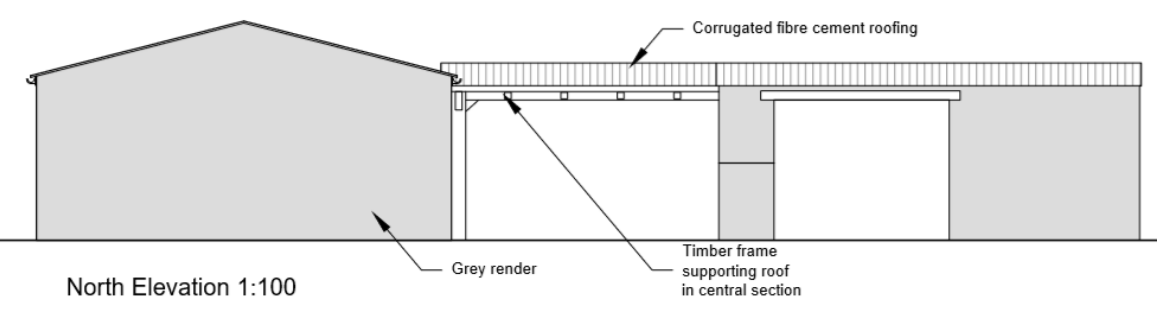
Client:	Mr Glynn Hurst		
Project:	Conversion of Barns and new build to four dwellings at Waits Farm, Banwell		
	<b>Proposed Elevations and Plan Building 1</b>		
Date:	Oct 2018	Scale:	1 : 100 @ A3

Salmon Planning Company  
2 Priory Road  
Wells  
Somerset BA5 1SY

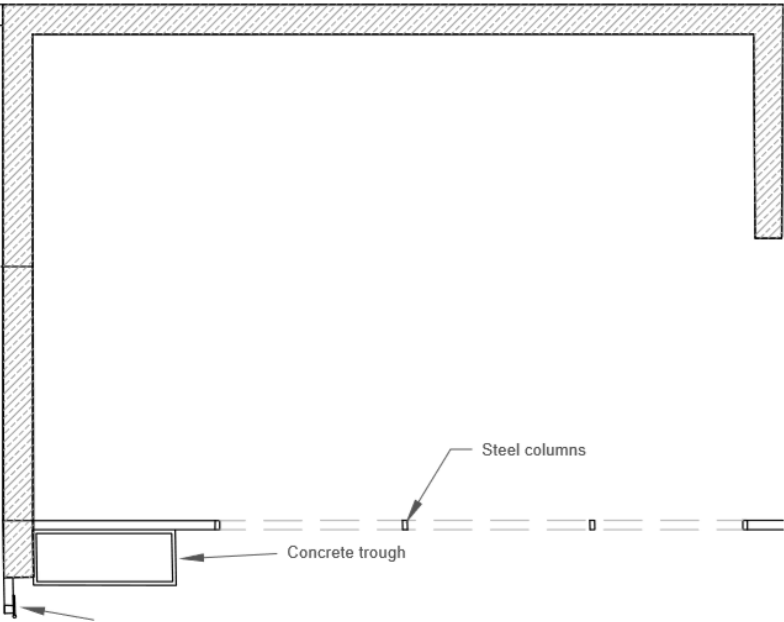


Ground Floor Plan 1:100

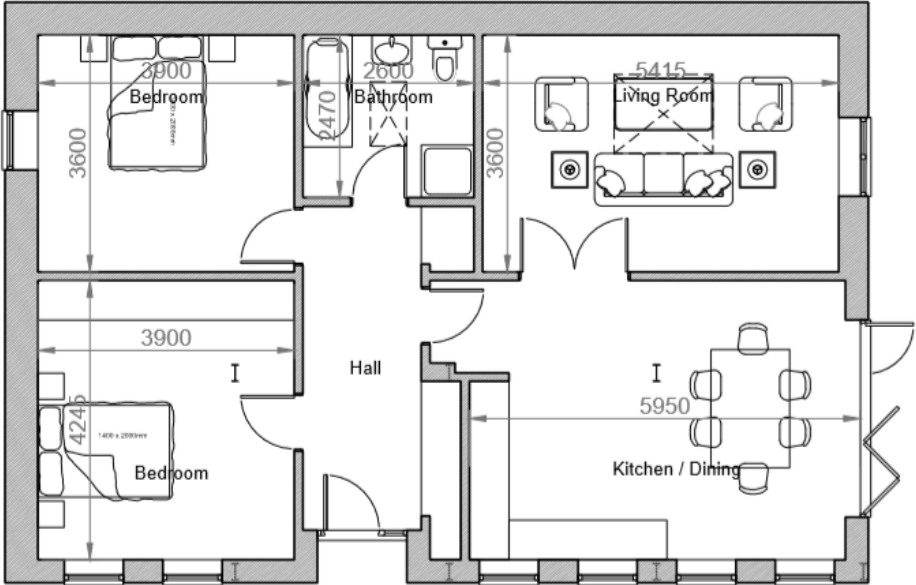
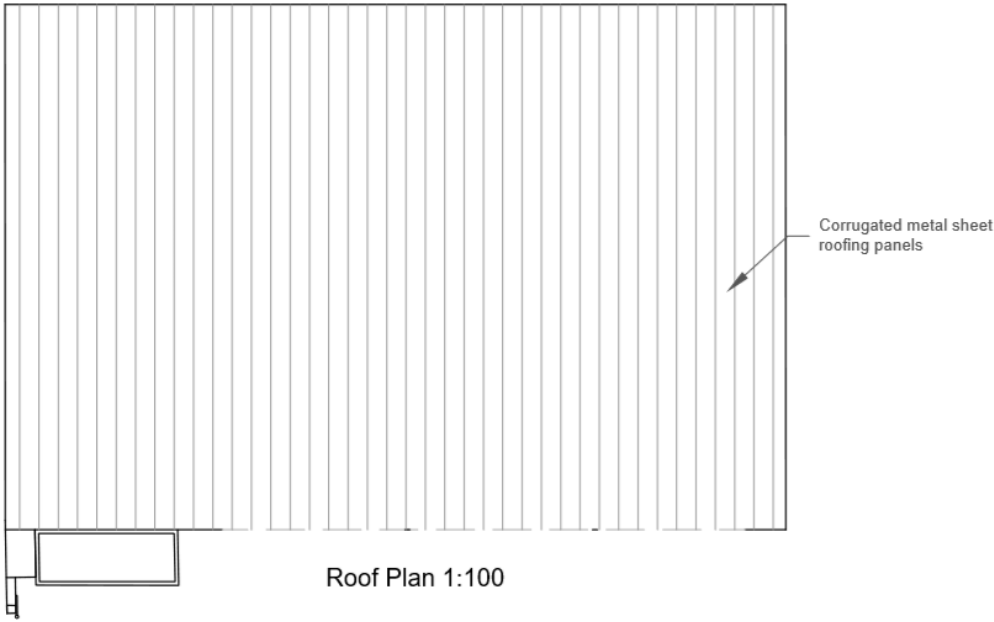




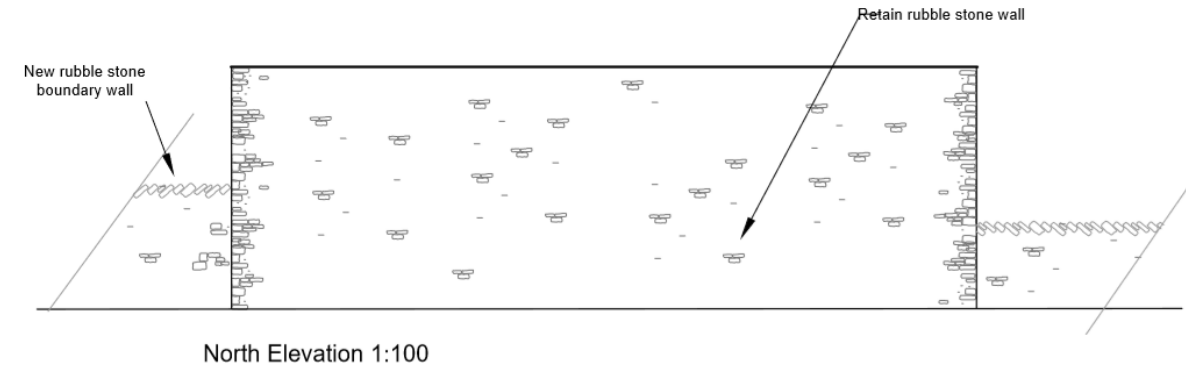
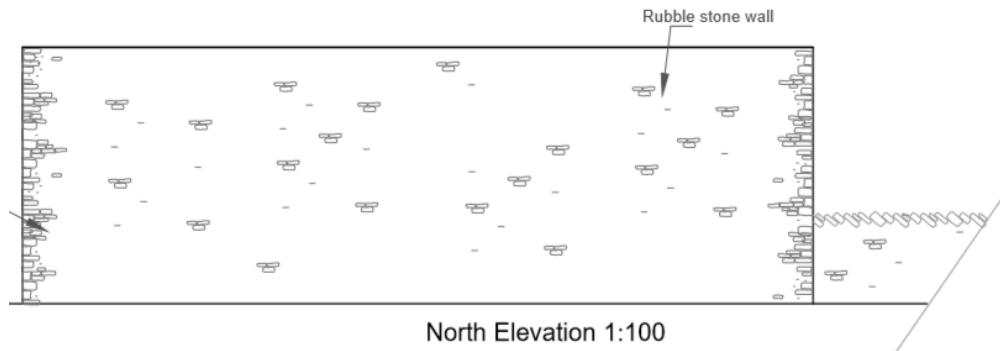
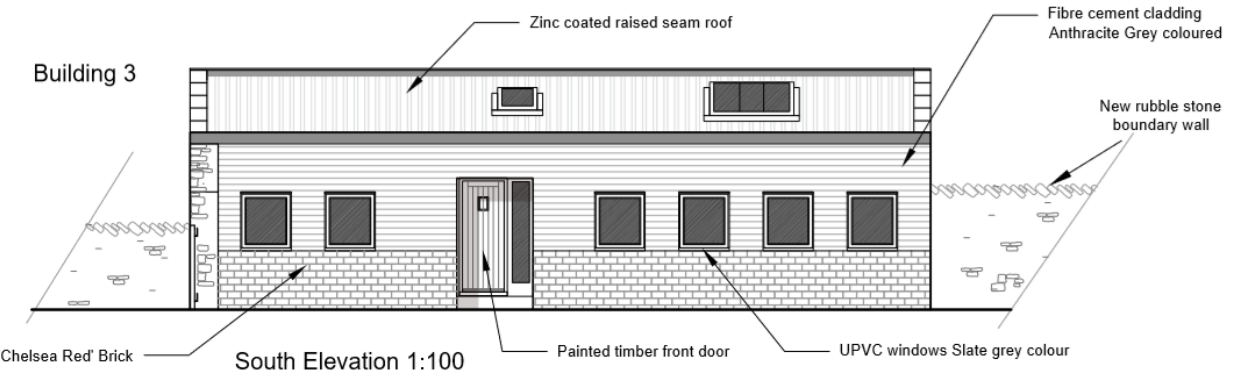
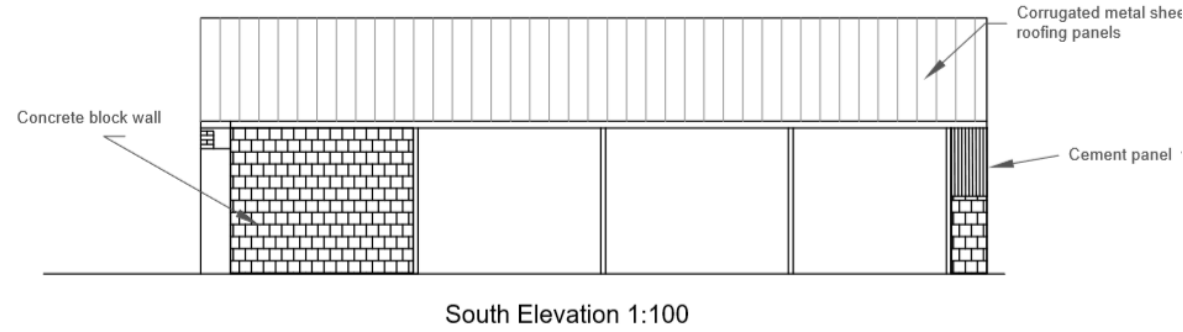
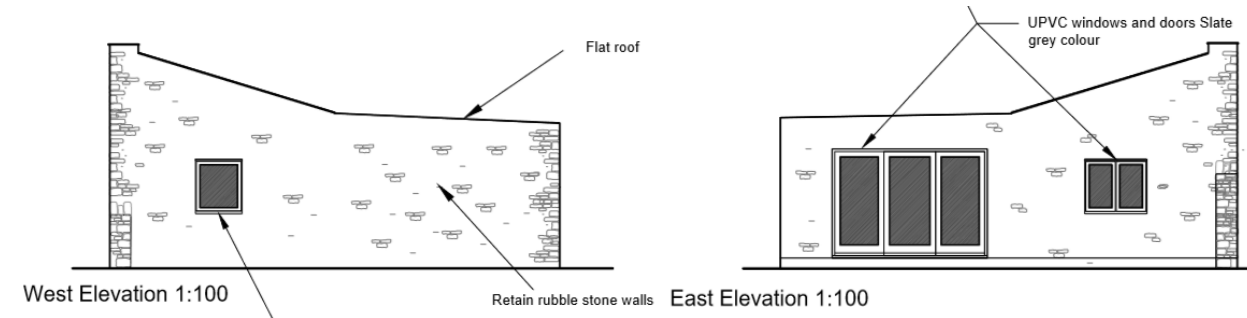
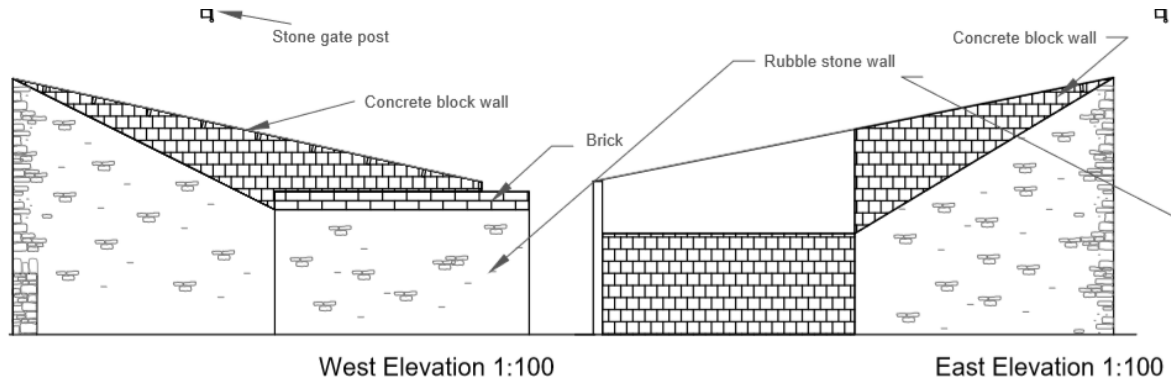
Ground Floor Plan 1:100



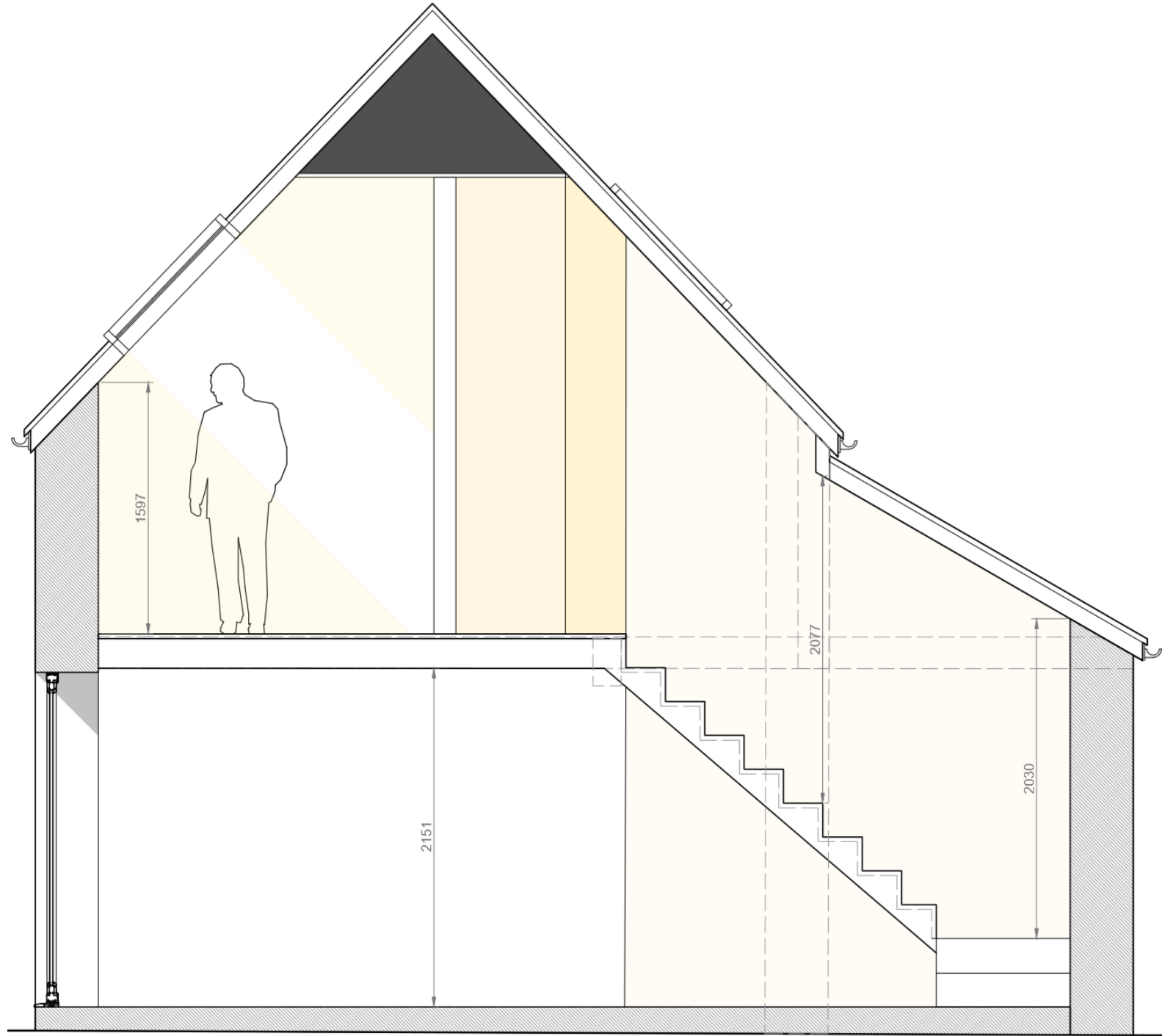
Roof Plan 1:100







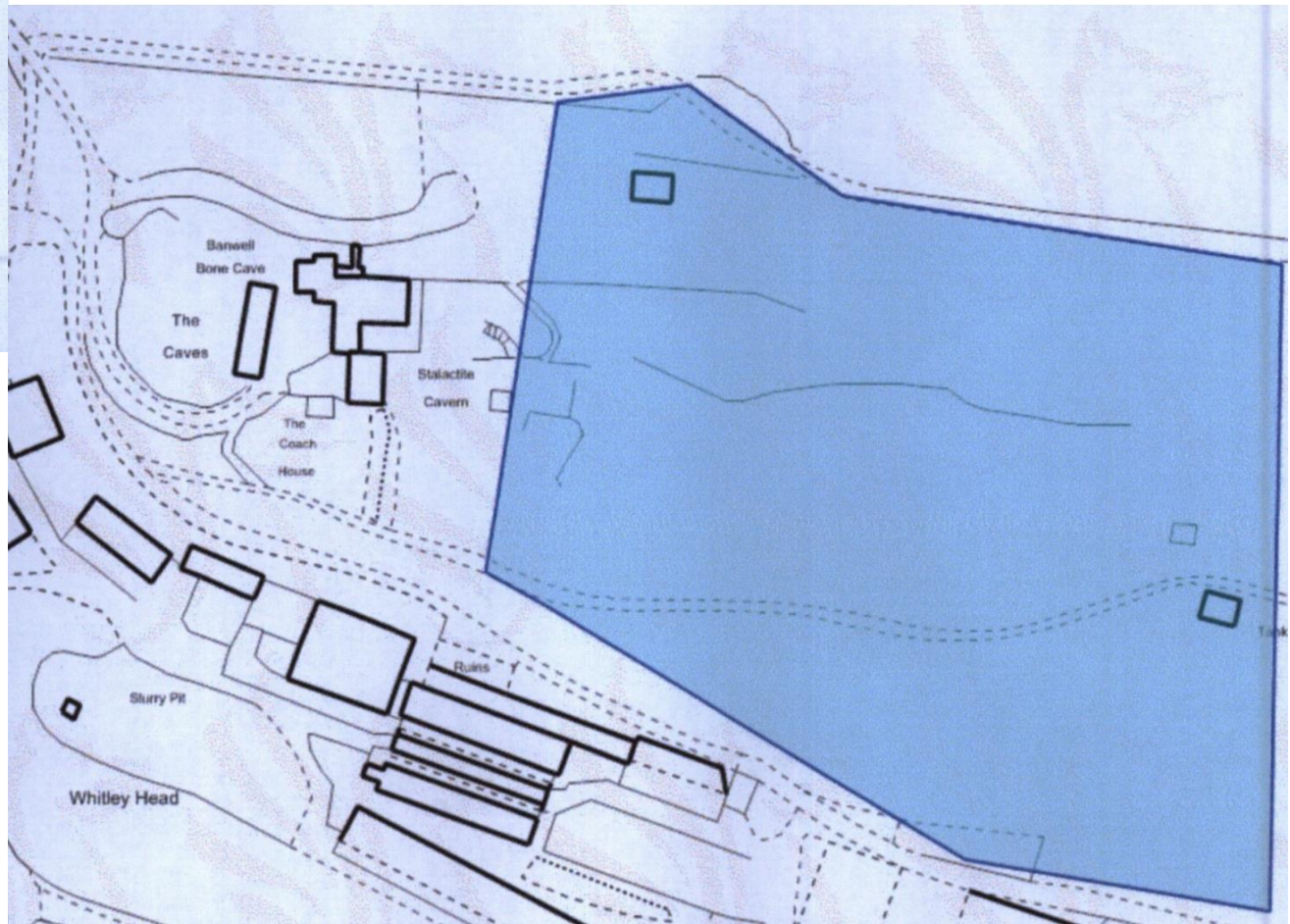
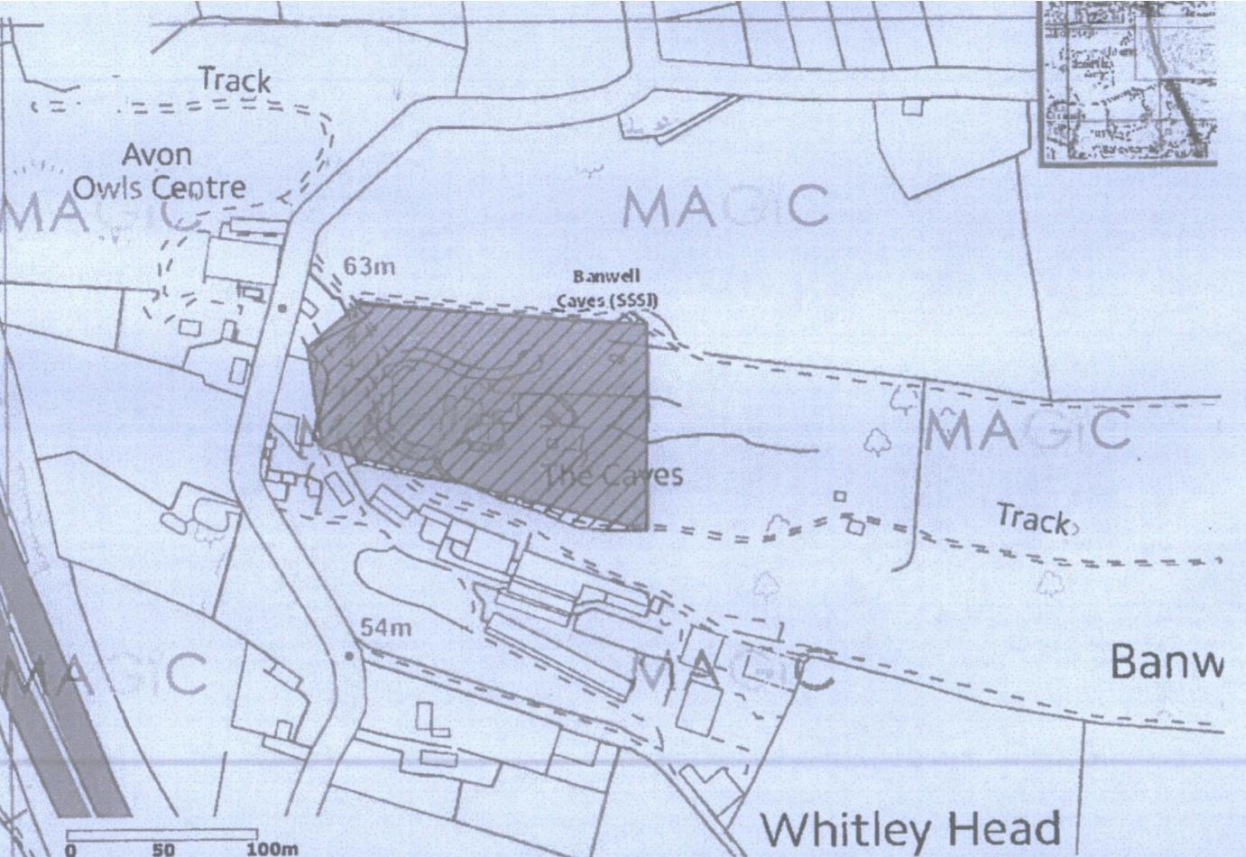
Building 3 - Existing Plans and Elevations



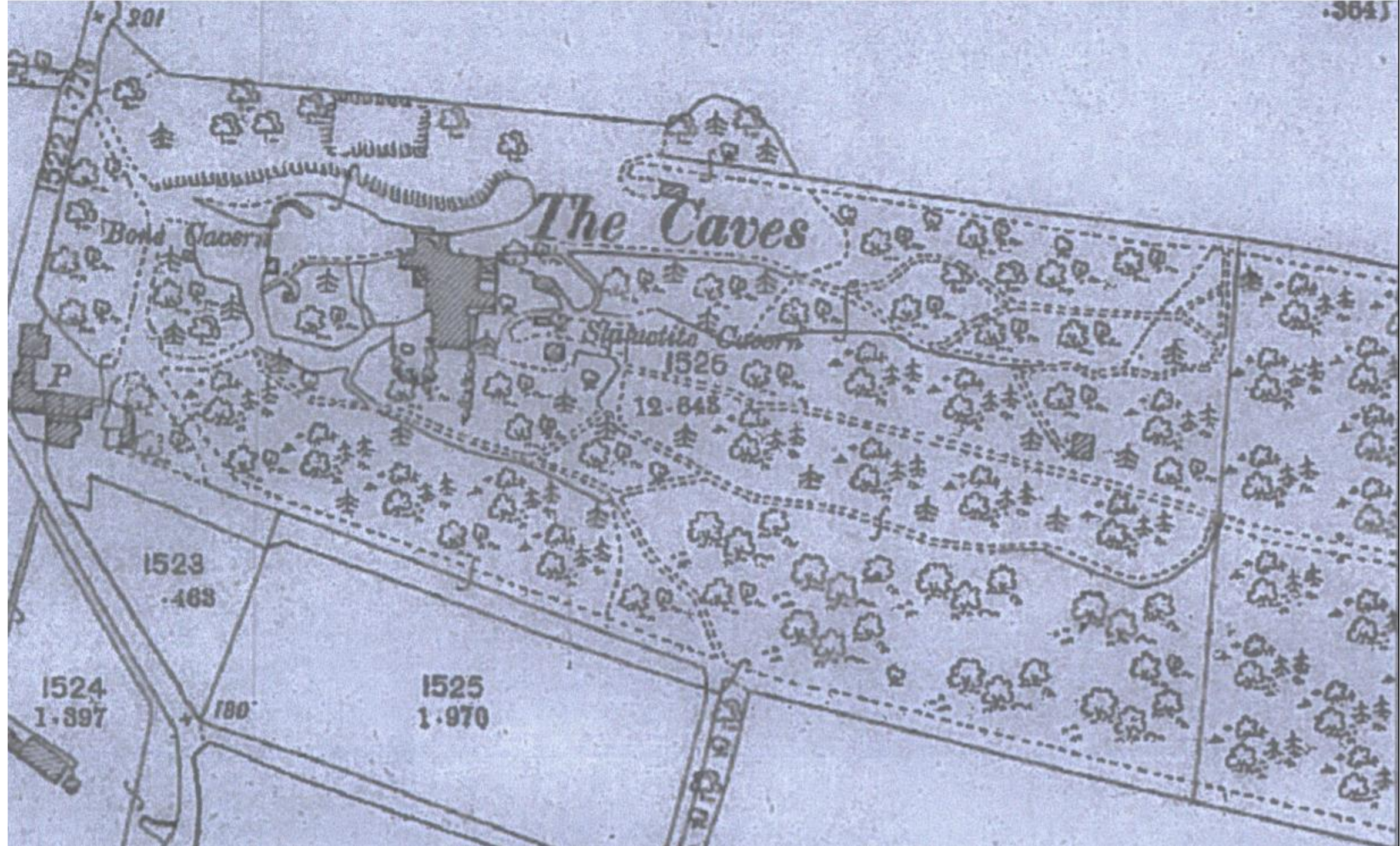
# 18/P/4656/TPO The Caves, Whitley Road, Banwell

Woodland removal of sycamore saplings









201

*The Caves*

*Bone Cavern*

*Siphonito Cavern*

1526

12-845

1523

463

1524

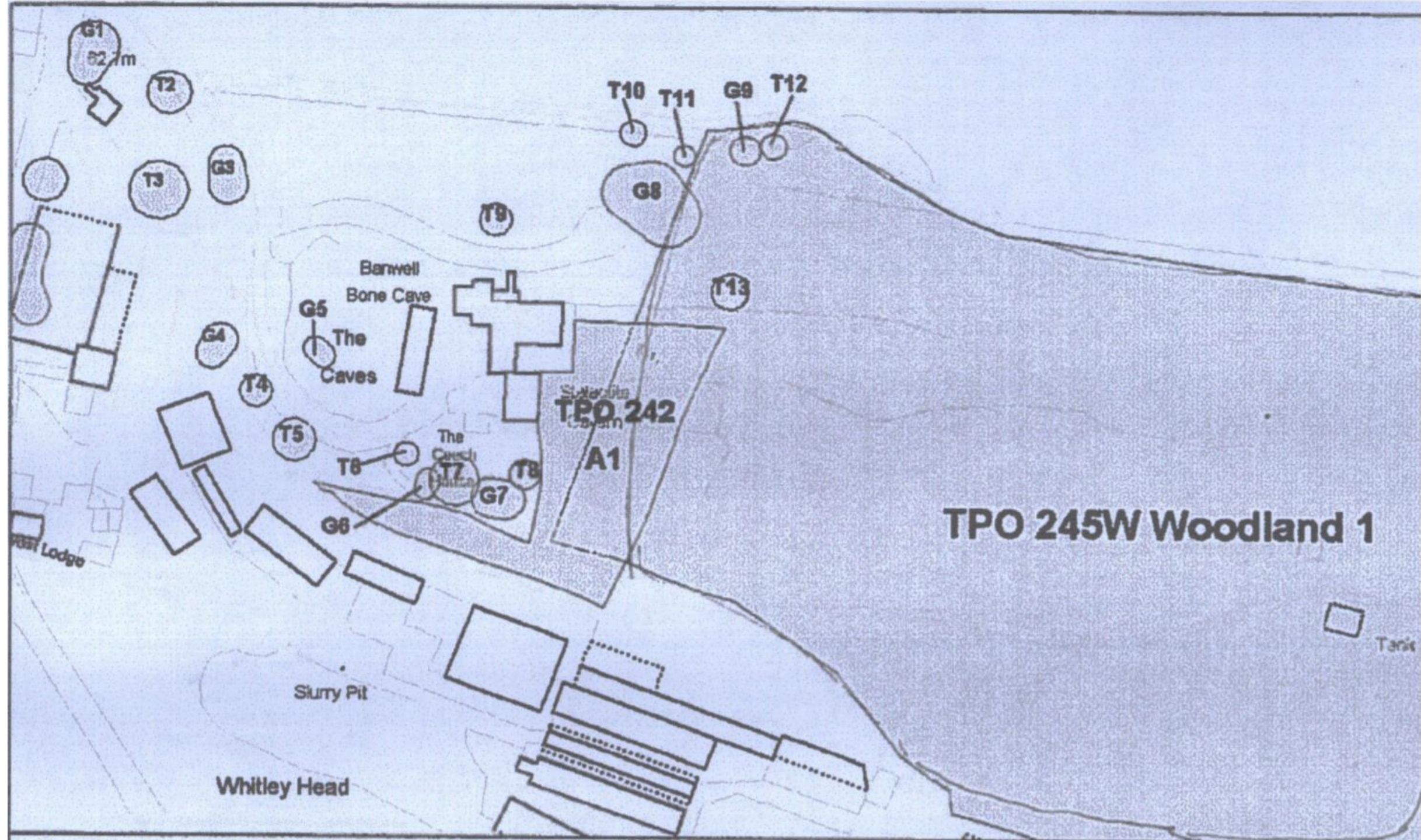
1,397

180

1525

1,970





# 18/P/4660/OUT -Land North Of Hunters Lodge, Cooks Lane, Banwell.

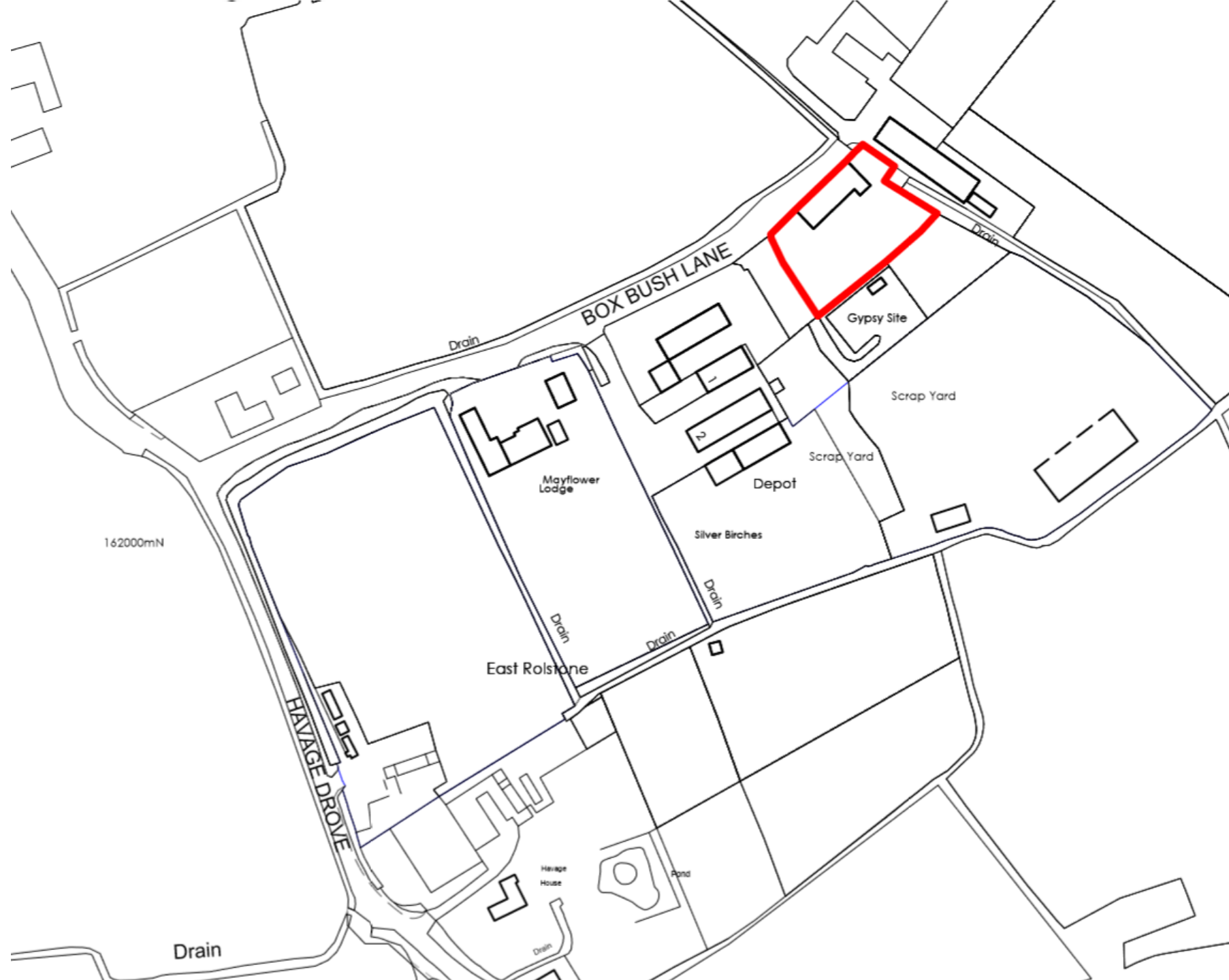
Outline application for the erection of a pair of semi-detached dormer bungalow dwellings. Access for determination; all other matters reserved for subsequent approval.



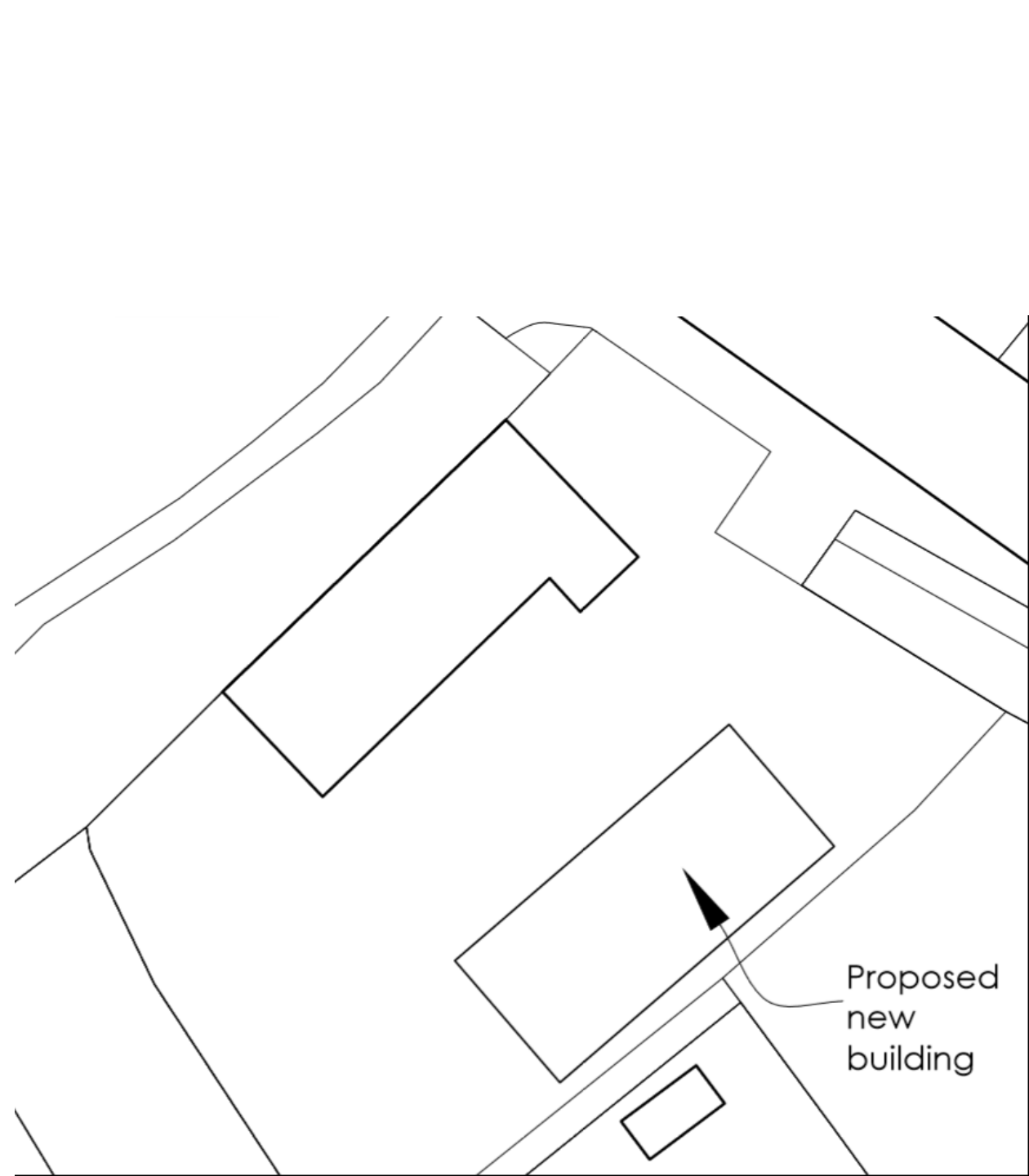


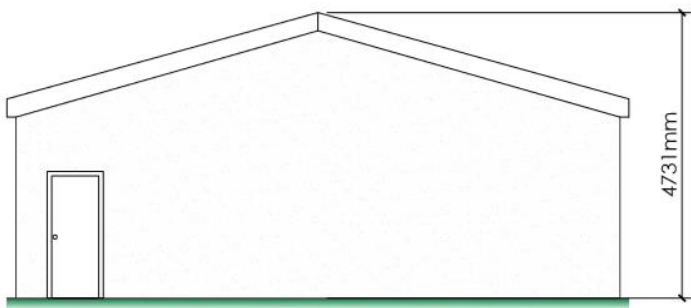
18/P/4675/FUL - Unit 5 Box  
Bush Lane Rolstone Weston-  
super-Mare BS24 6UA

Proposed erection of a new building (Use Classes B1/B2)

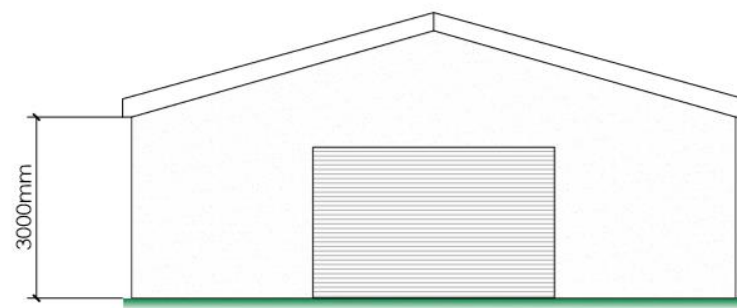




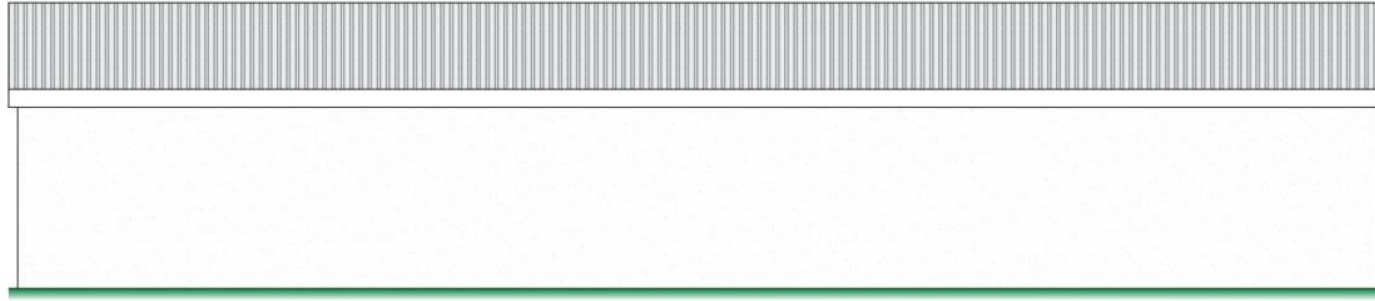




NORTH EAST ELEVATION



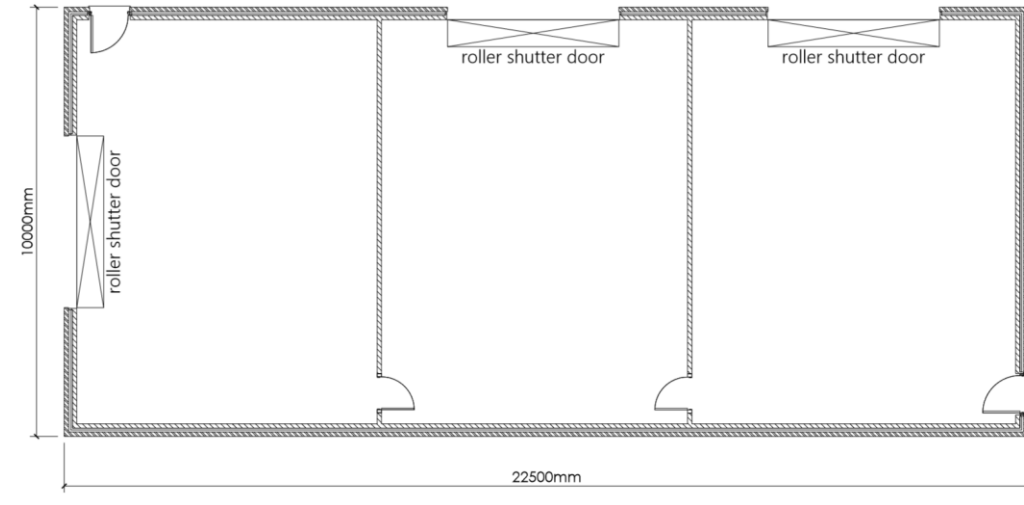
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



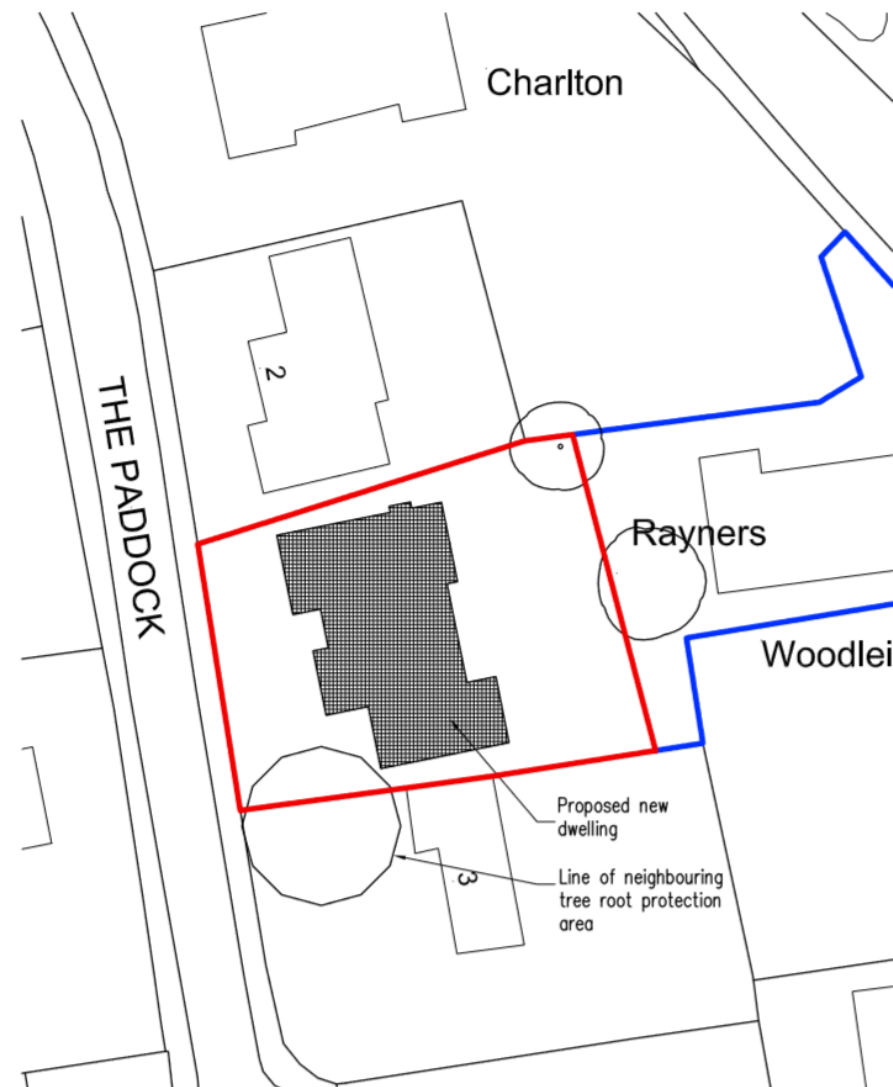
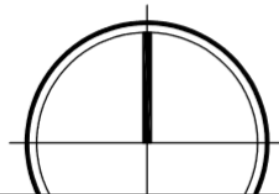
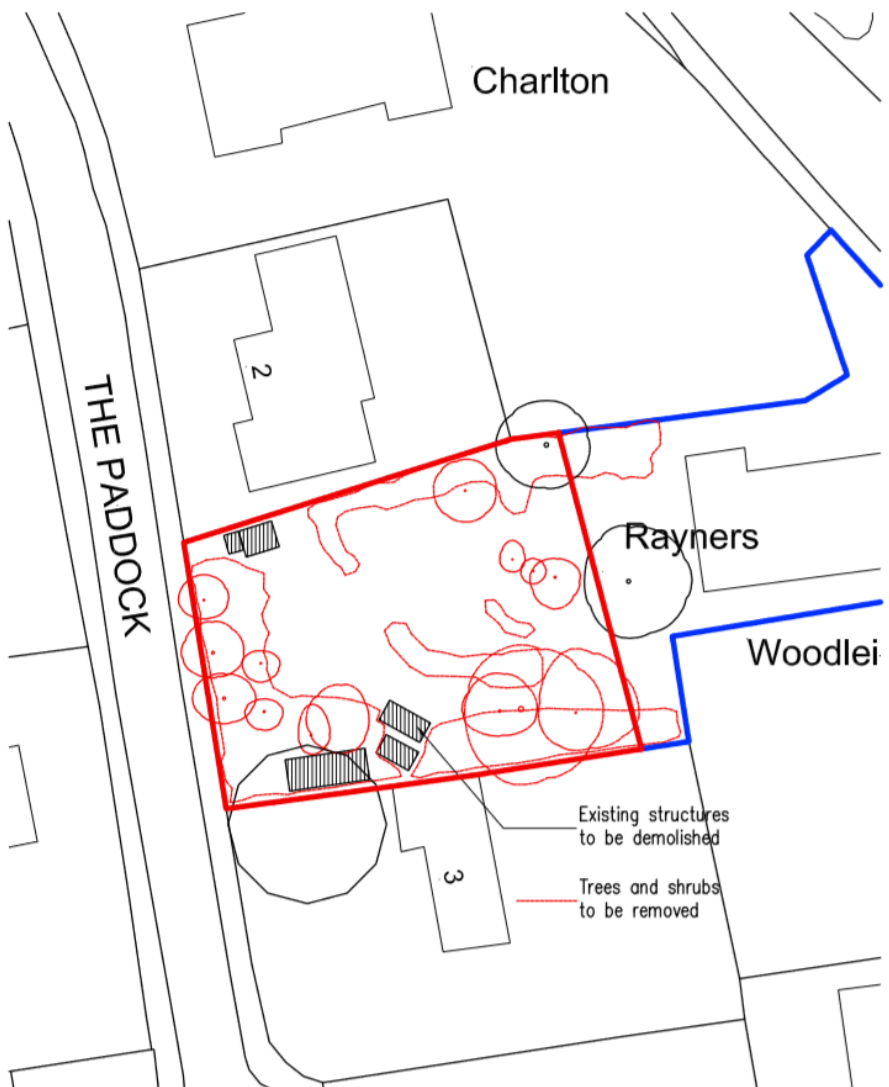
NORTH WEST ELEVATION



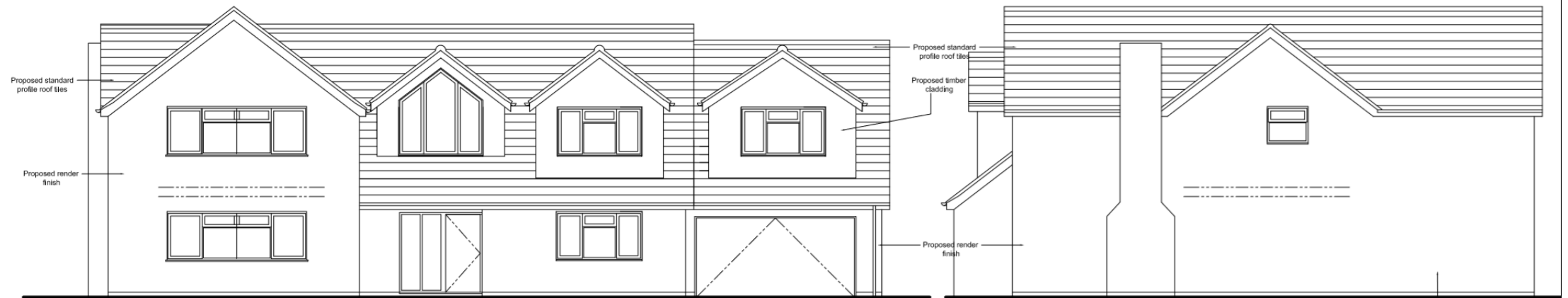
# 18/P/4697/RM - Land Adjacent to Rayners, The Paddock, Banwell.

Reserved Matters Permission sought in relation to 16/P/2423/O for the erection of a detached two storey dwelling with access from The Paddock; to include access, appearance, landscaping, layout and scale.





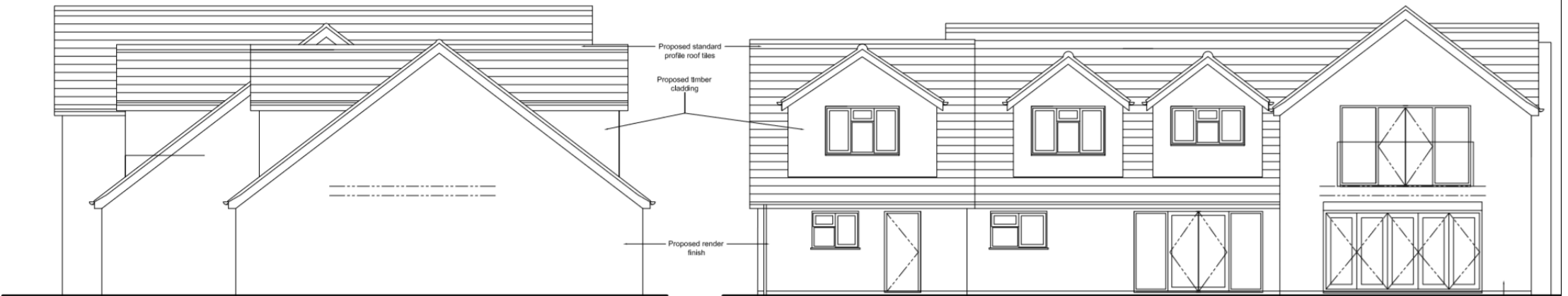




PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

Proposed render finish



PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

Proposed render finish



PROPOSED STREET SCENE ELEVATION 1:100

Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_

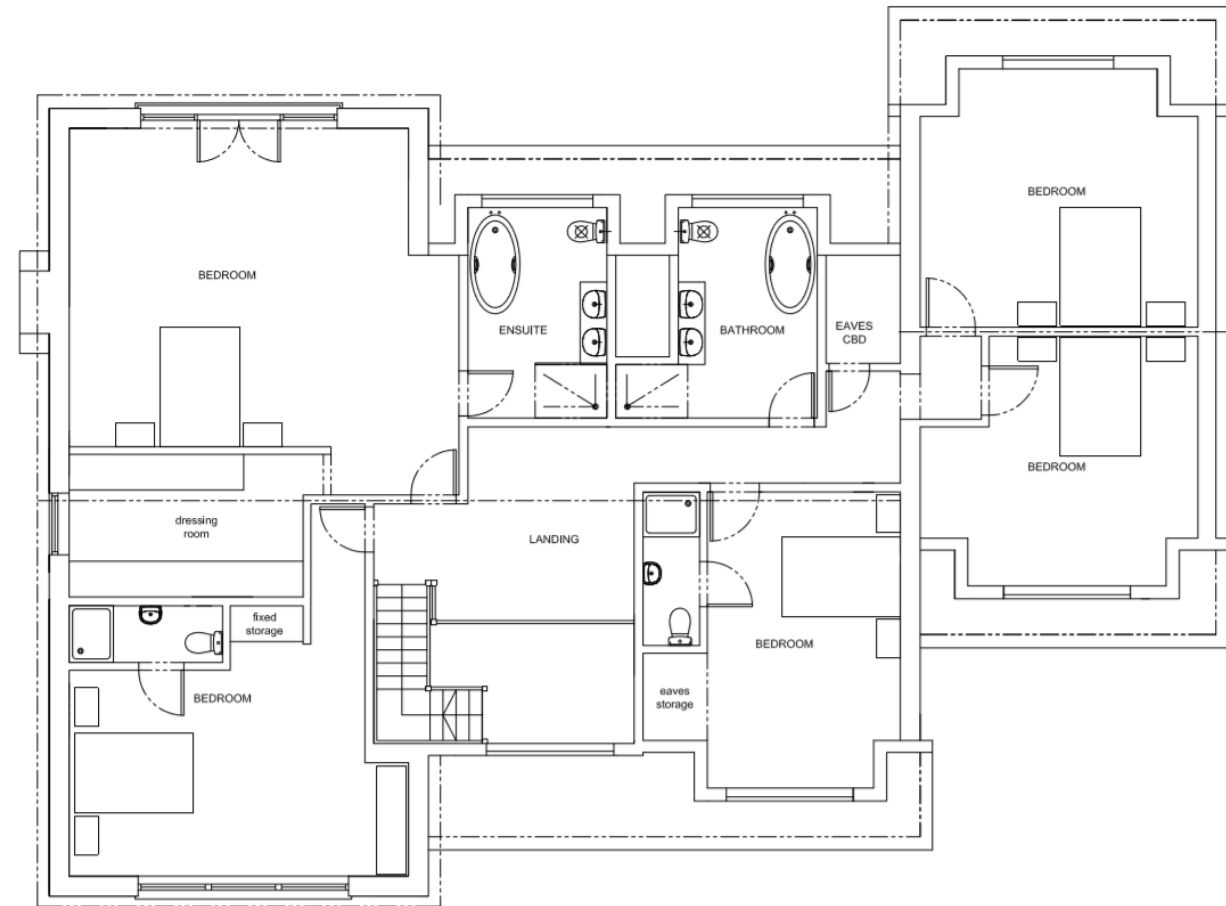
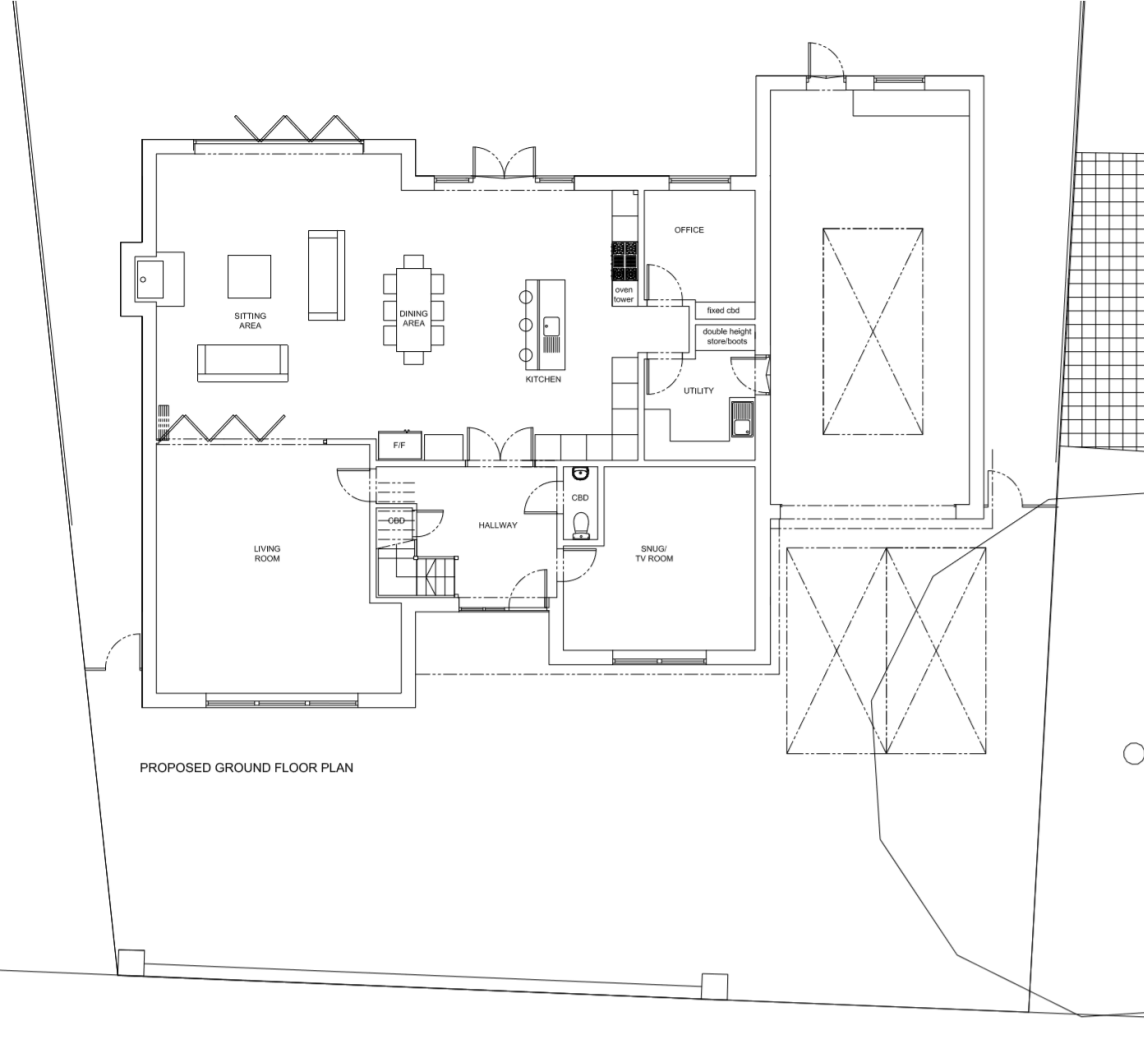
**LEWIS MICHAEL**  
 ARCHITECTURE & PLANNING

Lewis Michael Ltd  
 Office 237, The 18th, 6 Beaufort Road, Walsall, B52 4B  
 T 01914 411234  
 M 07860 747066 E info@lewis-michael.co.uk  
 Job:

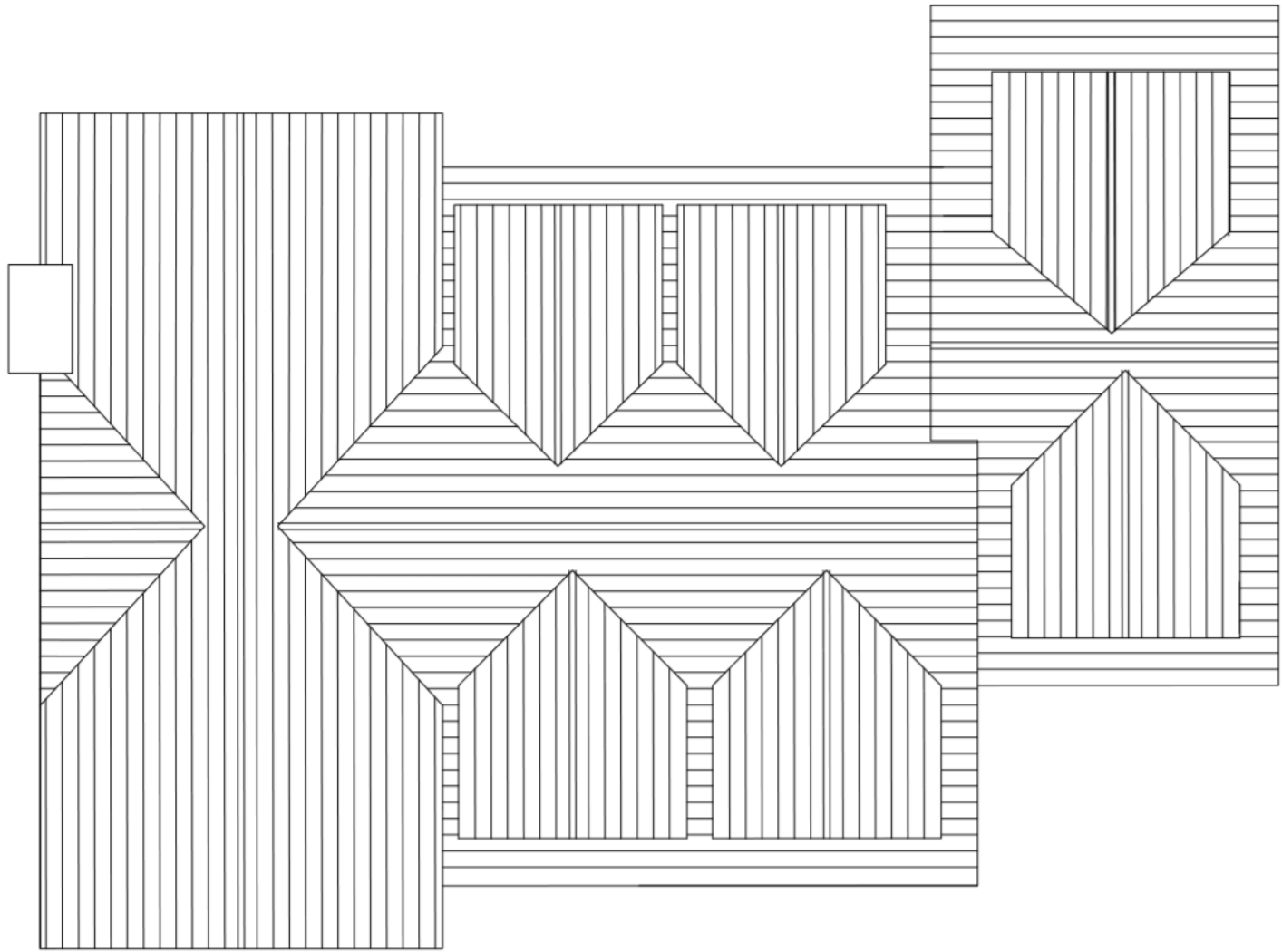
Proposed new dwelling  
 Address:  
 Land to rear of Royner, The Paddock,  
 Wolverhill Road, BS29 6DG

Drawing Title:  
 Proposed Elevations

Scale: 0 1m 2m 3m  
 Sheet: \_\_\_\_\_  
 Drawn: \_\_\_\_\_



PROPOSED FIRST FLOOR PLAN



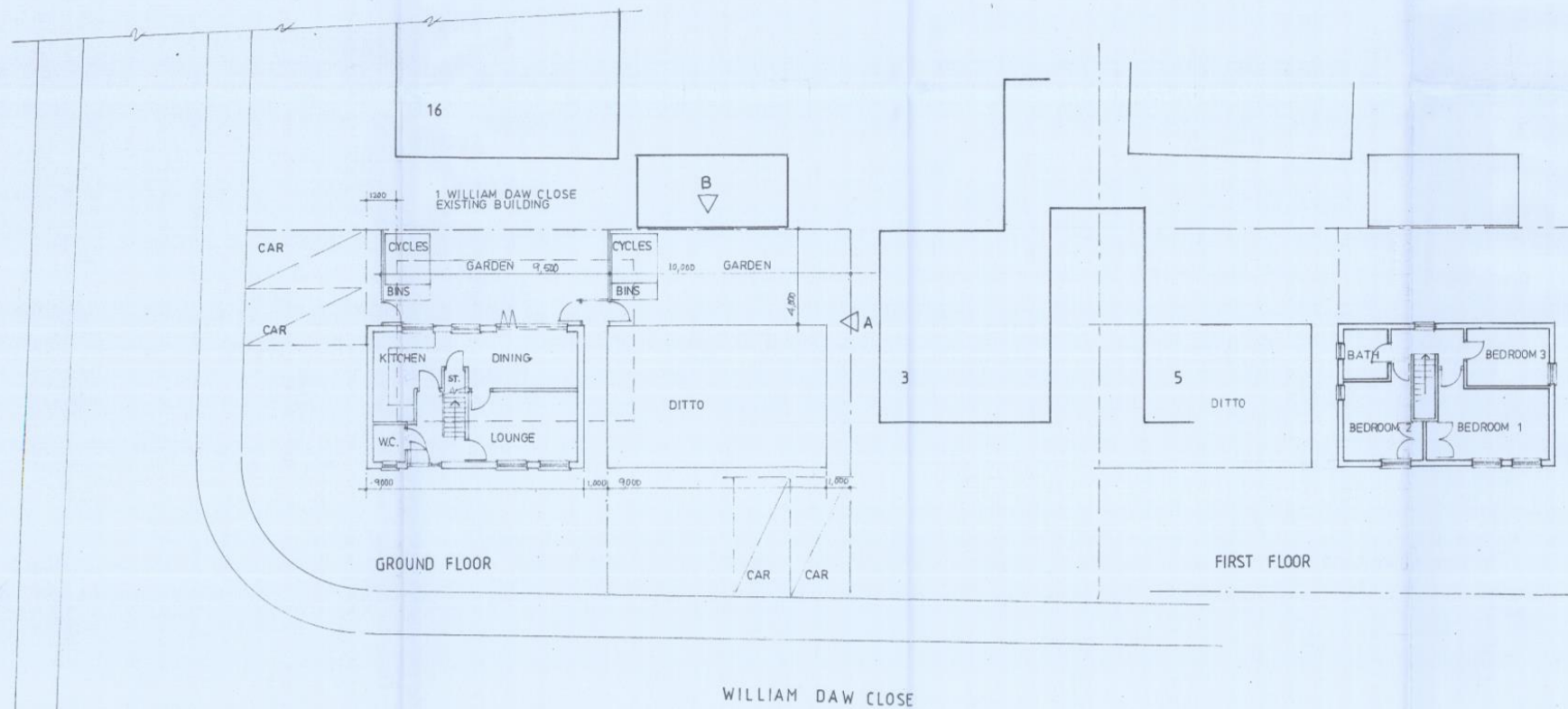
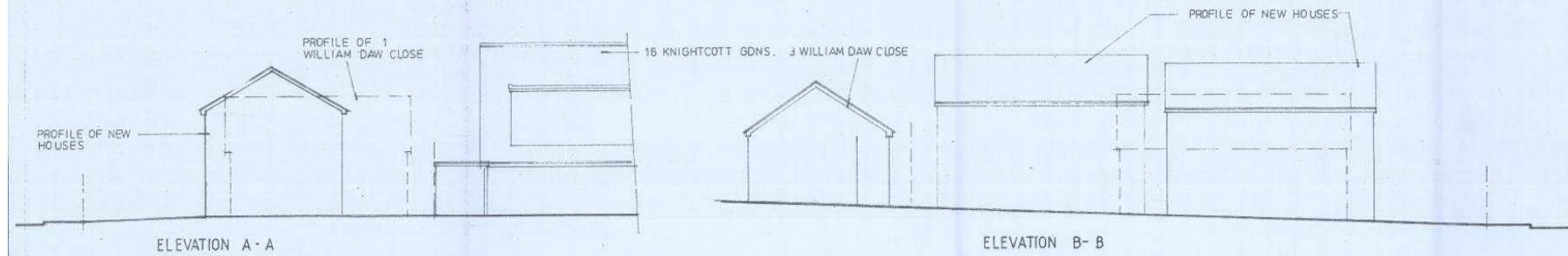
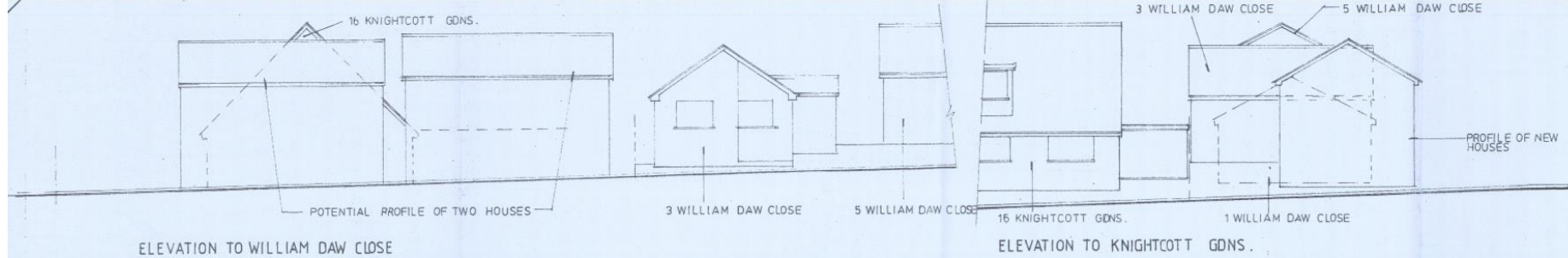
PROPOSED ROOF PLAN

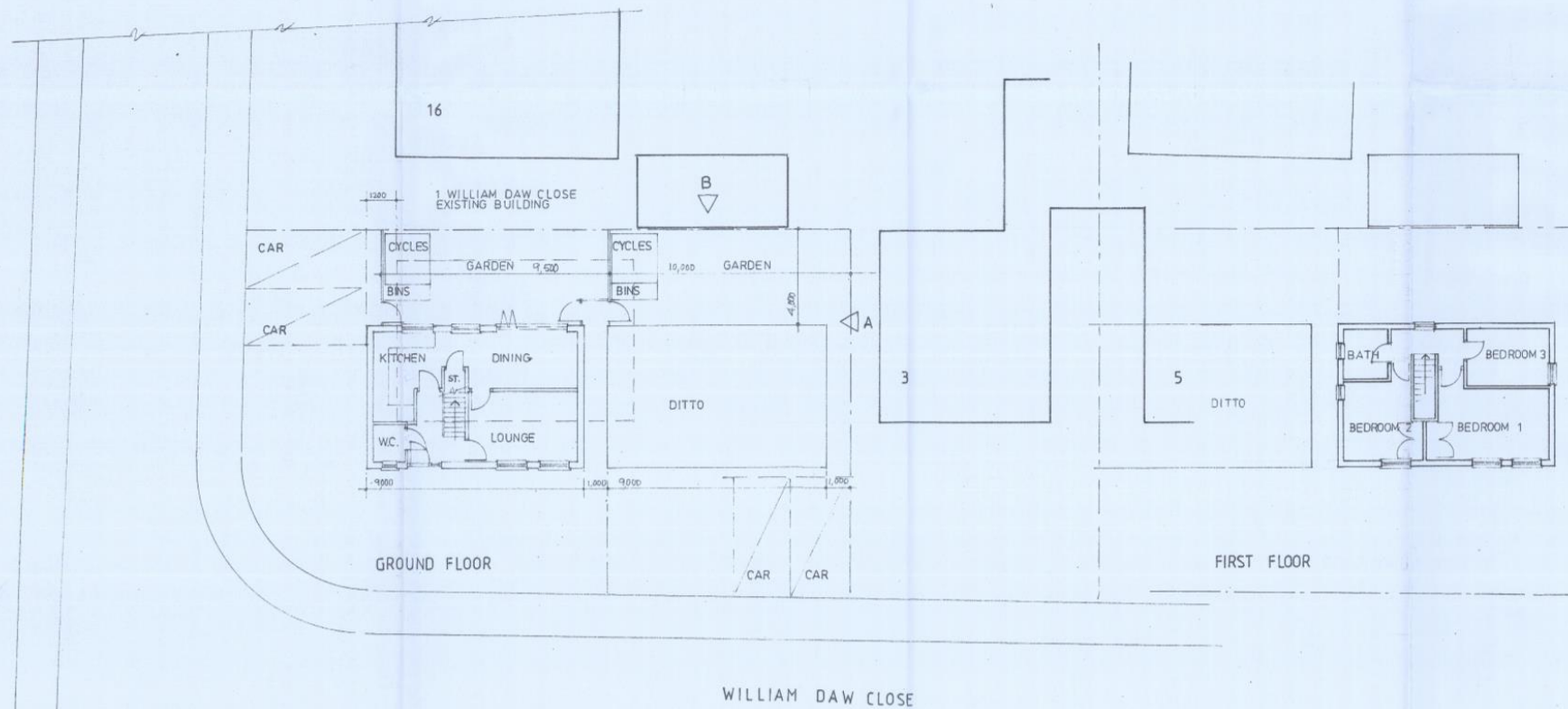
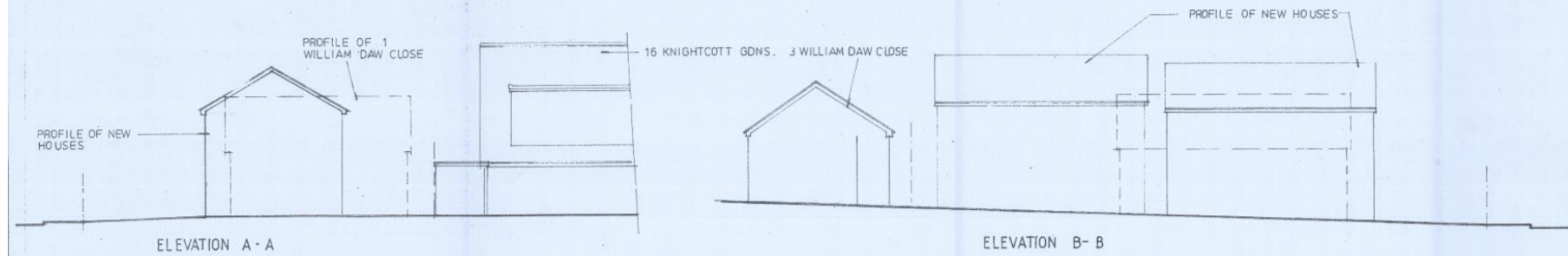
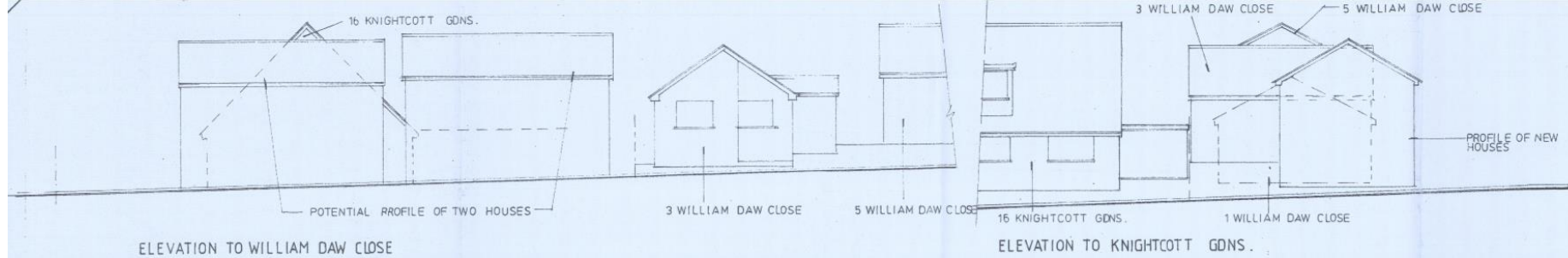
# 18/P/4700/OUT - 1 William Daw Close Banwell BS29 6HQ

Outline application for the demolition of existing bungalow and erection of 2no. detached dwellings with access, layout and scale for approval. Matters of appearance and landscaping reserved for subsequent approval

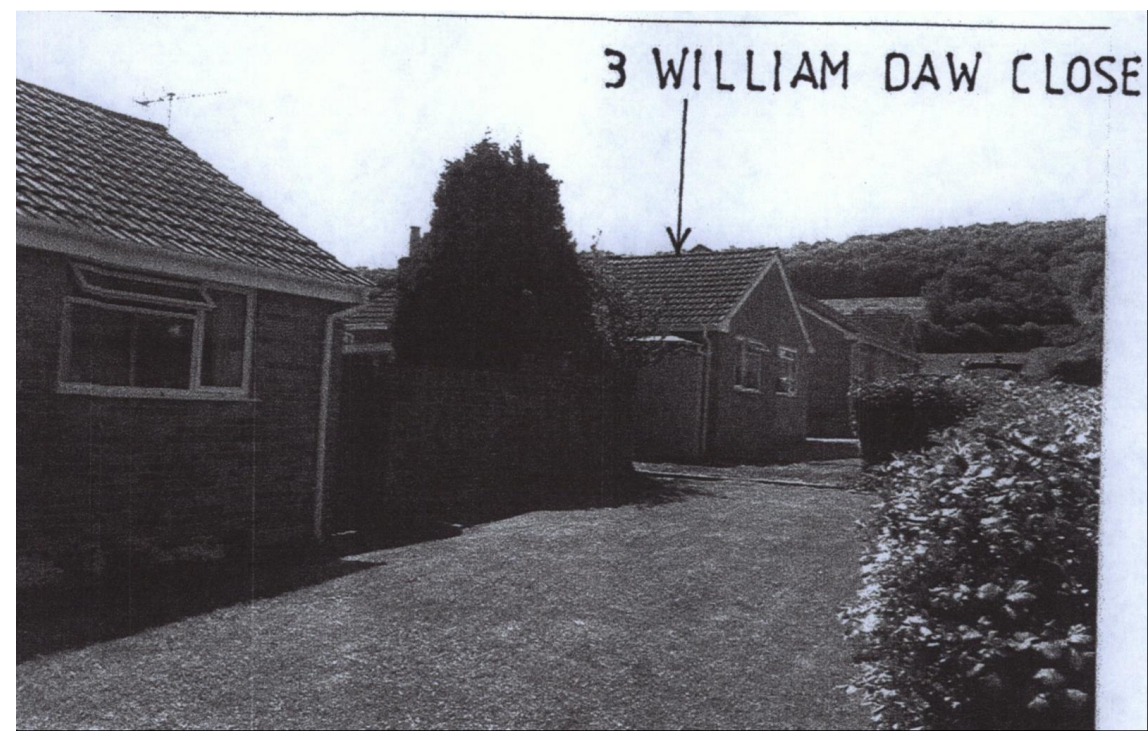
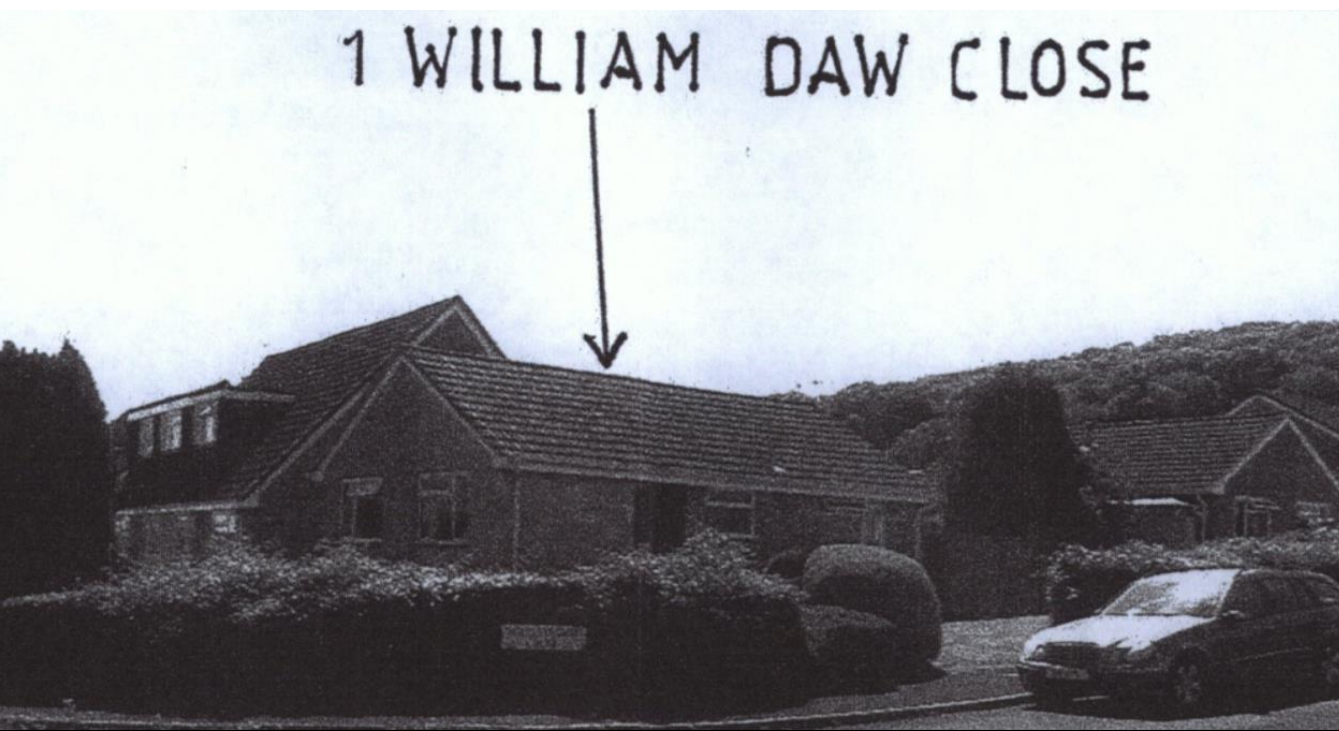
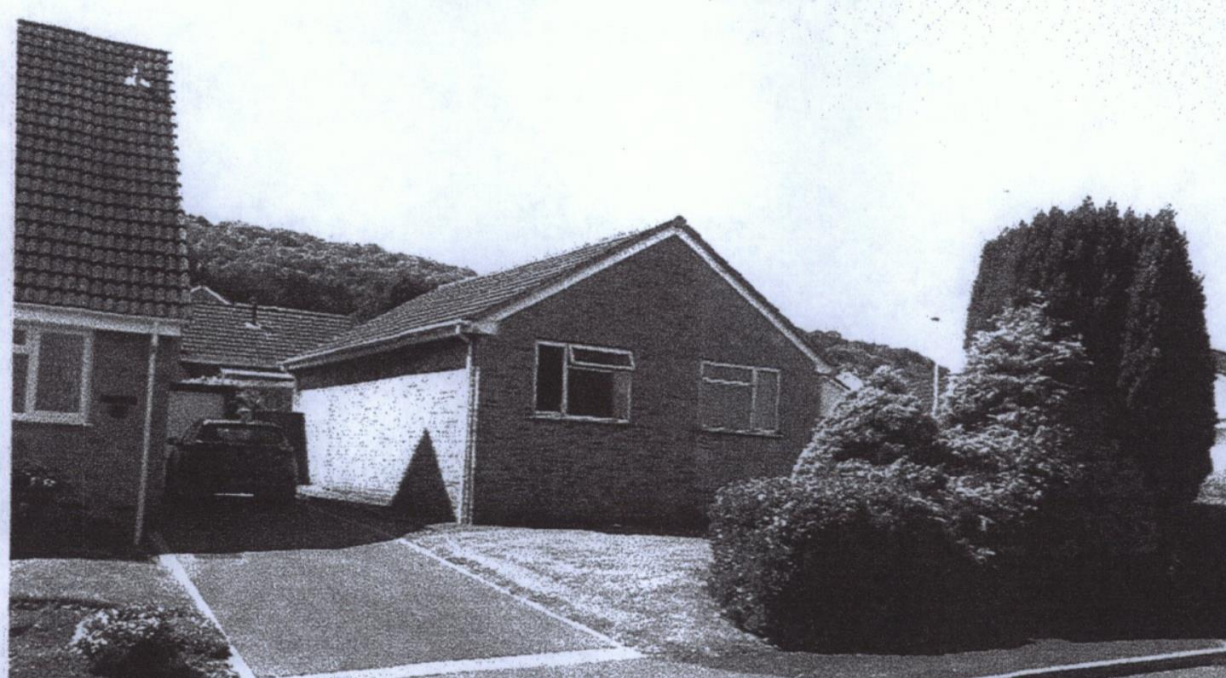








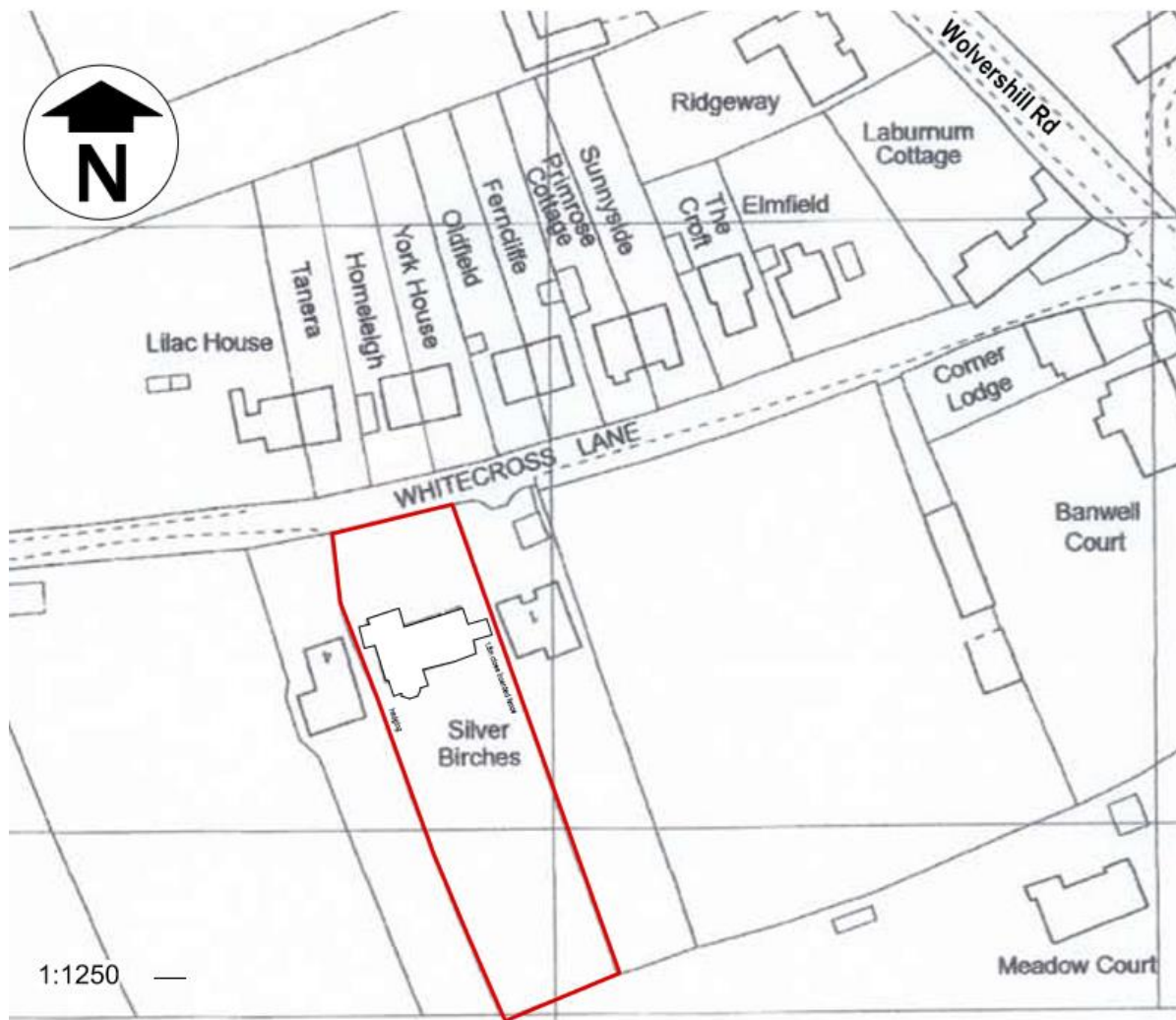


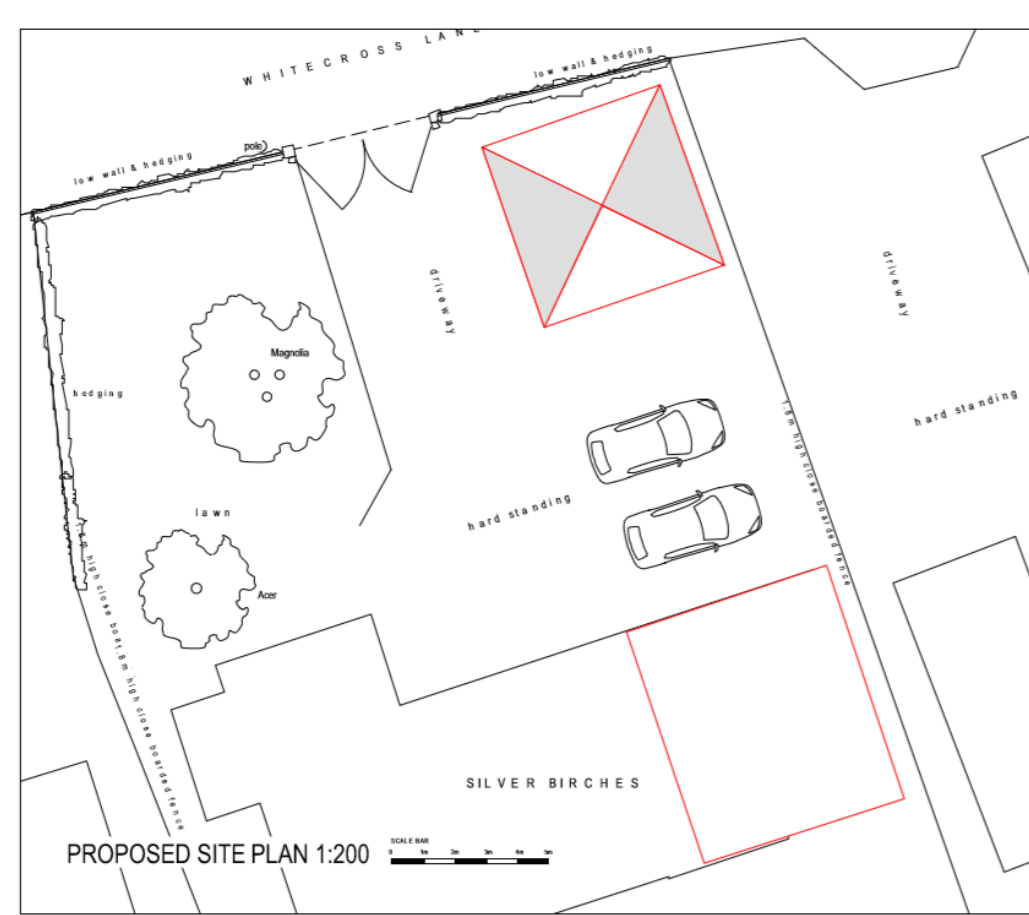
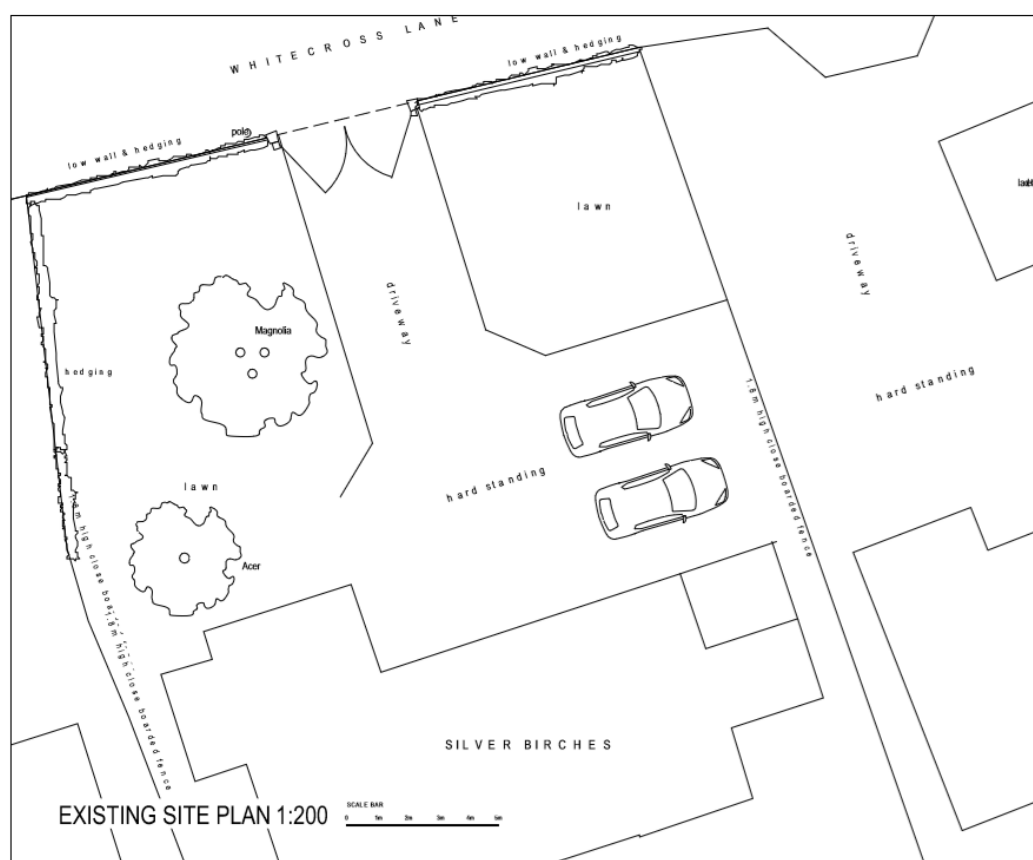


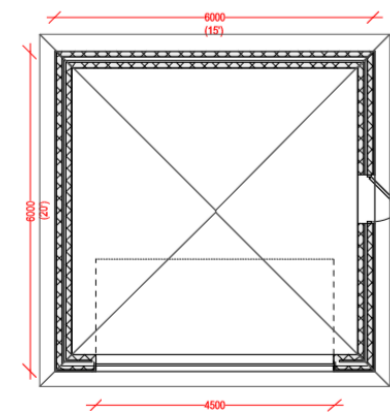
# 18/P/4696/FUH - Silver Birches Whitecross Lane Banwell BS29 6DP

replace existing garage and outbuildings with single storey side extension, new detached front garage.

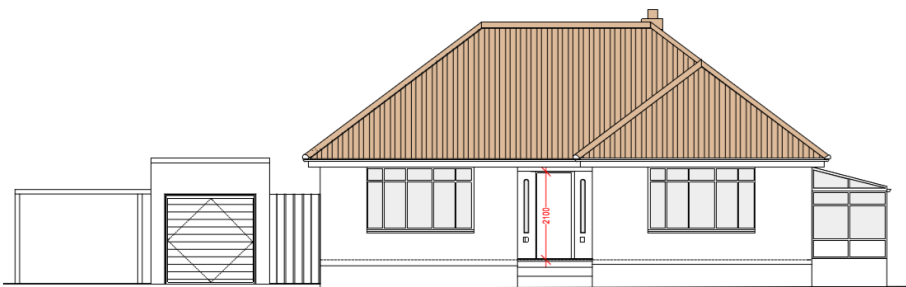








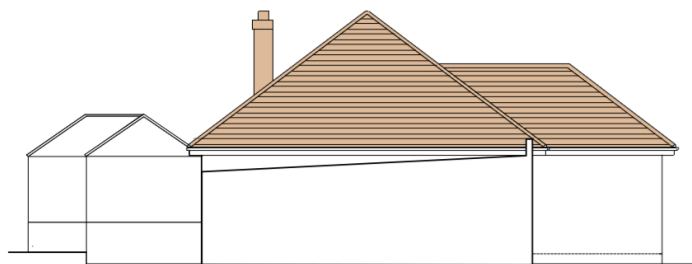
PROPOSED GARAGE



FRONT ELEVATION



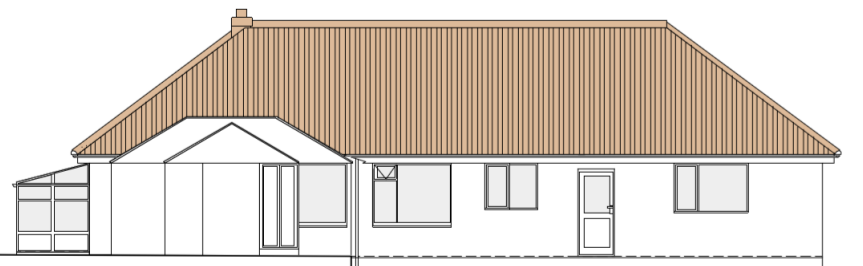
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

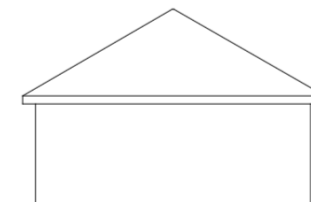


REAR ELEVATION

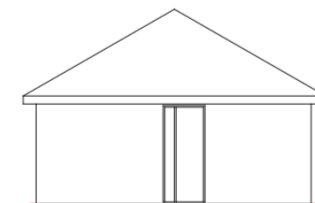


LEFT SIDE ELEVATION

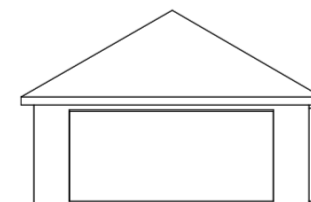
GARAGE



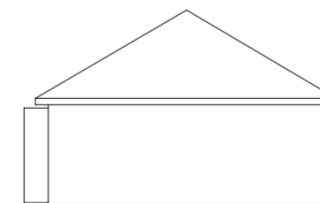
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



**18/P/2275/RM** - Land to East of Wolvershill Road Banwell North Somerset. Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission 16/P/2094/O. **APPROVED**

**18/P/2792/FUH** - 26A West Street Banwell BS29 6DB. Installation of UPVC windows (Retrospective) **REFUSED.**

**18/P/3346/FUH** – Court Farm, Moor Road, Banwell BS29 6ET. First floor extension. **WITHDRAWN**

**18/P/4131/FUH** – 47 West Street Banwell BS29 6DE. The erection of full height gates across an archway at the front of the property facing onto the main road. **APPROVED**

**18/P/4250/LDP** – 17 Wolvershill Park Banwell BS29 6DQ. Rear extension not exceeding 3000mm deep together with loft conversion and new rear dormer. **APPROVED (LAWFUL)**

**18/P/4374/TRCA** – The Grange 60B West Street Banwell BS29 6DB. T1 - crown reduction by up to 1.5m. **APPROVED**