



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 5th of February 2024.

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

IN ATTENDANCE: Liz Shayler (Clerk) and Parish Councillor Maggie McCarthy

MEMBERS OF THE PUBLIC: Two

Cllr Manley welcomed everybody.

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

Members of the public.

No members of the public spoke

The meeting was convened.

01/24 To receive apologies for absence (agenda item 1)

No apologies were received.

02/24 To receive declarations of interest (agenda item 2)

Cllr Manley declared an interest in 24 P/2587/FUL Land to the rear of the Ship Hotel, West Street, Banwell due to the proximity of his property.

03/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2nd of October 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd of October 2023 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

04/24 To update the green measures to be considered when reviewing all planning applications (agenda item 4).

Resolved – To update the green measures to be considered when reviewing all planning applications.

The resolution was correctly proposed and seconded (unanimous)

05/24 To note and comment upon planning applications (agenda item 5).

(i) **23/P/2563/FUL Gobbles Farm Wolverhill Road Banwell BS29 6LA.**

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.

Standing Orders were suspended to allow the Land Agent for this application to speak.

The land agent gave a summary of the proposals. Questions were asked about transport movements and the visibility splay.

Standing Orders were reinstated.

Resolved: The committee resolved to support this application.

The resolution was correctly proposed and seconded (unanimous)

Cllr Manley handed over the Chair to Cllr Blatchford for the following application.

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

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.

Resolved: The committee resolved to recommend refusal of this application due to an adverse impact on adjacent properties in relation to overlooking. If the case officer is minded to approve the Parish Council requests that the window design be reverted to its original form.

The resolution was correctly proposed and seconded (unanimous).

Cllr Manley returned to the meeting

(iii) 23/P/2848/FUH 22 Westfield Road Banwell BS29 6BA.

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

Resolved: The committee resolved to support this application.

The resolution was correctly proposed and seconded (unanimous).

(iv) 23/P/2849/FUH Rose Bank 6 Dark Lane Banwell 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.

Resolved: The committee resolved to not object to this application. However, they request a condition that the windows be fitted with glass which reduces light pollution due to foraging bats.

The resolution was correctly proposed and seconded (unanimous).

06/24 To note the following planning applications (agenda item 5).

(i) 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.

(ii) 23/P/2759/NMA Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land in Sandford, Winscombe and Churchill

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.

(iii) 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 (see cover statement)

- (iv) **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.
- (v) **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.

These applications above were noted except for 23/P/2759/NMA Banwell Bypass Land.

Resolved: That the proposed gate is 6ft high preventing members of the public from entering the field from Eastermead Lane.

The resolution was correctly proposed and seconded (unanimous).

07/24 To note planning decisions – (agenda item 7)

- (i) **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
- (ii) **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**
- (iii) **3/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)**
- (iv) **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)**
- (v) **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).

08/24 Date of the next meeting (agenda item 8)

Planning Meeting Monday 6th of November 2024 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:35

.....Chairman

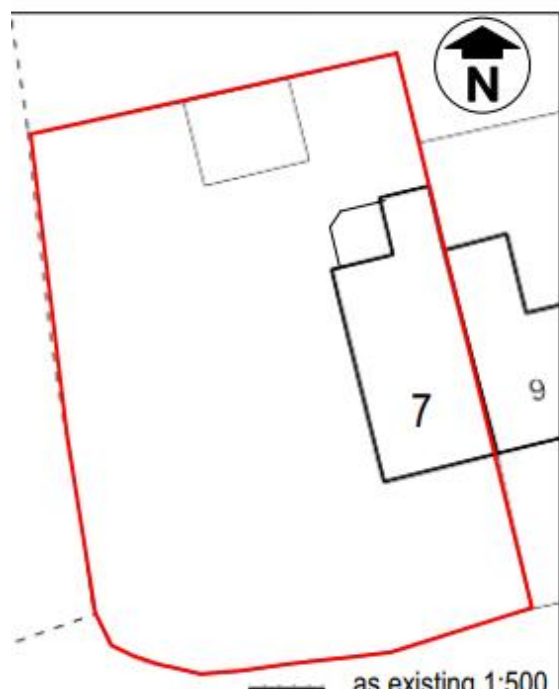
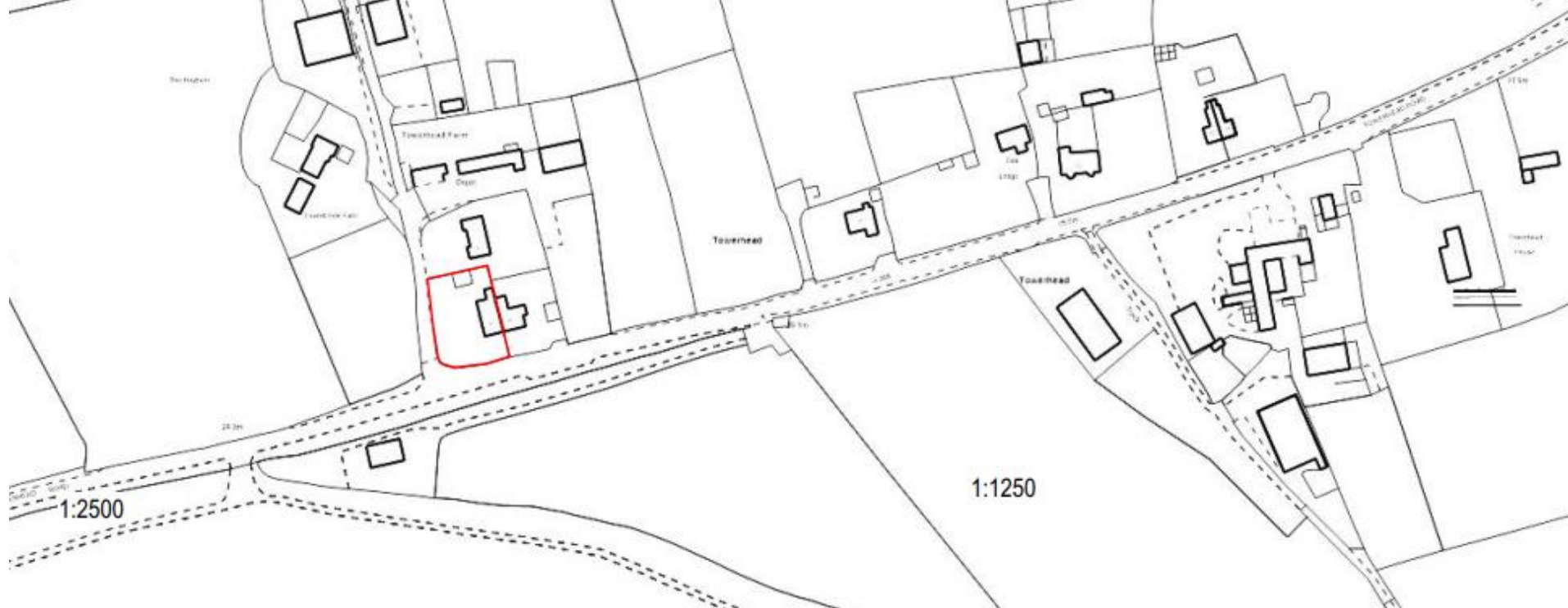
.....Date

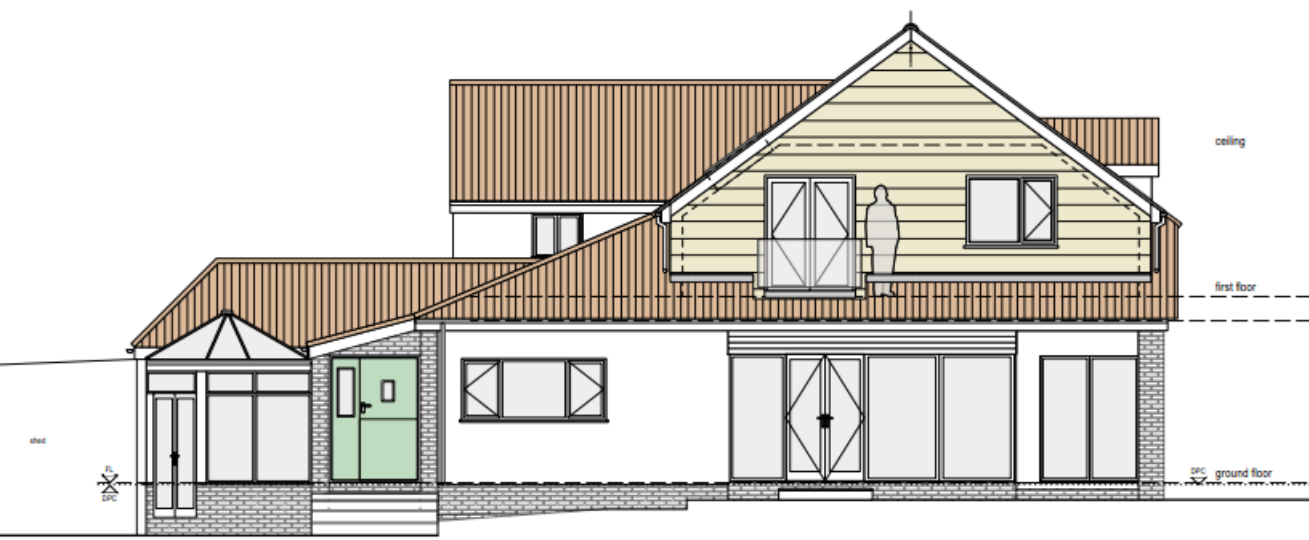
March Planning Committee Meeting

4th March 2024

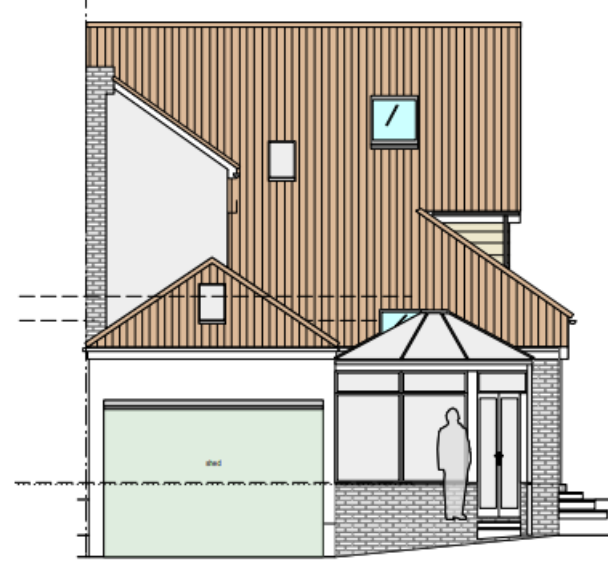
24/P/0243/FUH 7 Towerhead Road Banwell BS29 6PQ.

Proposed demolition of existing conservatory and erection of a single storey extension in place. Replacement of adjacent pitched roofing with a flat roof.

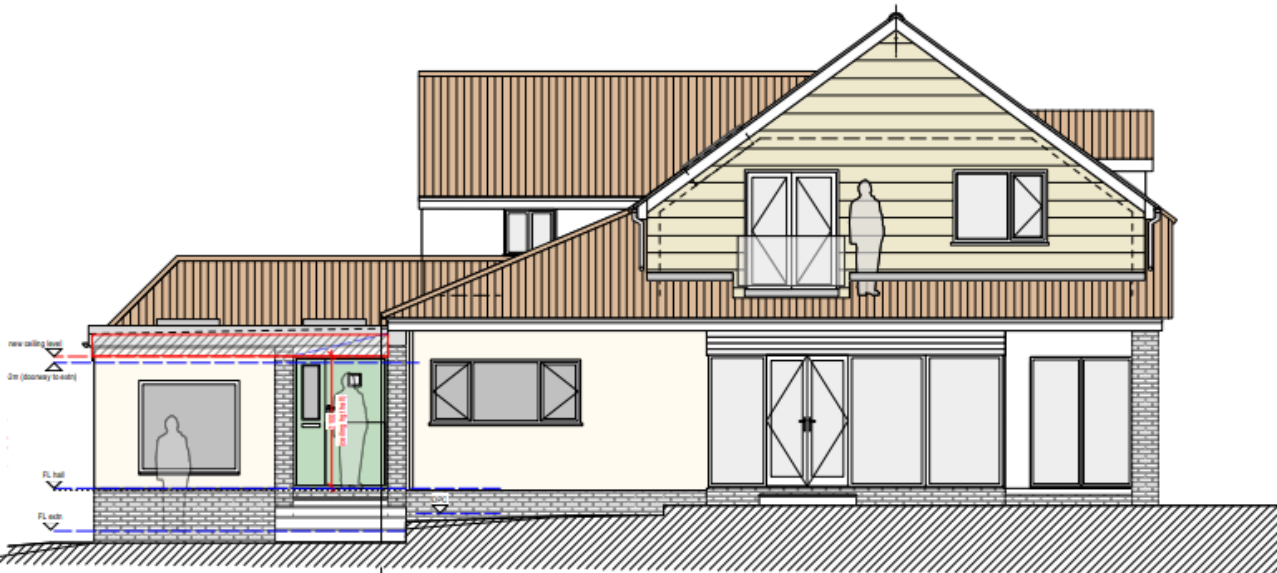




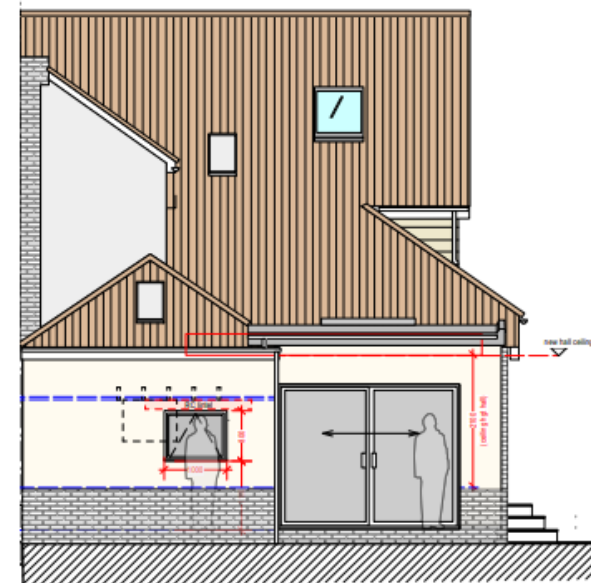
Existing Front Elevation
Scale: 1:100



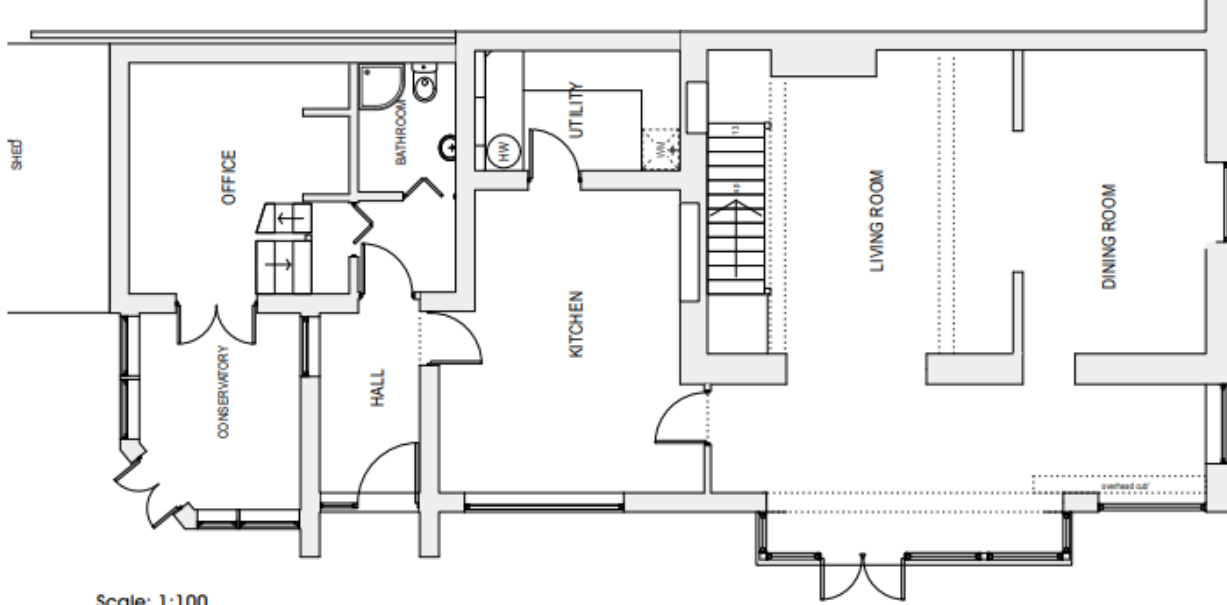
Existing Left Elevation
Scale: 1:100



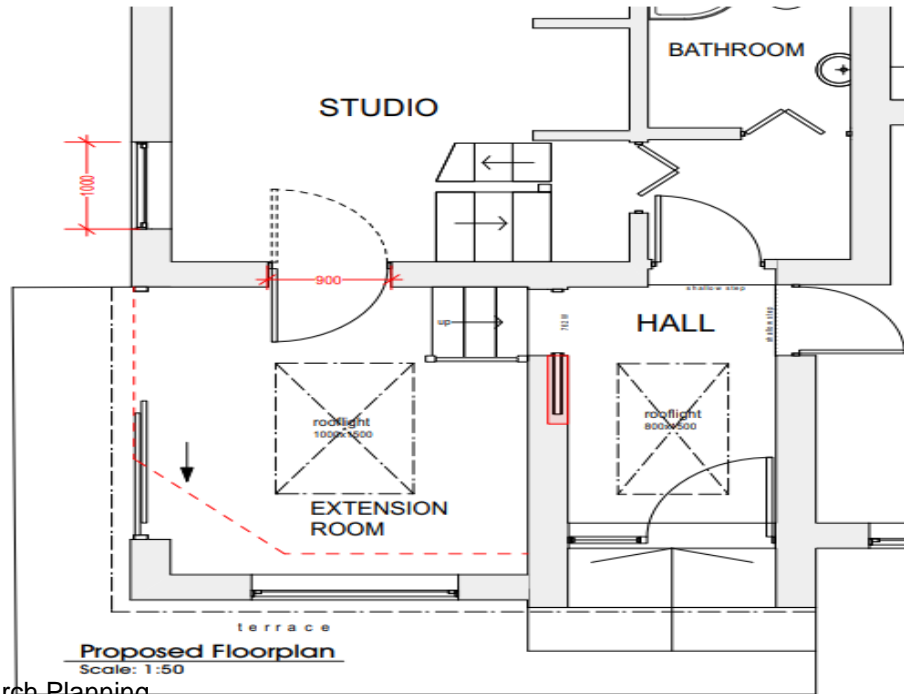
Proposed Front Elevation
Scale: 1:100



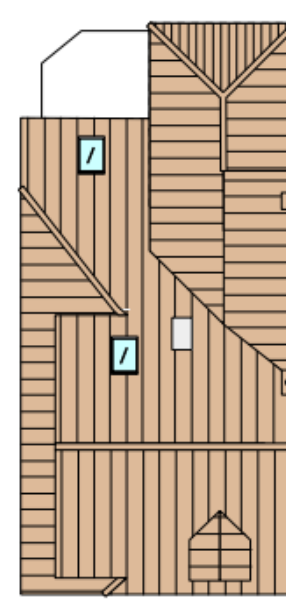
Proposed Left Elevation
Scale: 1:100



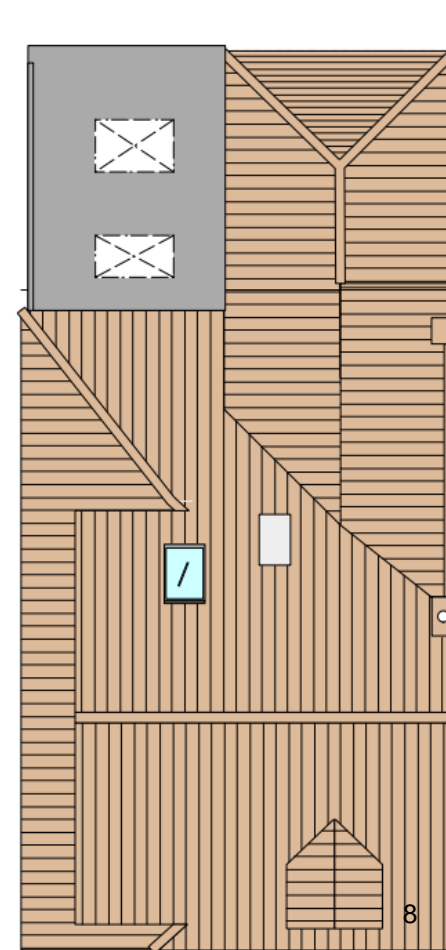
Scale: 1:100
Existing Floorplan



March Planning
Proposed Floorplan
Scale: 1:50



Proposed Roof Plan
Scale: 1:100



To note the following applications

23/P/2689/RM Land South of Churchland Way, Wolvershill Road (Parklands, Mead Fields) Banwell

Reserved matters application for approval of access and landscaping in relation to the construction of cycle and footpath connection along the Grumblepill Rhyne to the M5 bridge crossing, pursuant to outline planning permission 12/P/1266/OT2.

24/P/0218/AOC Rolstone Farm Business Park West Rolstone Road Hewish.

Request to discharge condition numbers 18 (Flood Resilience Measures), 19 (Flood Warning Evacuation Plan), 20 (Foul and Surface Drainage Details) and 21 (Prevention of Pollution) on application 21/P/0094/FUL.

24/P/0240/AOC Land at Parklands Churchland Way, Banwell, North Somerset.

Minor Request to discharge condition number 47 (Archaeology) on application 12/P/1266/OT2.

24/P/0353/EA2 Land To East of Wolvershill Road, Banwell

Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a future application for a proposed residential led mixed-use development (up to 1500 residential dwellings, a school, retail, business, commercial, food/drink and local community uses).

To note North Somerset Council planning decisions

23/P/2367/OUT Land at Woodfield 10 Dark Lane Banwell BS29 6BP.

Outline planning permission for the erection of 1no. two-bedroom bungalow and garage to the south of number 10, together with associated works. **WITHDRAWN**

23/P/2710/FUL Dear Leap Farm Knightcott Road Banwell.

Regularisation of 2no. storage containers to be used in conjunction with the approved use. **REFUSED**

23/P/2721/FUH 76 Knightcott Road Banwell BS29 6HF.

Proposed erection of a part single storey part two storey extension to rear of dwelling. **APPROVE**

23/P/2736/R3 Banwell Primary School West Street Banwell BS29 6DB.

Proposed enlargement of the existing window openings to form 1no. door opening and 2no. larger windows to the Northern elevation of Block F. **APPROVE**

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

Removal of a dead apple tree, Hazel - clear electricity wire by 2m (the removal of Ash trees affected with Ash Dieback has been removed from the specification as it is likely that a felling licence from the Forestry Commission will be required due to the volume of timber to be felled). **NO OBJECTION (tree/hed) unconditional**

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 meduim pole at the above location. **PN Reg 5 (Tel) Noted (unconditional).**