



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2<sup>nd</sup> of October 2023.**

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

**IN ATTENDANCE:** Liz Shayler (Clerk), Parish Councillors Mike Bailey and attending virtually Steve Voller & Kelly Smith

**MEMBERS OF THE PUBLIC:** Four

Cllr Manley welcomed everybody.

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

**i) Presentation by Woodstock Homes on the proposed development on Knightcott Rd.**

Woodstock Homes gave a presentation on the proposed development on Knightcott Rd which covered the following.

- Introduction and background to Woodstock homes and other locations in the area.
- Energy efficiency measures they use in their developments.
- Planning History of this site.
- The suitability of this site for development
- Considerations in relation to Landscape, Highways / access, ecology and drainage.
- The indicative proposals for the site and community benefit.

Councillors were told that the consultation deadline had been extended until the 9<sup>th</sup> of October and were encouraged to make any comments / ask any questions via the feedback form on the website.

**ii) Members of the public.**

The applicant of planning applications 23/P/1852/FUH & 23/P/1853/LBC Abbey Towers, East Street spoke giving background and explanation to the application.

**The meeting was convened.**

**37/23 To receive apologies for absence (agenda item 1)**

No apologies were received.

**Cllr Manley left the meeting and Cllr Blatchford chaired the meeting.**

**38/23 To receive declarations of interest (agenda Item 2)**

Cllr Manley declared an interest in 23/P/1667/FUH due to the proximity of his property.

**39/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 14<sup>th</sup> of August 2023 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 14<sup>th</sup> of August 2023 be approved as a correct record of the meeting.

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

The minutes of the meetings to be signed by the Chairman as a correct record.

**Cllr Manley returned to the meeting, but Cllr Blatchford continued to Chair the meeting due to the declared interest.**

**40/23 To note and comment upon planning applications (agenda item 4).**

**(i) 23/P/1667/FUH 6 High Street Banwell BS29 6AA.**

Proposed demolition of existing porch and rear extension. Erection of a single storey rear extension and installation of patio doors to the rear elevation at the first floor.



**Resolved:** The committee resolved to object to this application due to lack of detail in particular the ground heights, the potential use of the flat roof and boundary walls.

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

- (ii) **23/P/1852/FUH & 23/P/1853/LBC Abbey Towers East Street Banwell BS29 6BW.**  
Demolition of single storey storeroom and pergola and erection of a single storey garden room and two storey residential annexe attached to the existing building; new doorway to replace window to retained east elevation and replacement of first floor window with wooden framed double-glazed window. Alterations to existing tower building to create a new doorway, re-lay tower roof and insertion of new conservation rooflight, secondary glazing to window and internal repairs.

**Standing Orders were suspended to allow the applicant to clarify the position in relation to Historic England.**

**Standing Orders were reinstated.**

The Committee discussed the potential impact on the view from the Church / Churchyard as a grade 1 listed building versus improvements to the building.

**Resolved:** The committee resolved to recommend refusal of this application due to the possible impact of the view from the Church as a Grade 1 listed building in the Conservation Area and within the curtilage of a Grade 2\* listed building.

**The resolution was correctly proposed and seconded (unanimous with two abstentions).**

- (iii) **23/P/1913/FUL Land Farm Puxton Road Hewish BS24 6UE.**  
Removal of conditions 6 (10% energy generation) and 7 (BREEAM standard) from permission 23/P/1247/FUL (Erection of a roofed structure over existing yard between the east & west barns).

**This application was noted.**

**41/23 To note the following planning applications (agenda item 5).**

- (i) **23/P/1712/AOC Land West of Wolvershill Road Wolvershill Road Banwell**  
Request to discharge condition number 19 (Ecology Report) on application 18/P/4735/OUT
- (ii) **23/P/1727/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG**  
T - 1 Holm Oak fell. T - 3 Oak fell. T - 5 Holm Oak fell. T - 7 Holm Oak fell. T - 9 Holm Oak fell.  
Proposed as remedy to differential foundation movement to ensure long-term stability of building.
- (iii) **23/P/1731/LDE The Hurst Riverside Banwell**  
Certificate of lawfulness for the continual siting of a static caravan.
- (iv) **23/P/1776/AOC Land West of Wolvershill Road Wolvershill Road Banwell**  
Request to discharge condition number 4 (Drainage Basin Risk Assessment) on application 21/P/1735/RM
- (v) **23/P/1832/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG**  
T - 6 Oak tree fell and treat stump
- (vi) **23/P/1883/TRCA 11 School Close Banwell North Somerset BS29 6DT**  
2 x Robinia's reduced crown by up to 2 metres. Lateral reduction of .5 metre over patio and up to 2 metres laterally at the back.
- (vii) **23/P/1886/AOC Abbey Towers East Street Banwell North Somerset BS29 6BW**  
Request to discharge condition number 4, (Archaeological Watching Brief) on application 23/P/0214/FUH

**The applications above were noted.**

**42/23 To note planning decisions – (agenda item 6)**

- (i) **23/P/0004/FUH Rose Bank 6 Dark Lane Banwell BS29 6BP**  
Proposed demolition of existing porch and extension to the South-East elevation and erection of a replacement single storey extension. Proposed creation of a second storey to the South elevation and internal structural alterations. **APPROVE**



- (ii) **23/P/0628/FUH Park Farm Wolvershill Road Banwell North Somerset BS29 6DL**  
Proposed demolition and rebuilding of existing boundary walls and outbuildings due to crumbling stonework. **APPROVE**
- (iii) **22/P/0764/MOD Land At Area 3A Weston Villages Weston-super-Mare**  
Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units to facilitate the ongoing delivery of affordable housing within the area | **APPROVE (modify s106)**
- (iv) **23/P/0973/FUL 'Towerbrook Farm', Catworthy Lane, Banwell North Somerset BS29 6PQ**  
Change of use of the land from agriculture to equestrian and laying out of an outdoor riding arena together with access track and concrete apron/hardstanding. **APPROVE**
- (v) **22/P/1124/FUL Cedar Haven, Haybow, Hewish BS24 6RB**  
Change of use of land for the siting of a 2 pitch gypsy and traveller site, the erection of a 1.5m high boundary wall (retrospective). **APPROVE**
- (vi) **21/P/1164/FUL Land at William Daw Close Banwell**  
Erection of 11no. residential dwellings along with the provision of public open space, landscaping, drainage and associated infrastructure. **APPROVE WITH LEGAL AGREEMENT**
- (vii) **23/P/1234/FUL Land Farm Puxton Road Hewish BS24 6UE**  
Extension of an agricultural barn at Land Farm, Hewish. **APPROVE**
- (viii) **23/P/1235/FUL Land Farm Puxton Road Hewish BS24 6UE**  
Proposed erection of a new roof structure over existing silage pit at the North of the site. **APPROVE**
- (ix) **23/P/1236/FUL Land Farm Puxton Road Hewish BS24 6UE**  
Erection of a Roofed Structure over existing Silage Pit at the West of the site. **APPROVE**
- (x) **23/P/1247/FUL Land Farm Puxton Road Hewish BS24 6UE**  
Erection of roofed structure over existing yard between the east & west barns. **APPROVE**
- (xi) **23/P/1326/FUH 22 Westfield Road Banwell BS29 6BA**  
Proposed erection of a single storey rear extension to provide accessible bedroom for a disabled person. **APPROVE**
- (xii) **23/P/1328/FUH 8A Church Street Banwell BS29 6EA**  
Proposed erection of an extension to the existing first floor dormer window to rear. Creation of additional bedrooms and first floor bathroom. **APPROVE**
- (xiii) **23/P/1428/FUH The Paddock Wolvershill Road Banwell BS29 6LA**  
Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer. **APPROVE**
- (xiv) **23/P/1507/FUL The Longhouse 25 East Street Banwell BS29 6BW**  
Proposed subdivision of existing dwelling to form one 1-bedroom dwelling and one 2-bedroom dwelling. **APPROVE**
- (xv) **22/P/2909/FUL Land Adjacent To 8A Orchard Close Banwell**  
Proposed erection of 1no. four-bedroom dwelling and a double garage. **APPROVE**

#### **43/23 Date of the next meeting (agenda item 7)**

Planning Meeting Monday 6<sup>th</sup> of November 2023 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:55**

.....Chairman

.....Date



# Banwell Parish Council Planning Committee

## Green Measures to be considered in all recommendations in response to a Planning Application

### **Proposal**

When Banwell Parish Council recommends a response to a planning application, it should include, wherever appropriate, suggestions for green measures. They will be added to the recommendation with the words “Please consider including the following green measures”, and then a selection from the list below of those measures that might be suitable for the application in question.

### **Biodiversity and Ecological Impact:**

Assessment of the impact on local flora and fauna.  
Preservation of existing habitats and creation of new ones.  
Incorporation of green corridors to facilitate wildlife movement.

### **Energy Efficiency:**

Implementation of energy-efficient building design and materials.  
Integration of renewable energy sources (solar panels, wind turbines, etc.).  
Promotion of energy-efficient appliances and technologies.

### **Water Conservation:**

Implementation of water-saving technologies and fixtures.  
Incorporation of sustainable drainage systems (SUDS) to reduce surface water runoff.

### **Green Spaces and Landscape:**

Preservation of existing green spaces and trees.  
Introduction of new green areas, parks, and public spaces.  
Consideration of native and drought-resistant plant species in landscaping.

### **Waste Reduction and Recycling:**

Provision for recycling facilities within the development.  
Minimisation of construction waste through recycling and reusing materials.

### **Transportation and Accessibility:**

Promotion of sustainable transportation options (walking, cycling).  
Integration of public transportation facilities.  
Provision of electric vehicle charging points.

### **Sustainable Construction Practices:**

Use of eco-friendly and locally-sourced building materials.  
Construction methods that minimise environmental impact.  
Consideration of the life cycle and carbon footprint of building materials.

### **Climate Resilience:**

Design considerations for climate change adaptation.  
Incorporation of green infrastructure to mitigate extreme weather impacts.

### **Light and Noise Pollution:**

Mitigation measures to reduce light pollution.  
Implementation of design strategies to minimise noise impact.

### **Accessibility for All:**

Ensuring that green spaces and amenities are accessible to people of all ages and abilities.



**Permeable Surfaces:**

Use of permeable pavements to reduce surface water runoff and enhance groundwater recharge.

**Environmental Monitoring and Reporting:**

Implementation of monitoring systems to assess the ongoing environmental impact.

Regular reporting on the sustainability performance of the development.

**Historical and Cultural Preservation:**

Consideration of historical and cultural aspects in the planning process.

Preservation of heritage buildings and landscapes.

**Green Building Certifications:**

Encouraging or requiring builders to adhere to recognised green building standards.

Adopting these green considerations can contribute to creating sustainable, resilient, and environmentally-friendly developments that benefit both current and future generations.

**APPENDIX 1 – POSSIBLE QUESTIONS TO ASK OF PLANNING APPLICATIONS**

1. Does the proposed design aim to minimise energy requirements?
2. Does the application justify any use of carbon-intensive materials such as steel, brick and cement?
3. Are the general waste reduction principles of 'reduce, reuse and recycle', with use of reclaimed or recycled materials apparent in the application?
4. Does the application address standards for energy efficiency, for example by specifying a high standard of insulation for new homes, with an estimated energy performance certificate (EPC) level of C or above?
5. Are new homes to be fitted with a source of renewable energy, such as solar thermal or heat pump heating, or photovoltaics? (Applications for homes with fossil fuelled boilers should not be supported).
6. Are sites allocated for new housing easily accessible by walking, cycling and public transport links to the town centre and local amenities including schools and sports facilities (and does the application specify locations for cycle storage)?
7. Does the application avoid loss of local nature sites and green spaces and includes plans for their maintenance where relevant (such as tree watering)? (Significant developments should include areas that enhance local nature, through allowing habitats to establish and creating corridors between existing areas of habitat).
8. Where the application includes a new open space, does it include sufficient new native tree coverage and other plant life?
9. Does the application support low-carbon vehicles, for example, with electric vehicle charging points easily accessible?
10. Does the application specify that LED lights are to be used?
11. Does the application propose building on a flood plain or would otherwise significantly change surface or sub-surface hydrology, including impacting on other homes and buildings?
12. Does the application include where appropriate water saving measures such as using water butts, toilet flushers that save water and runoff water in concrete areas?

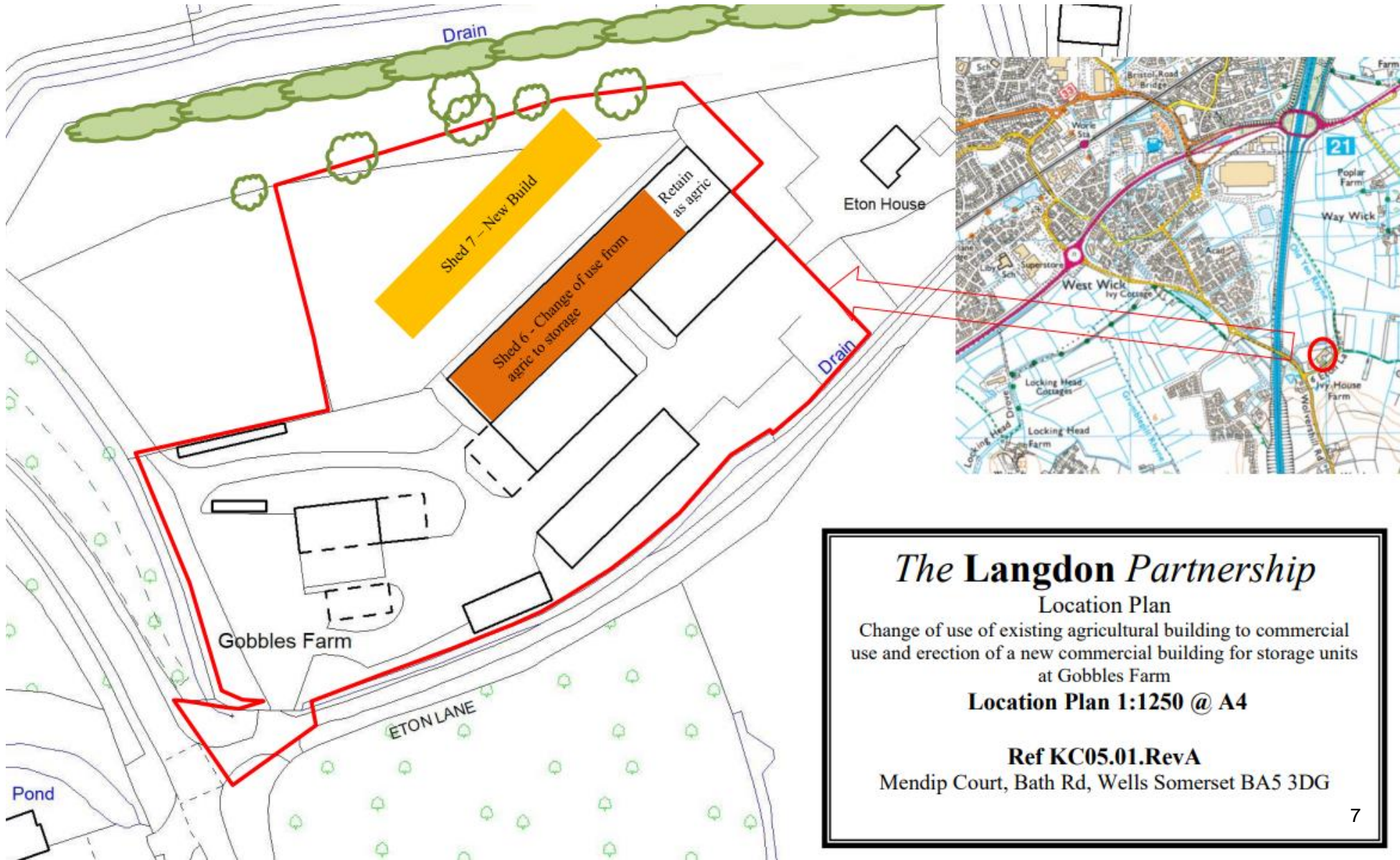


# February Planning Committee Meeting

5<sup>th</sup> February 2024



Change of use of the existing agricultural building to commercial (Use Class B8) storage use and erection of a new commercial building for (Use Class B8) storage units with the creation of associated hardstanding and parking.



*The Langdon Partnership*

Location Plan

Change of use of existing agricultural building to commercial use and erection of a new commercial building for storage units at Gobbles Farm

Location Plan 1:1250 @ A4

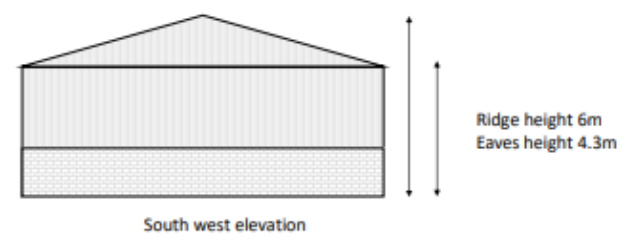
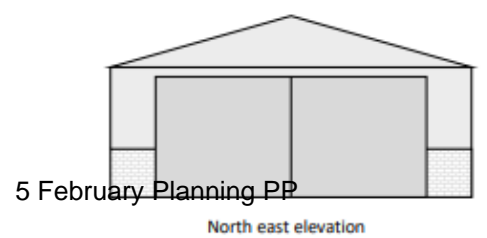
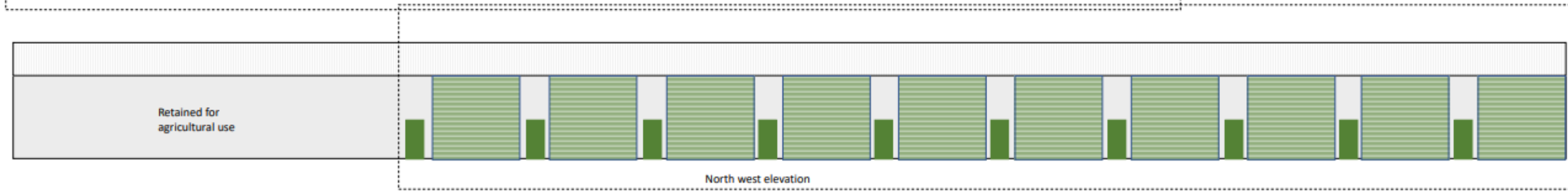
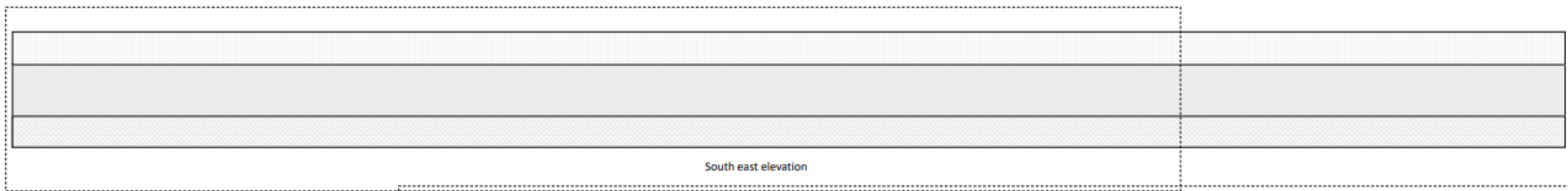
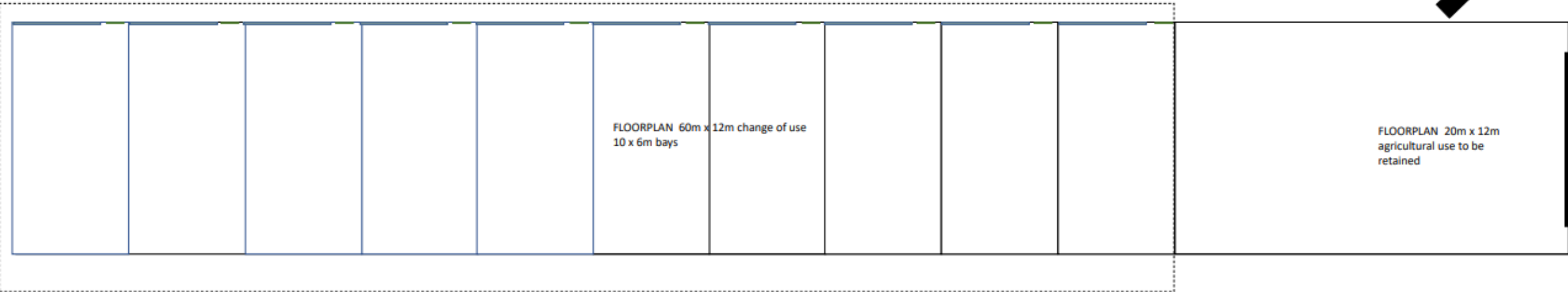
Ref KC05.01.RevA

Mendip Court, Bath Rd, Wells Somerset BA5 3DG









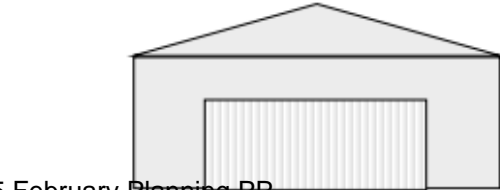


FLOORPLAN  
12m x 80m

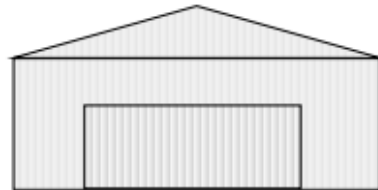
Adjacent Building

Open central section to  
south east elevation  
between existing buildings

South east elevation

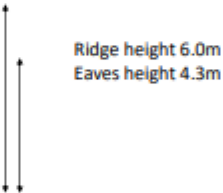
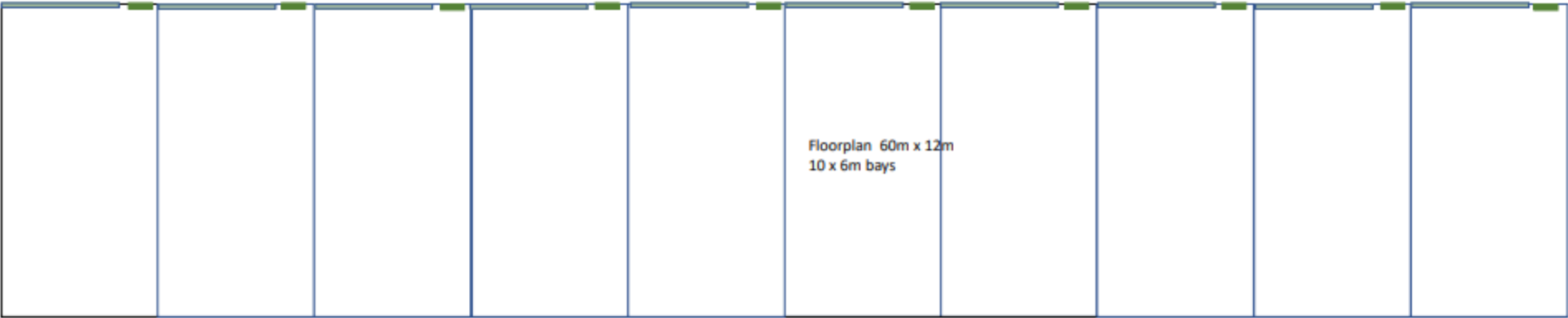
North east elevation



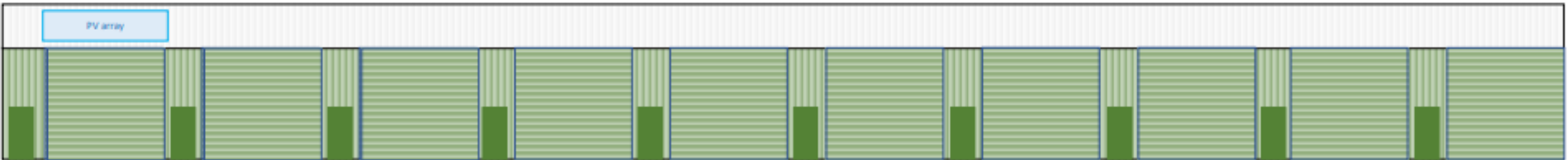
South west elevation

4.5m eaves. Ridge 6m

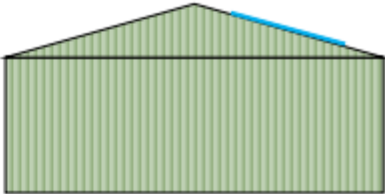
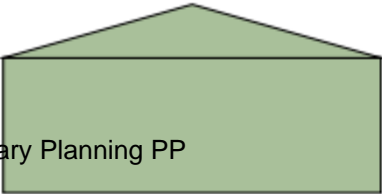




North west elevation



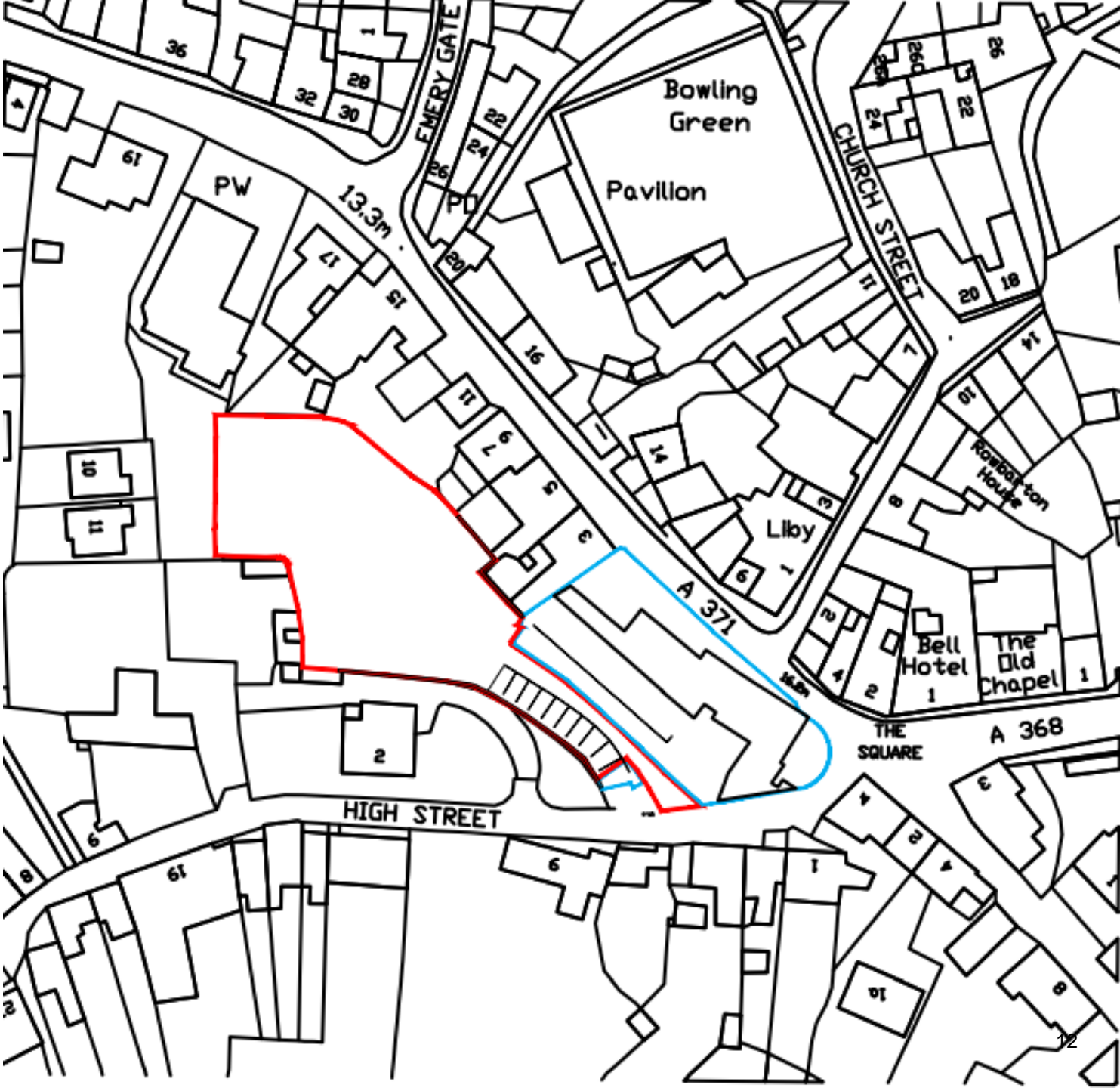
South east elevation



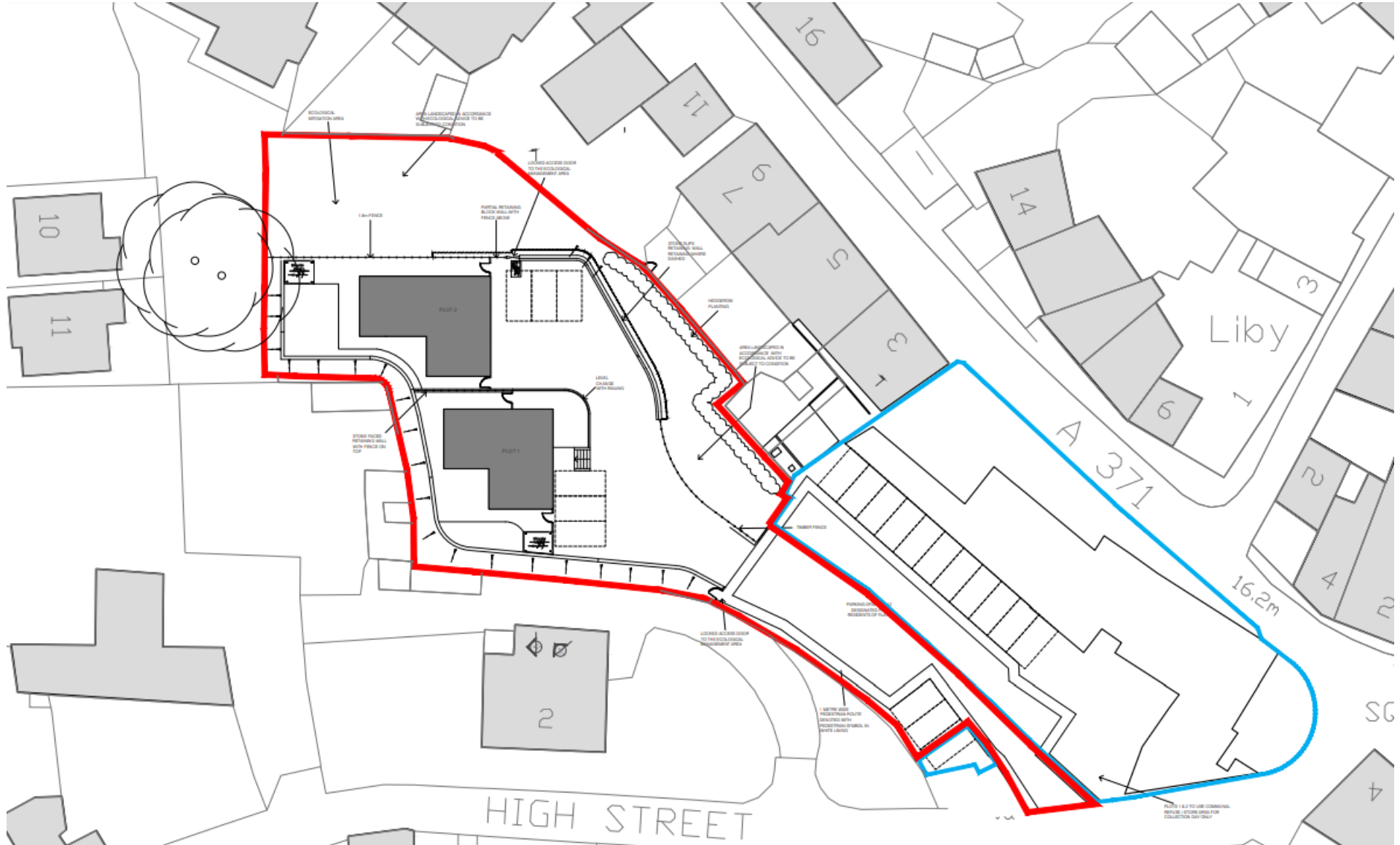


23/P/2587/FUL Land to the rear of the Ship  
Hotel, West Street.

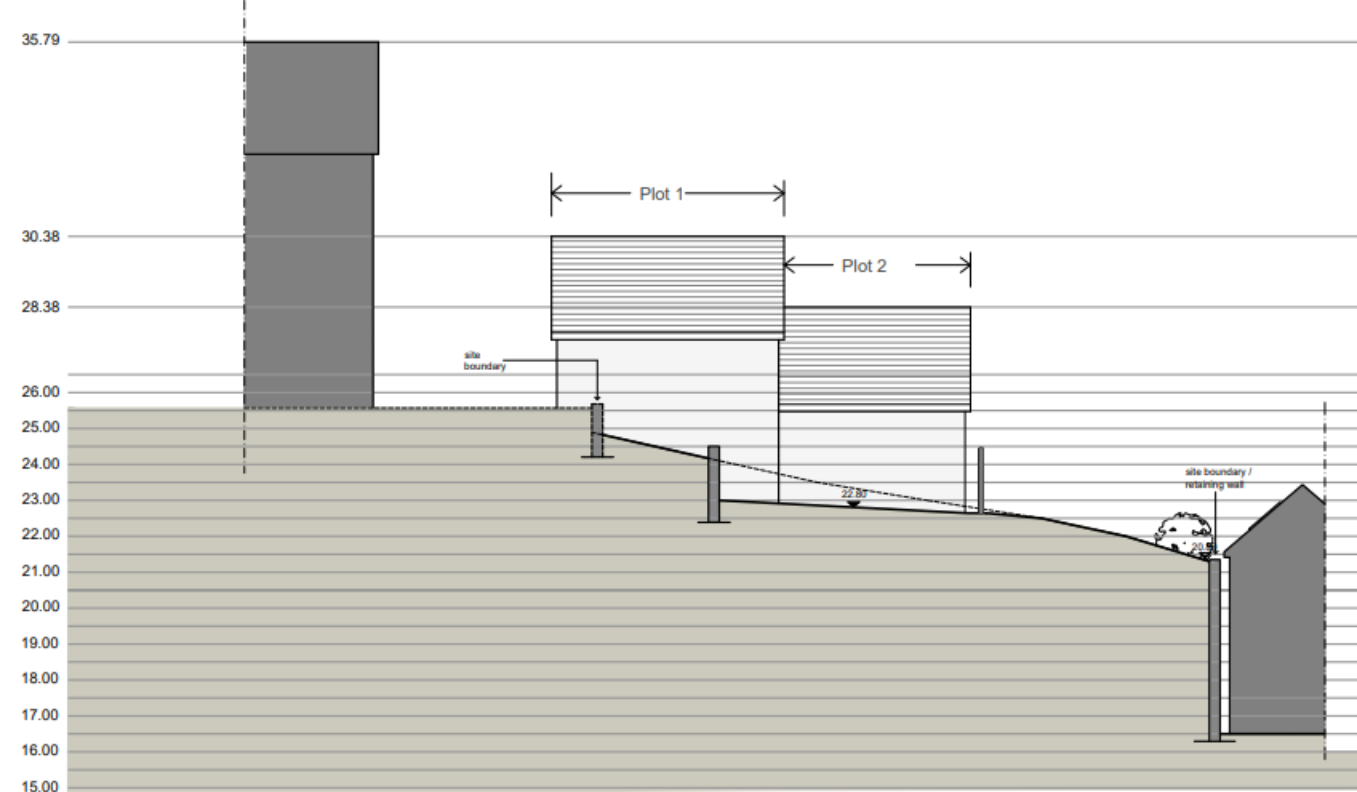
Erection of 2no. dwellings with access and parking



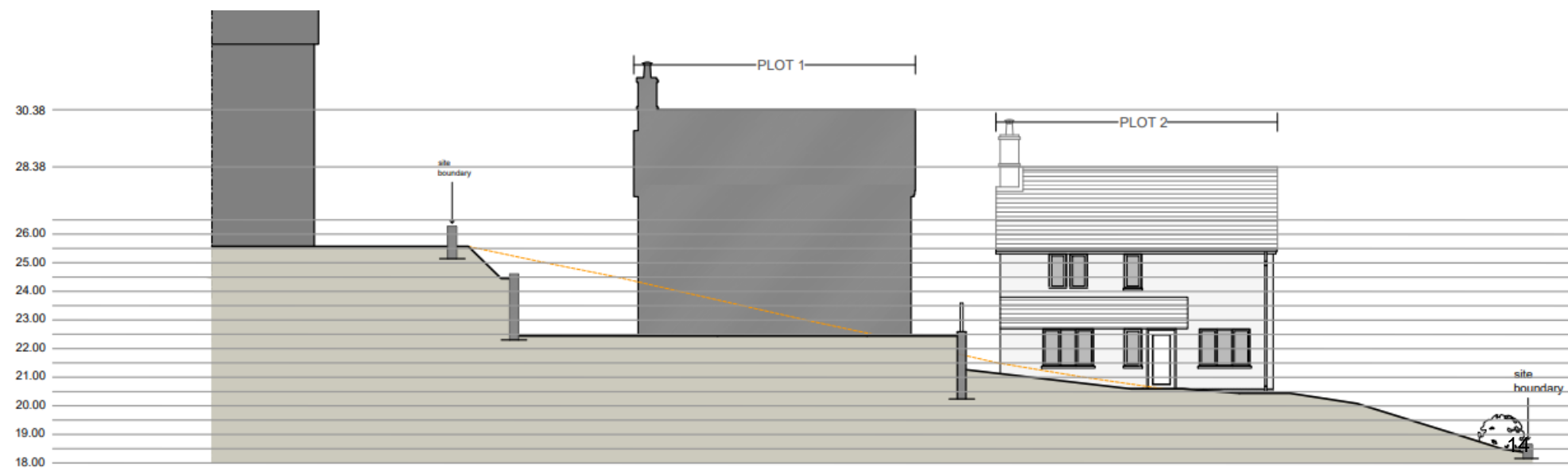








Section A



Section B



## Plot 1



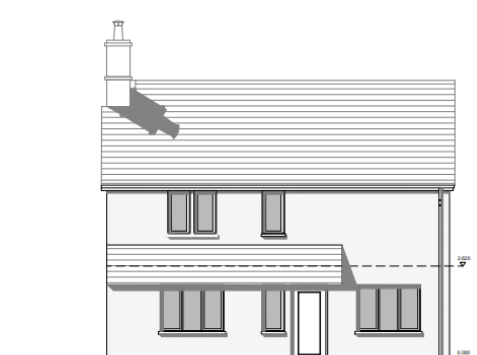
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

## Plot 2



NORTH ELEVATION



WEST ELEVATION



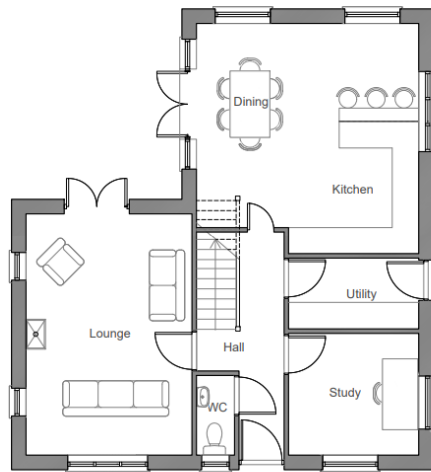
SOUTH ELEVATION



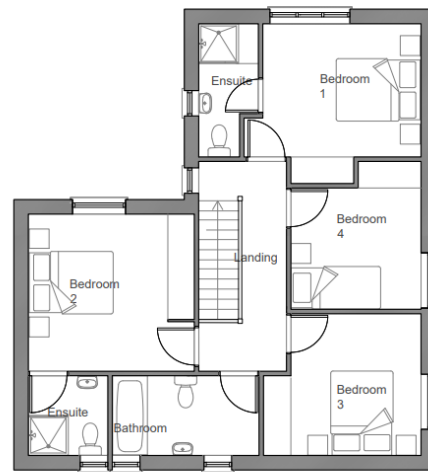
EAST ELEVATION



## Plot 1

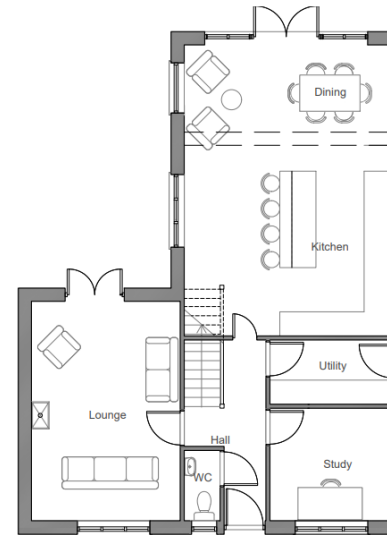


Ground Floor Plan

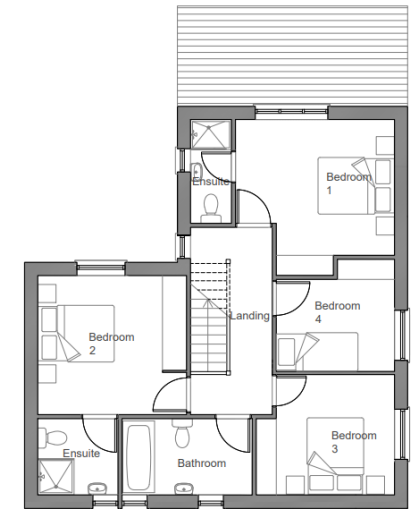


First Floor Plan

## Plot 2



Ground Floor Plan



First Floor Plan

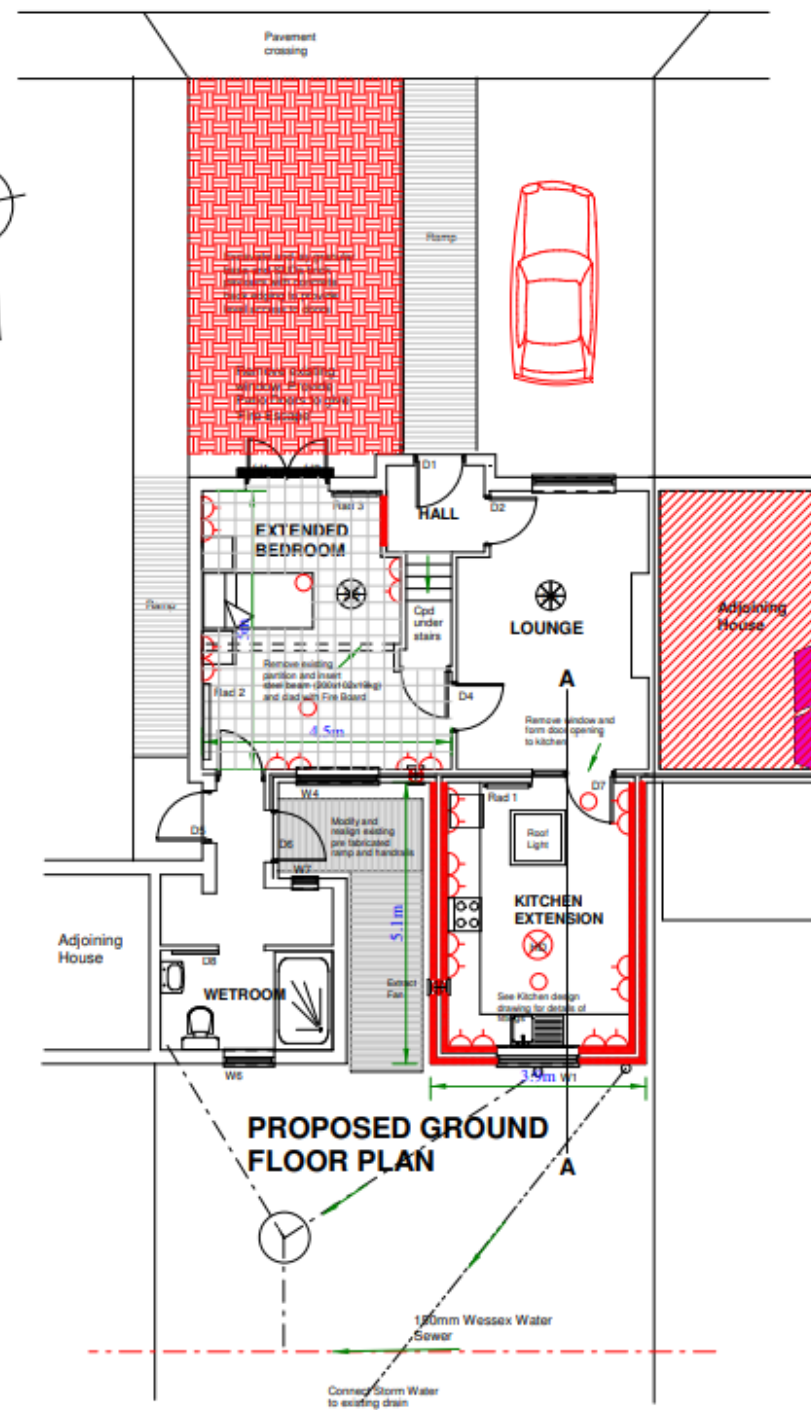
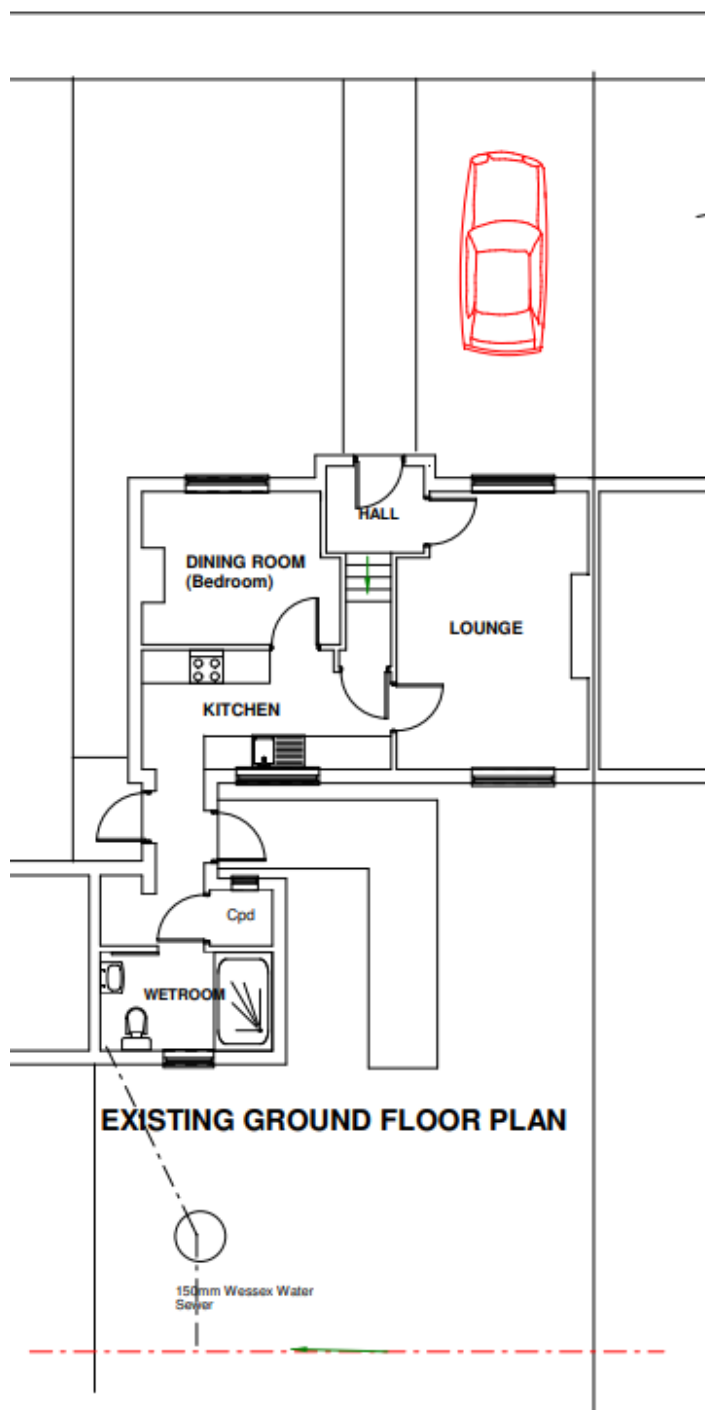


**23/P/2848/FUH 22 Westfield Rd.  
BS29 6BA**

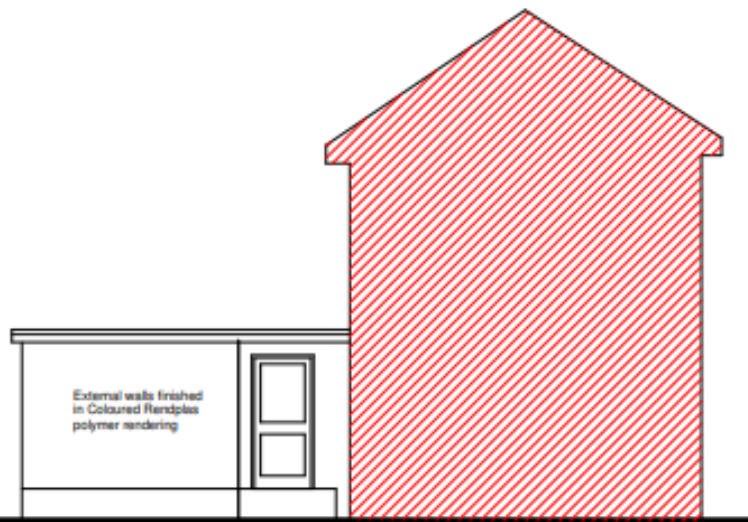
Proposed erection of a rear  
single-storey kitchen extension  
and French doors to the front  
elevation.



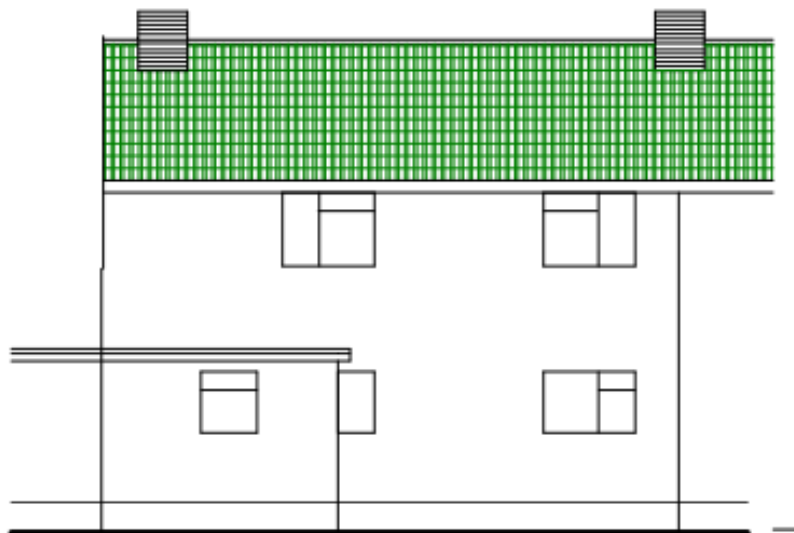




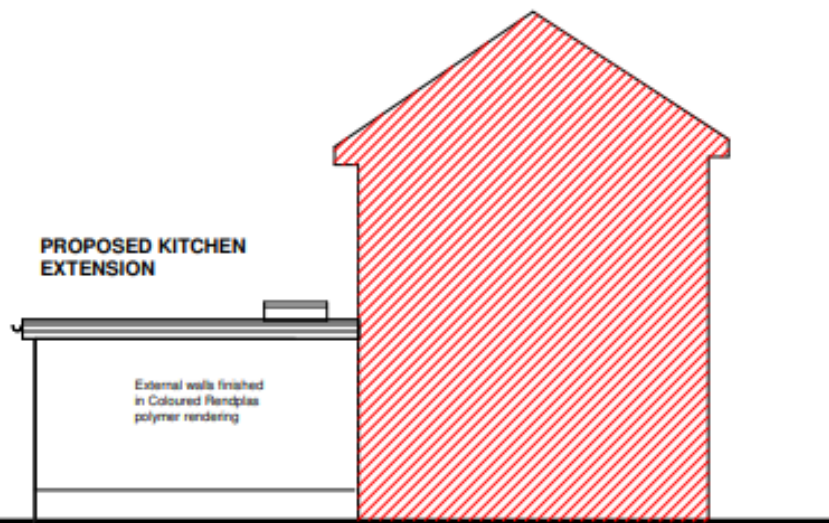




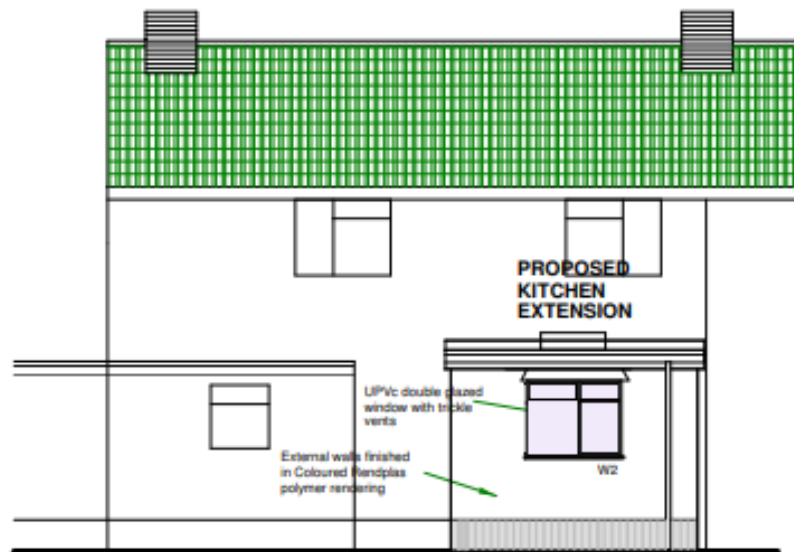
**EXISTING WEST ELEVATION**



**EXISTING NORTH ELEVATION**



**PROPOSED WEST and EAST ELEVATION**



**PROPOSED NORTH ELEVATION**



**PROPOSED SOUTH ELEVATION**

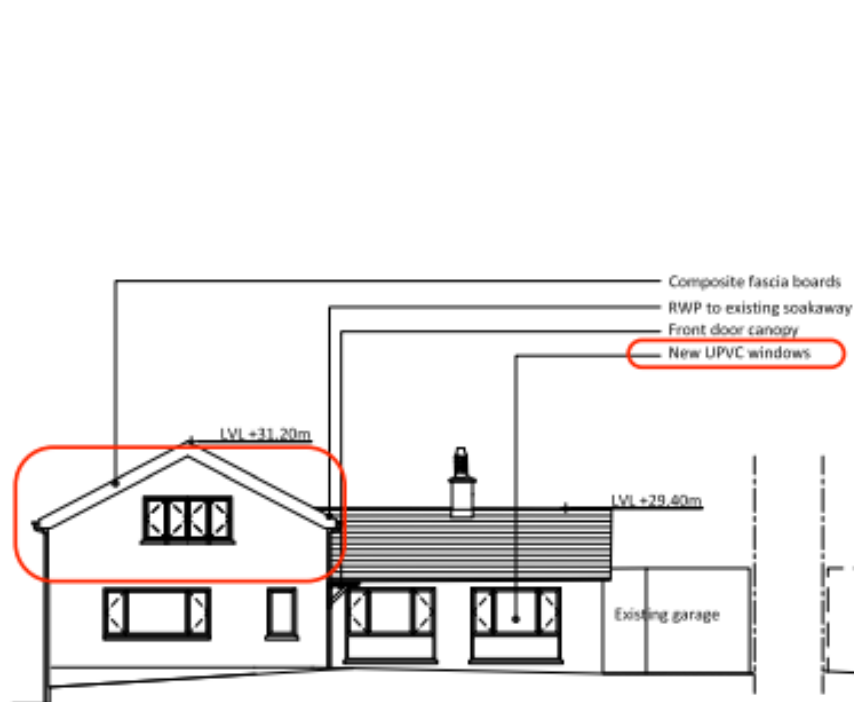


**23/P/2849/FUH Rose Bank 6 Dark Lane BS29 6BP**

Revised scheme to previously approved application 23/P/0004/FUH to include proposed partial widening of ground floor at the front of the property and first-floor extension with bathroom and 2no. bedrooms, removal of external composite cladding shown on the upper floor extension and lower-level rendering carried up. Windows and doors to be new UPVC in lieu of composite.



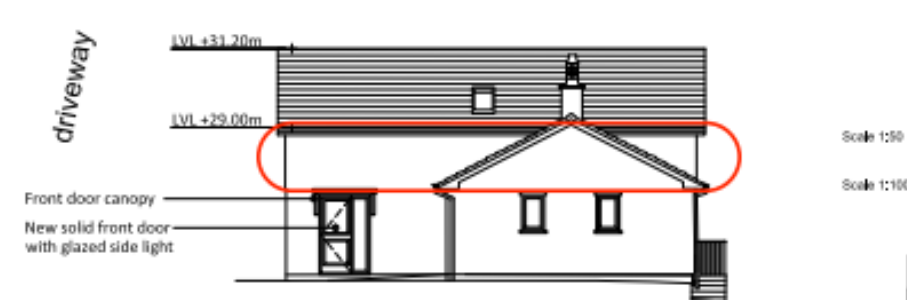




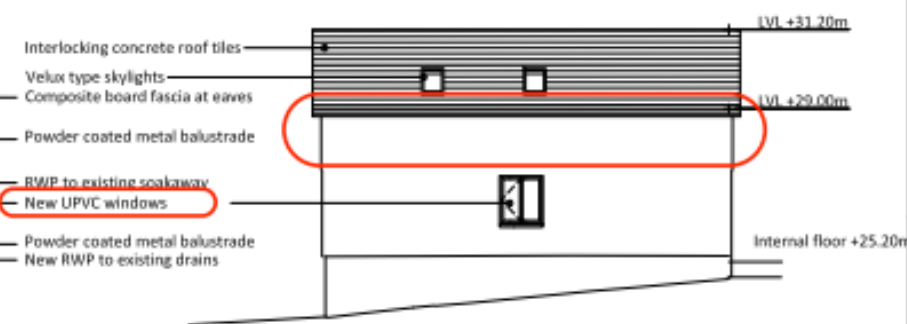
West elevation 1:100 @A1



East elevation 1:100 @A1



South elevation 1:100 @A1



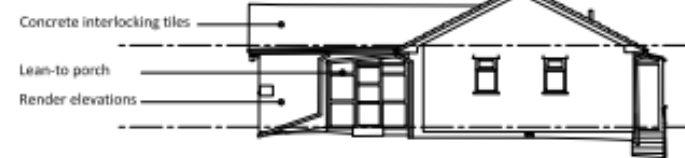
North elevation 1:100 @A1



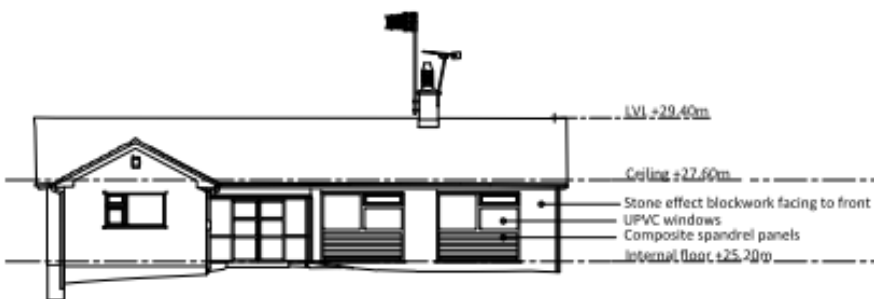
Existing plan 1:50 @ A1

driveway

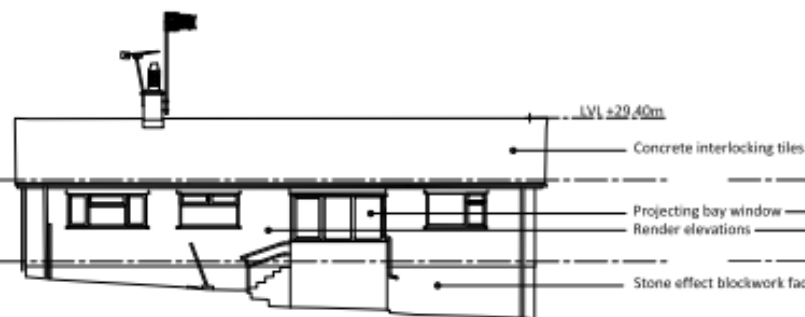
Render elevations



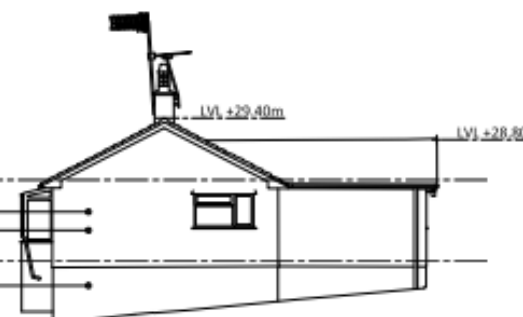
South elevation 1:100 @A1



West elevation 1:100 @A1



East elevation 1:100 @A1



North elevation 1:100 @A1

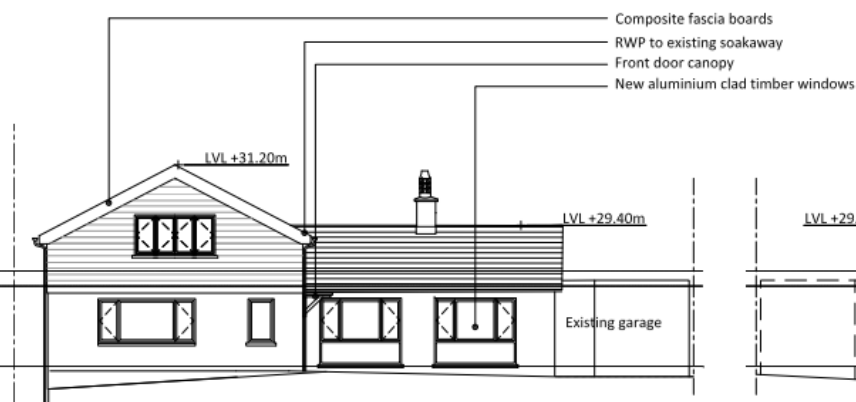
driveway



Scale 1:50

Scale 1:100

South elevation 1:100 @A1

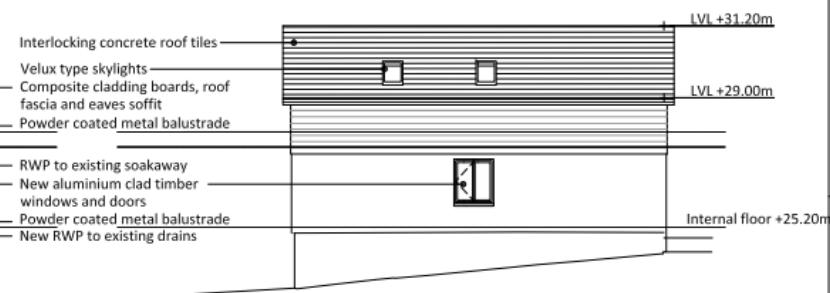


5 February Planning PP

West elevation 1:100 @A1

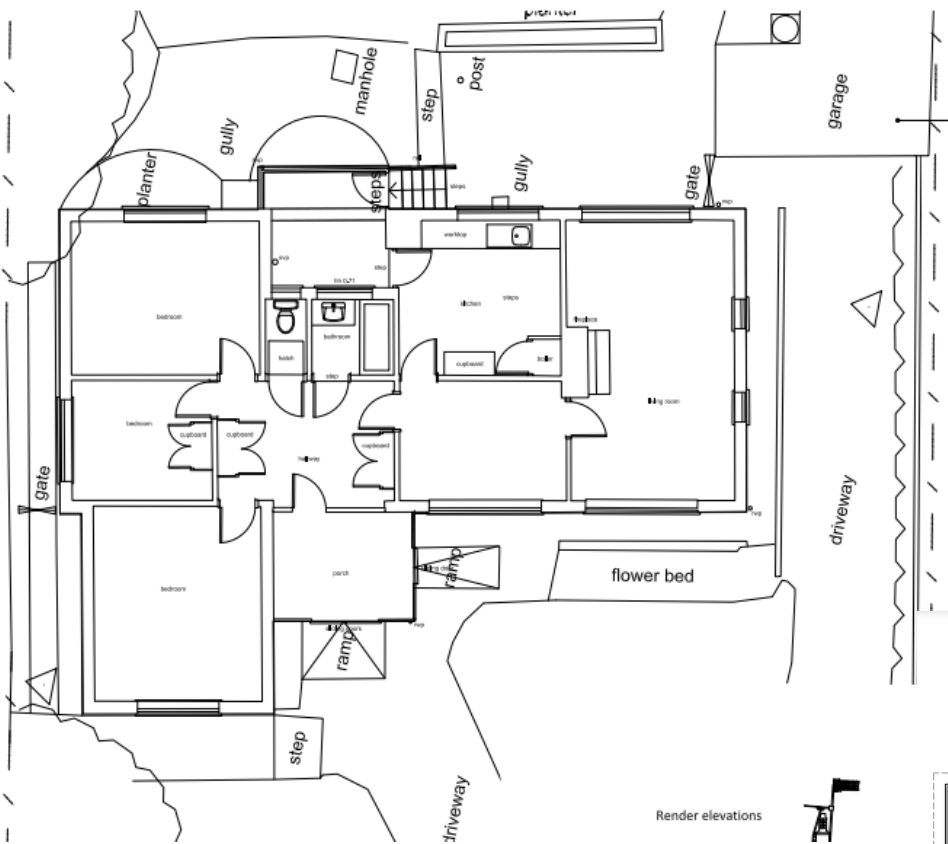


East elevation 1:100 @A1

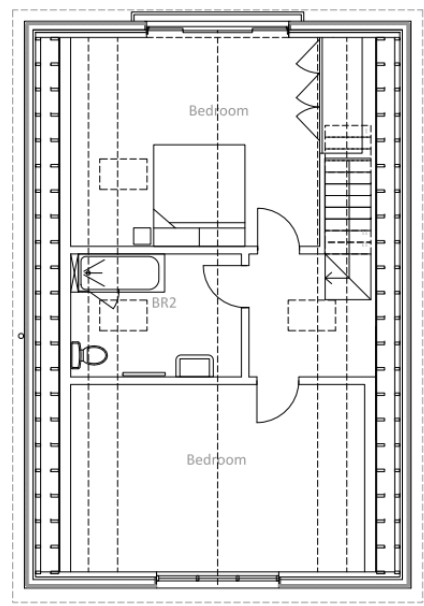


North elevation 1:100 @A1

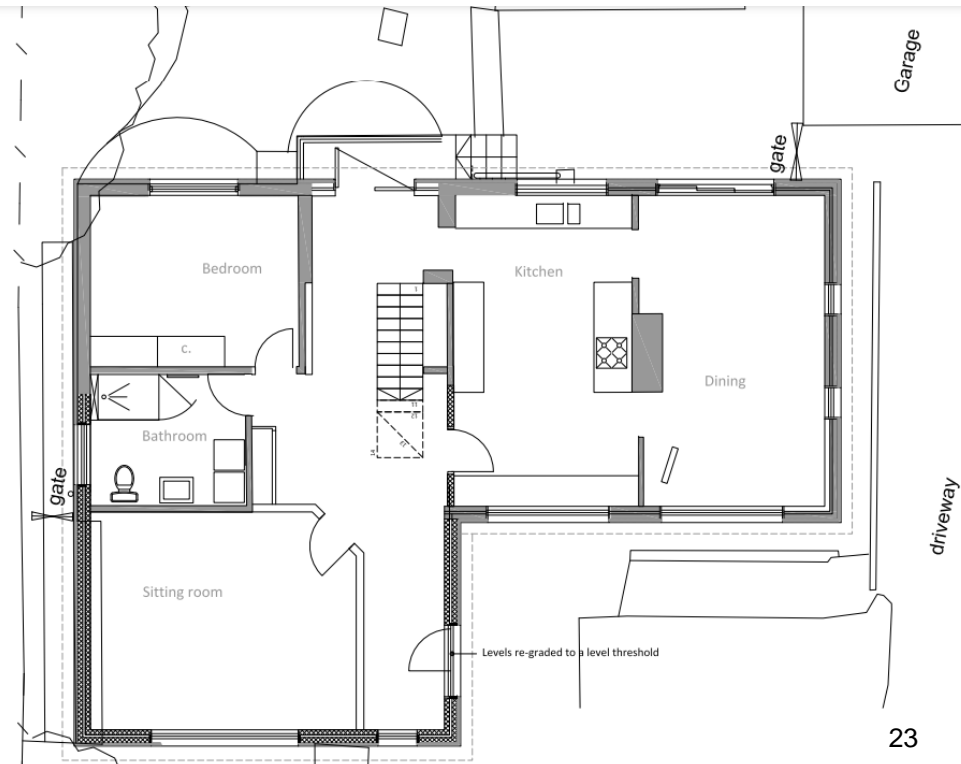




Render elevations



Proposed first floor plan 1:50 @ A1



Proposed ground floor plan 1:50 @ A1



# To note the following applications

## **23/P/2647/MMA Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way**

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.

## **23/P/2759/NMA Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land.**

Nonmaterial amendment to planning permission 22/P/1768/R3EIA (Banwell Bypass) to allow for amendments to the design as listed in covering letter dated 13 December 2023.

## **24/P/0011/MMA Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**

Minor material amendment to permission 23/P/1038/FUL (demolition of 2no. dwellings and an existing agricultural building on site (buildings annotated Units A, D and F on the existing topographical survey plan). Erection of 2no. self-build and custom build replacement dwellings) to allow for addition of front porch and other alterations to external appearance of each plot.

## **24/P/0016/TRCA White Lodge 16 - 18 Castle Hill Banwell BS29 6NY**

Removal of Ash trees affected with Ash Dieback and removal of a dead apple tree, Pruning of Hazel tree.

## **24/P/0148/TEN Land Opposite North of Yarberry Farm Banwell Road Christon BS29 6ND**

Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. new 9m medium pole at the above location.



## To note planning decisions for information

### **23/P/0815/FUL Rolstone Manor Farm, West Rolstone Road, Hewish. BS24 6UR**

Conversion and change of use of 2no. barns to create 2 No. residential dwellings with associated gardens and change of use of agricultural access track to mixed residential and agricultural use. **APPROVE**

### **23/P/2435/TRCA Archways, East Street, Banwell. BS29 6BW**

T1 - Varnish tree C/L over roof for a clearance of 2m, dead wood. **NO OBJECTION (tree/hed) unconditional**

### **23/P/2439/AOC Land at Parklands Churchland Way**

Request to discharge condition number 7 (Ventilation and Extraction) and 15 (Boundary Treatment Plan B-07A) on application 23/P/0565/FUL **APPROVE (discharge condition)(RDC)**

### **23/P/2599/LDE Land Adjacent to Box Bush Farm, Box Bush Lane, Rolstone BS24 6UA**

Certificate of lawfulness for the extension of 2no. agricultural buildings. **APPROVE (Lawful)**

### **23/P/2786/AOC Land at Parklands Churchland Way, North Somerset.**

Request to discharge condition number 5 (Noise Impact Scheme) on application 23/P/0565/FUL. **APPROVE (discharge condition) (RDC)**