



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 2nd NOVEMBER 2020

PRESENT: Councillors Phil Baird, Paul Blatchford, Steve Davies, Paul Harding, Nick Manley (Chairman), Dawn Parry (Vice Chairman) & John Wormald.
IN ATTENDANCE: Mrs Liz Shayler (Clerk)

Cllr Manley convened the meeting by welcoming everyone.

70/20 To receive apologies for absence (agenda item 1)

No apologies were received

71/20 To receive declarations of interest (agenda Item 2)

No Committee Member declared an interest

72/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th October 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 5th October 2020 be approved as a correct record of the meeting.

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

The minutes of the meetings will be signed by Cllr Manley as a correct record.

73/20 To discuss the continuation of remote vs face to face Planning Committee Meetings (agenda item 4).

Resolved – Given the Government’s announcement of a second lockdown it was agreed to hold remote meetings until April 2021 unless NALC guidance advises otherwise or a Councillor requests it as an agenda item.

The resolution was correctly proposed and seconded (unanimous).

74/20 To agree the two representatives at the remote introductory briefing on North Somerset’s Local Plan “Choices for the Future” consultation on Monday 16th or Friday 20th November 10 - 11:30am (agenda item 5).

Resolved – That Cllr Manley and Cllr Wormald attend the remote briefings on “Choices for the Future” consultation on Monday 16th November 2020.

The resolution was correctly proposed and seconded (unanimous).

75/20 To note and comment upon planning applications (agenda item 6)

- (i) **20/P/2298/FUL Laurel Farm, Summer Lane, Banwell. BS29 6LP**
Conversion of agricultural barn to dwelling including external alterations, access and parking.

Resolved – To object to this application as it substantially increases the footprint of the building from the prior approval creating a new build rather than a barn conversion. Given this significant increase the building it is therefore out of scale and over development in a rural setting

The resolution was correctly proposed and seconded (unanimous).

(ii) **20/P/2336/LDP Halcyon Cooks Lane Banwell BS29 6DS**

Certificate of lawful development for the conversion of part of existing detached garage and store to a Garden Office with En Suite shower room.

This application was noted

(iii) **20/P/2485/FUH The Withies Riverside Banwell BS29 6EH**

Proposed demolition of the single storey Eastern wing of the existing dwellinghouse; proposed erection of a single storey side and two storey extension.

Resolved – To object to this application for the following reasons;

- Outside of Settlement boundary
- Over development in a rural setting
- Concerns of impact on the flood plain

If North Somerset is minded to approve then the Parish Council request a condition preventing the extension from becoming a separate dwelling in the future.

The resolution was correctly proposed and seconded (unanimous).

CIlr Baird joined the meeting

(iv) **20/P/2441/TPO Bow Farm Moor Road Banwell BS29 6EF**

T1-T3 - Beech - Reduce by 1m.

This application was noted

(v) **20/P/2599/TRCA Church House 12 East Street Banwell BS29 6BN**

T1 - Chestnut - Pollard to previous points (3m)

This application was noted

76/20 To note planning decisions – (agenda item 7)

(i) **20/P/0344/NMA Land South of Wolverhill Road Churchland Way Weston-super-Mare.**

Non material amendment to application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow variation to time scale for the delivery of the River Banwell Strategic Flood Attenuation Scheme. **APPROVED**

(ii) **20/P/1304/FUH Bethal Cottage, Hillend, Weston-super-Mare BS24 8PQ**

Demolition of existing conservatory and timber frame ground floor extension. Proposed erection of single storey rear extension and first floor side extension. **APPROVED**

(iii) **20/P/1638/FUH 5 Towerhead Road Banwell BS29 6PQ**

Proposed single storey rear extension. **APPROVED**

(iv) **20/P/1846/CQA Cedar Haven Haybow Hewish Weston-super-Mare BS24 6RB**

Prior Approval for the conversion of a redundant milking parlour to 1no. dwelling with operational development comprising re-roofing of building; insertion of windows, doors and re-rendering of building. **REFUSED**

(v) **20/P/1954/CQA Barn at Silvermoor Lane**

Prior Approval for the conversion of an existing agricultural building (Sui Generis Use) to 1no. dwelling (Use Class C3) with operational development consisting of recladding of building with timber boarding; insertion of front wall and insertion of new windows and doors. **REQUIRED & GRANTED**

(vi) **20/P/2186/TRCA 12 High Street, Banwell. BS29 6AE**

T1 - Birch - Crown reduce by 2.5m. **NO OBJECTION**

(vi) **20/P/1717/FUL Banwell Youth and Community Centre West Street Banwell. BS29 6DB**

Culverting of ditch and creation of additional space for an environmental area and car parking. Siting of a metal storage container. Replacement of 2no. doors to building. **APPROVED**

77/20 Date of the next meeting (agenda item 8)

16th November, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

7th December, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 19:20

.....Chairman

.....Date

DRAFT

Planning Committee

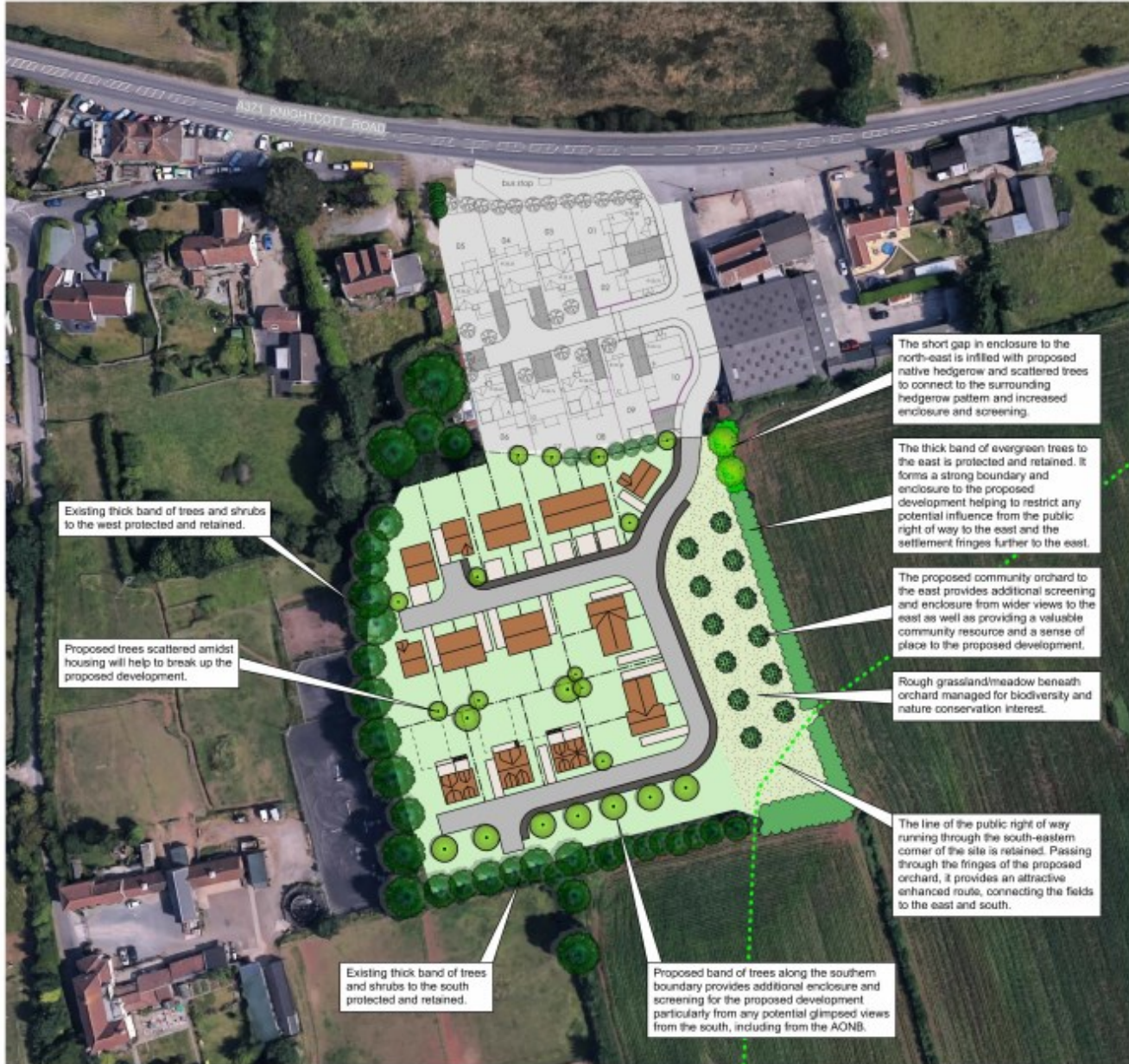
December 7th 2020

20/P/2257/OUT Land At Former Western Trade Centre Knightcott Road Banwell.

Outline planning permission for erection of 20no. dwellings with access, landscaping, layout and scale for approval with appearance reserved for subsequent approval.

KNIGHTCOTT ROAD





Existing thick band of trees and shrubs to the west protected and retained.

Proposed trees scattered amidst housing will help to break up the proposed development.

Existing thick band of trees and shrubs to the south protected and retained.

Proposed band of trees along the southern boundary provides additional enclosure and screening for the proposed development particularly from any potential glimpsed views from the south, including from the AONB.

The short gap in enclosure to the north-east is infilled with proposed native hedgerow and scattered trees to connect to the surrounding hedgerow pattern and increased enclosure and screening.

The thick band of evergreen trees to the east is protected and retained. It forms a strong boundary and enclosure to the proposed development helping to restrict any potential influence from the public right of way to the east and the settlement fringes further to the east.

The proposed community orchard to the east provides additional screening and enclosure from wider views to the east as well as providing a valuable community resource and a sense of place to the proposed development.

Rough grassland/meadow beneath orchard managed for biodiversity and nature conservation interest.

The line of the public right of way running through the south-eastern corner of the site is retained. Passing through the fringes of the proposed orchard, it provides an attractive enhanced route, connecting the fields to the east and south.

Key

-  Existing Public Right of Way
-  Existing band of evergreen trees to be protected and retained
-  Existing mixed trees and shrubs to be protected and retained

Landscape

-  Proposed orchard trees
-  Proposed native hedgerow and trees
-  Proposed street/avenue trees
-  Proposed grass
-  Proposed rough grassland / meadow managed for biodiversity and nature conservation interest

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Revisions:		
B	09/10/20	Plant schedules added
A	15/08/20	General update
000	14/08/20	First Issue

Scale: 1:1,000 @ A3
0 10 20 30 40 50m

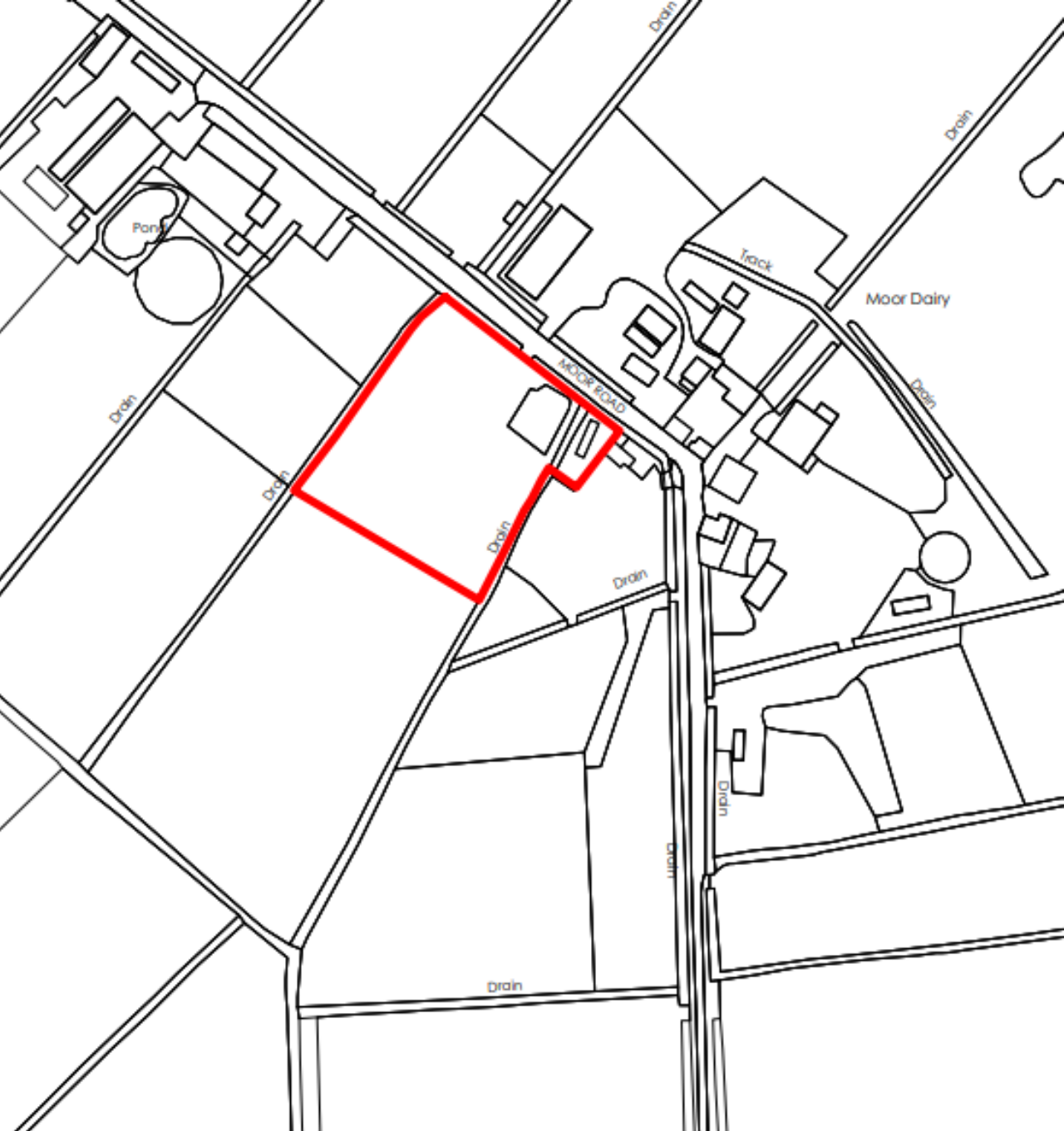
Drawn: PS Checked: AJW



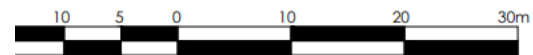
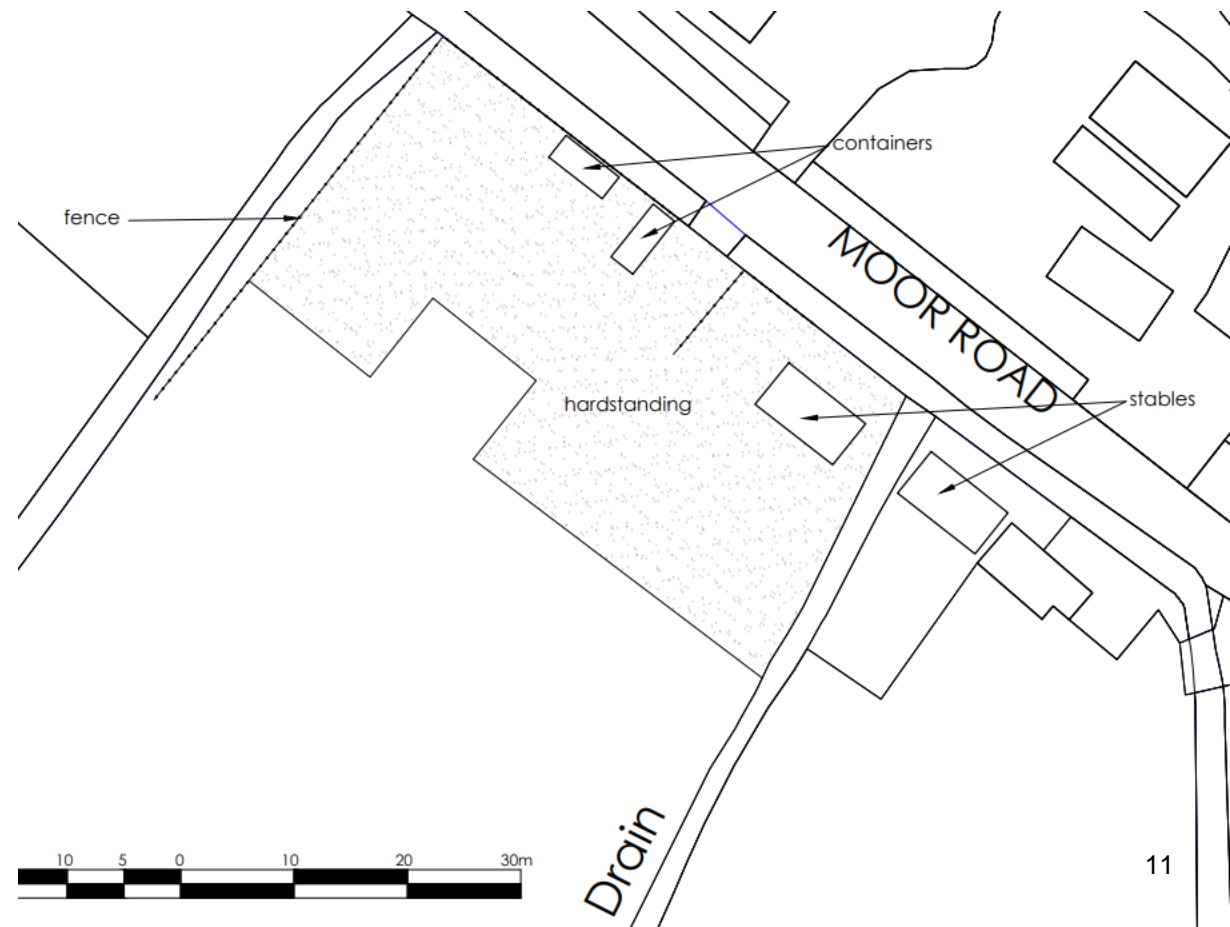


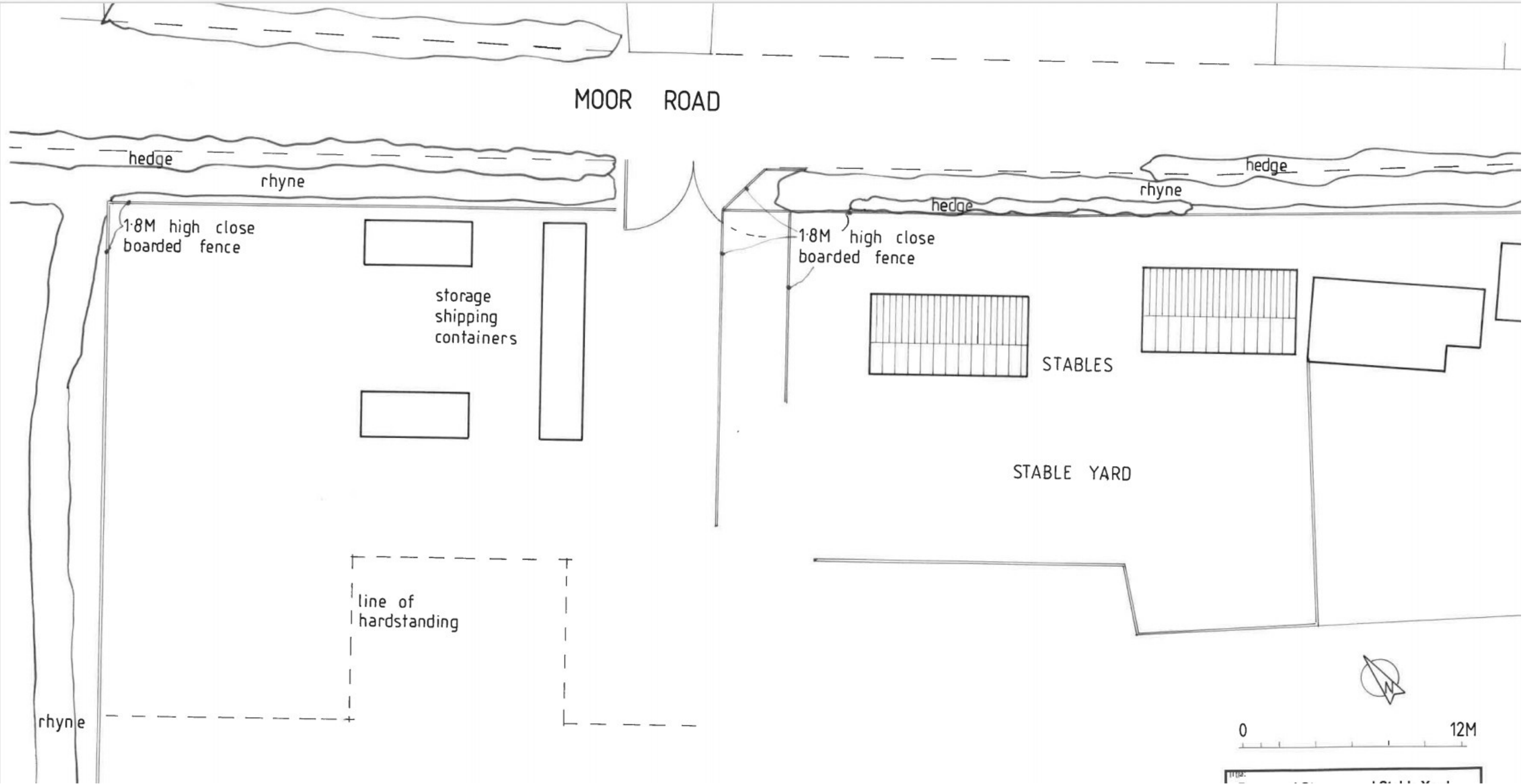
20/P/2282/FUL Land at The Moor Dairy Moor Road, Banwell.

Change of use of land to use for the siting of 3no. storage containers (part retrospective). Erection of 2no. stables for use with the existing livery business; formation of a hardstanding and the erection of a timber fence in association with agricultural activities (retrospective).



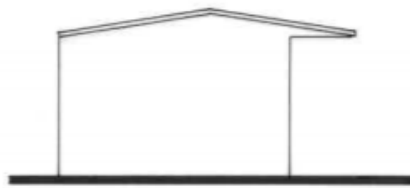
Dec 2020 planning powerpoint



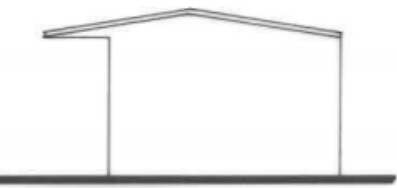




southwest



northwest

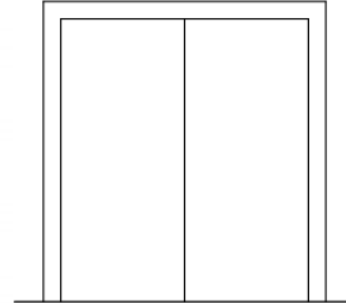


southeast

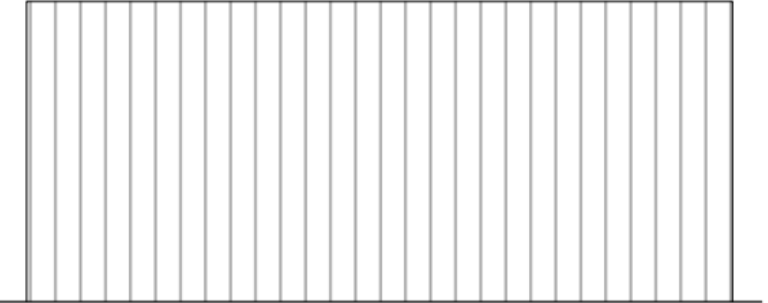


northeast

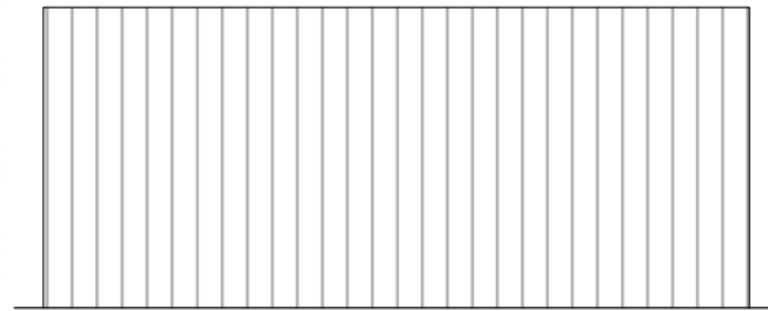
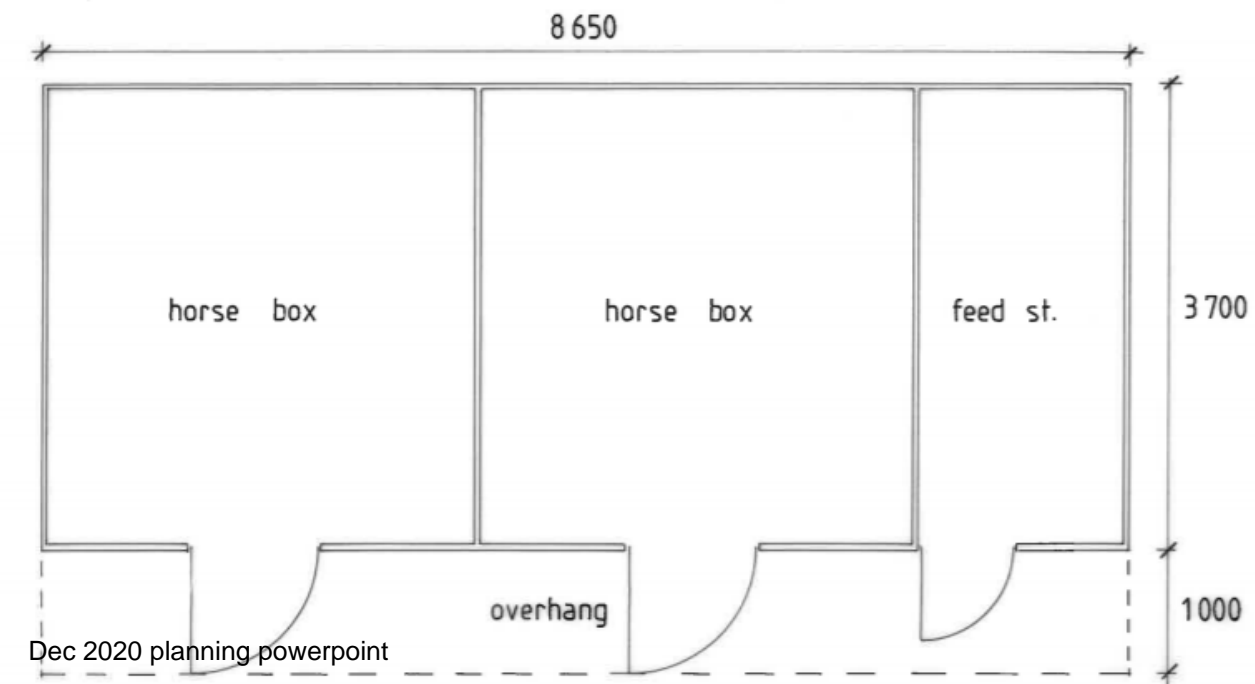
horizontal timber



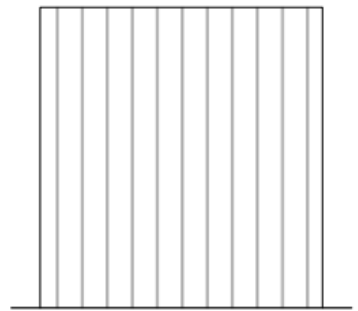
Front elevation



Side elevation



Side elevation

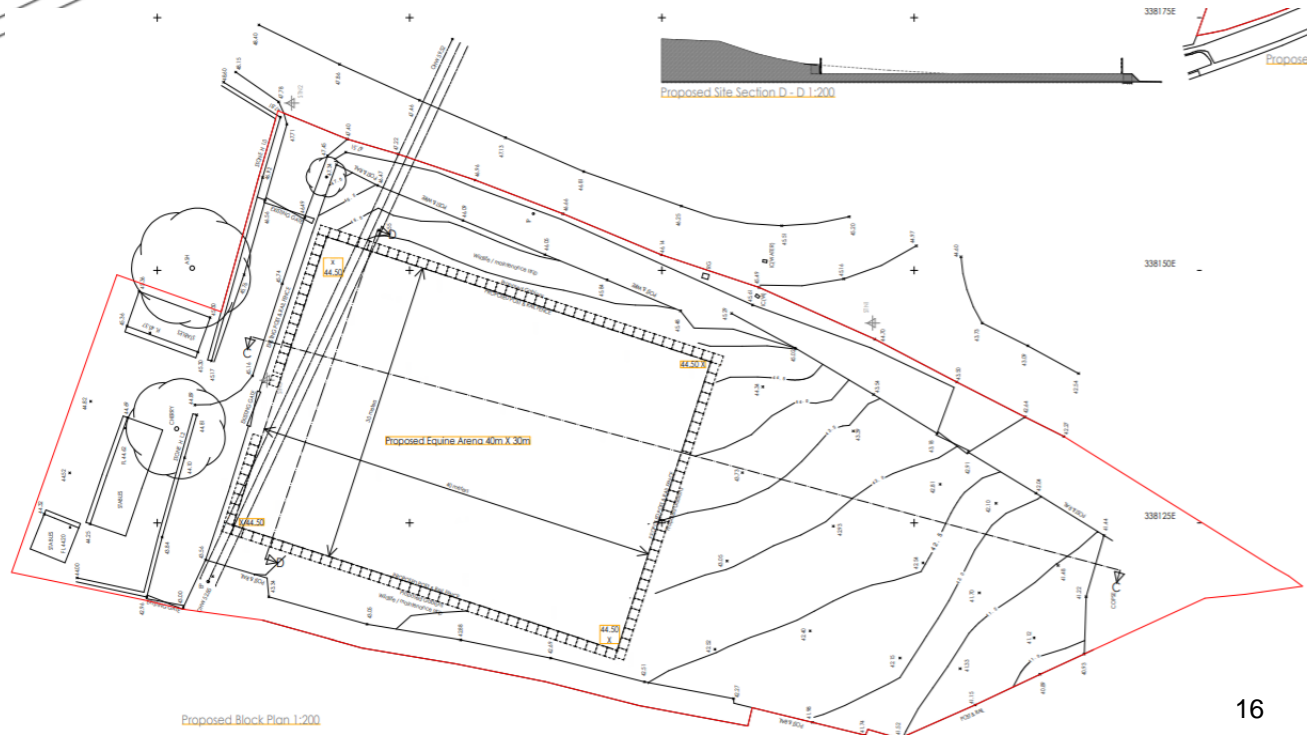
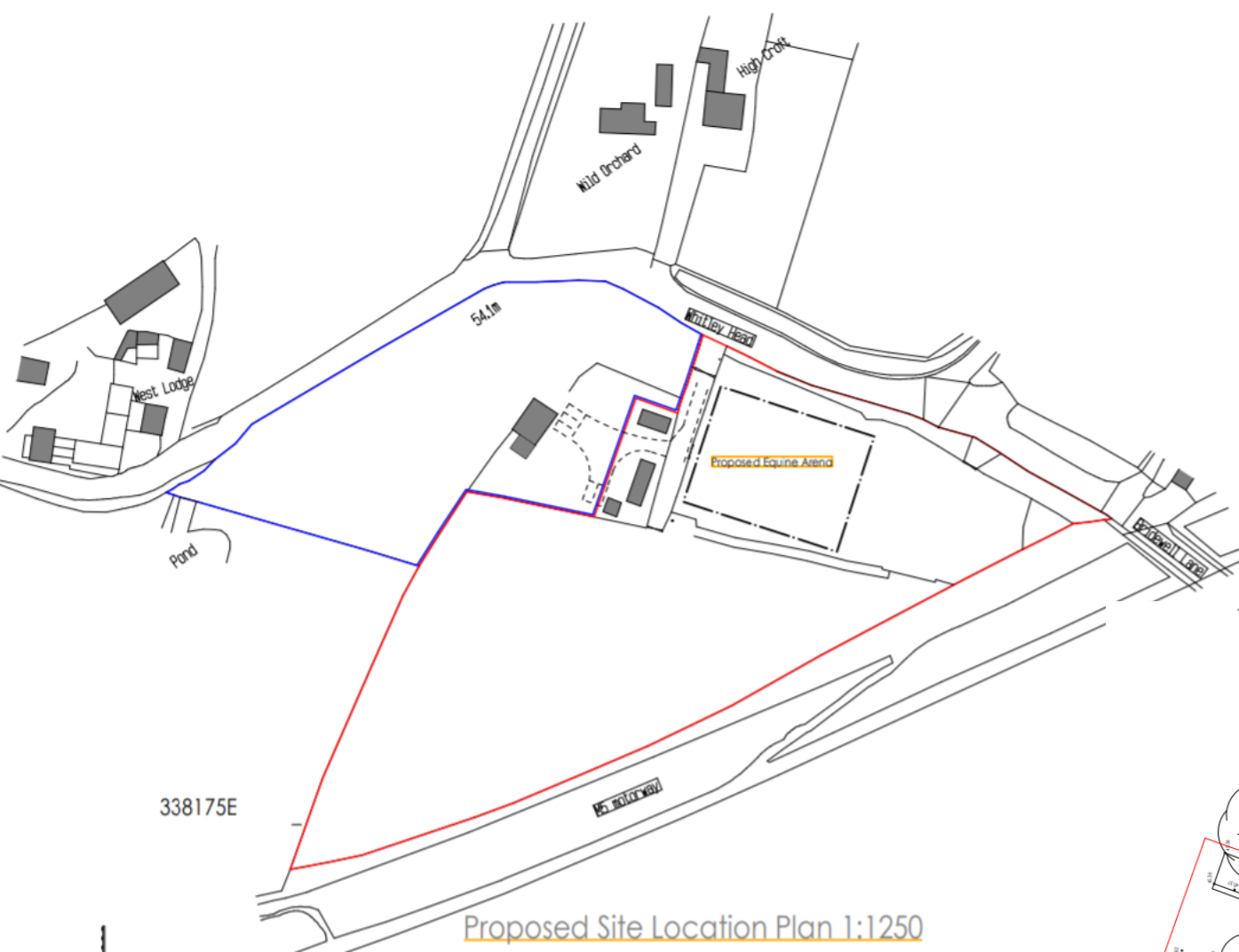


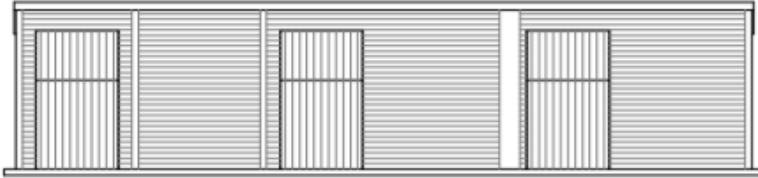
Rear elevation

20/P/2341/FUL Land At Whitley Head House Barn Whitley Road Banwell

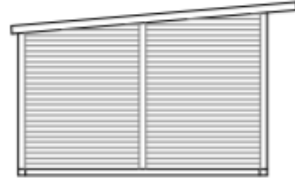
Proposed installation of all-weather equestrian arena for private use, retrospective permission for change of use of agricultural land to form equestrian use and installation of stables & hay store all for private use



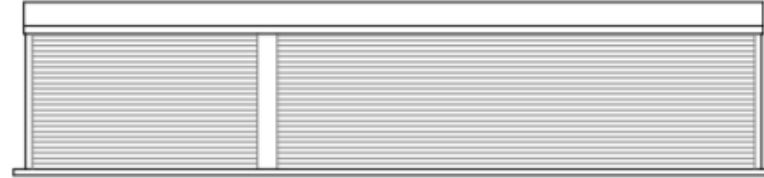




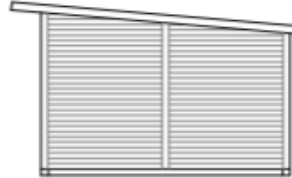
North elevation
Stable block 4



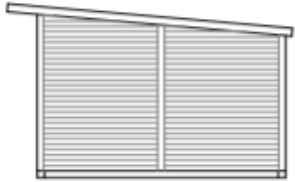
East elevation



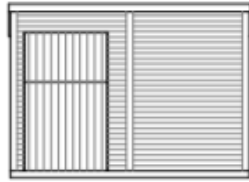
South elevation



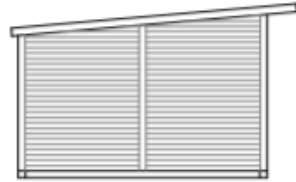
West elevation



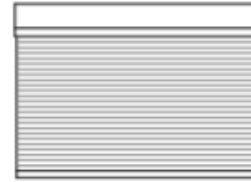
North elevation
Stable block 1, 2 & 3



East elevation



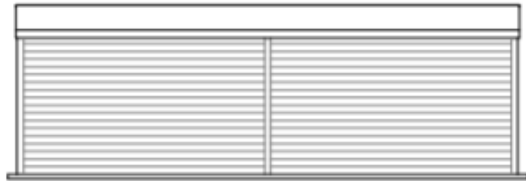
South elevation



West elevation



North elevation
Tack & Food store block



East elevation



South elevation

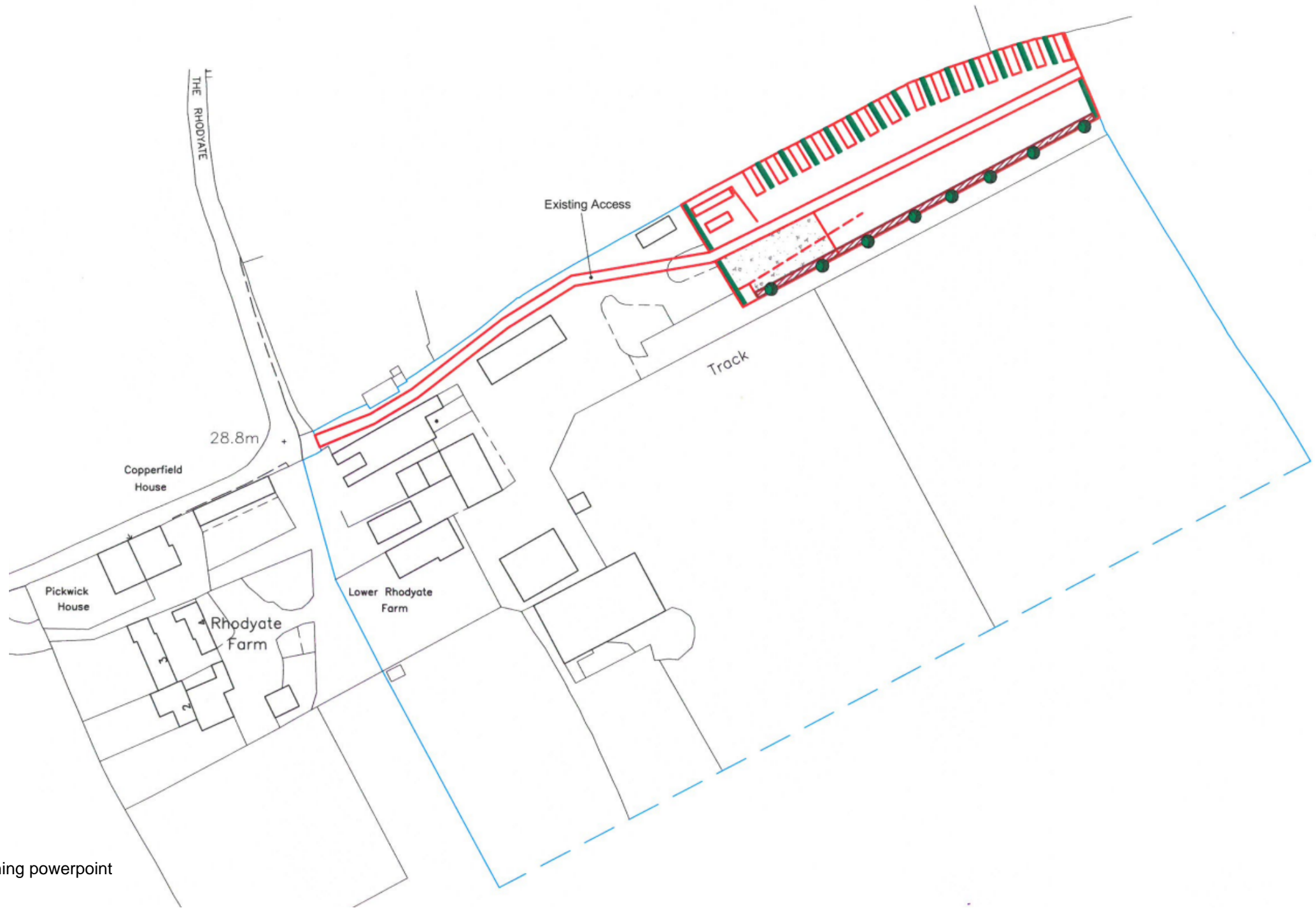


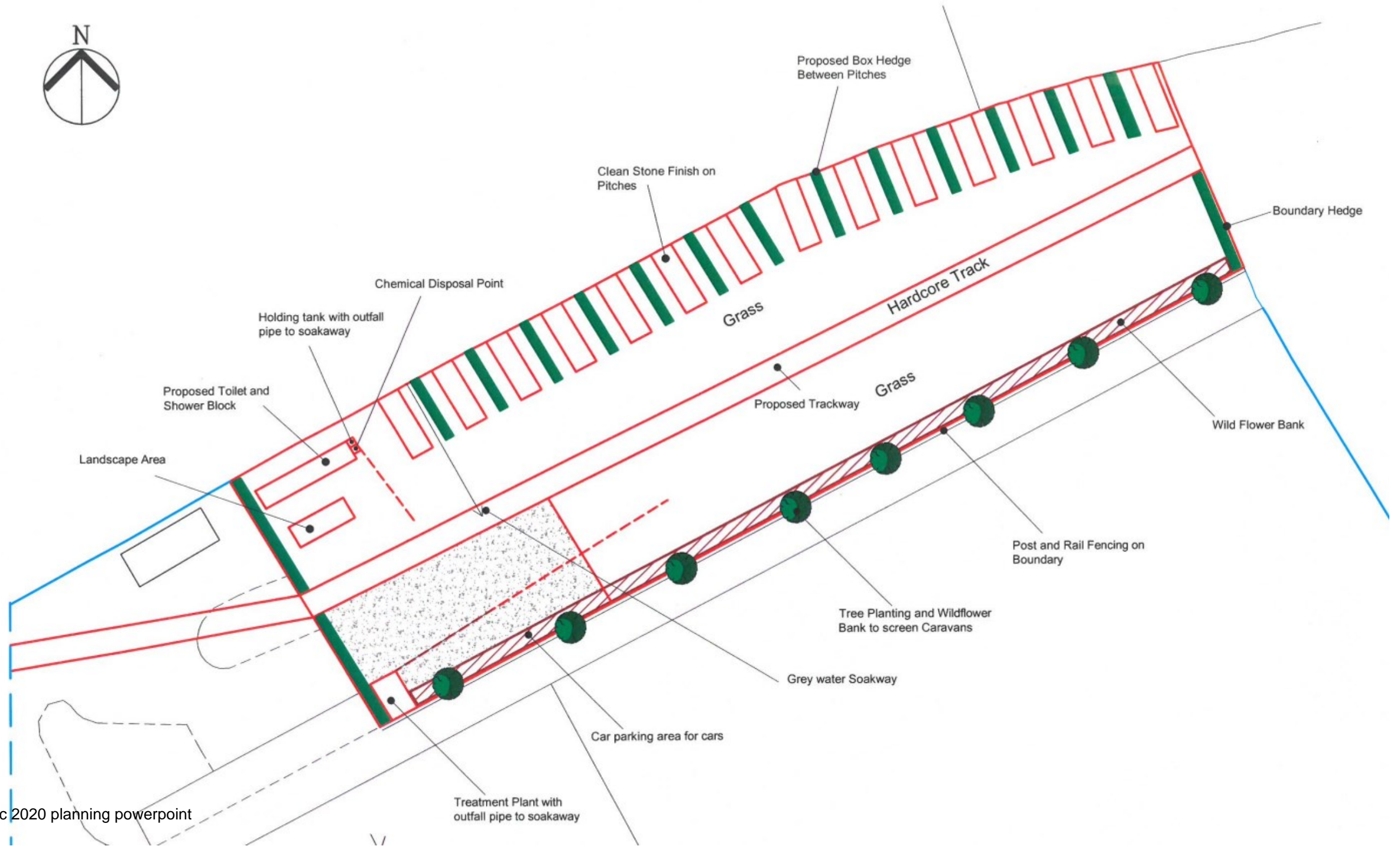
West elevation

20/P/2345/FUL Lower Rhodyate Farm The Rhodyate Banwell BS29 6NR

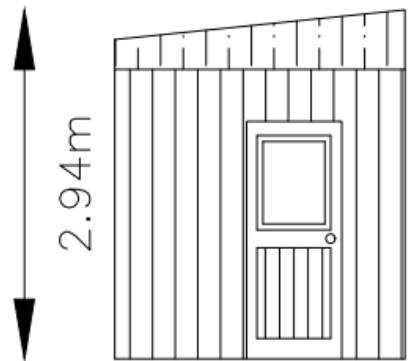
Change of use of agricultural land to form 14 no. caravan pitches for the occupation of construction workers and erection of W/C and shower block



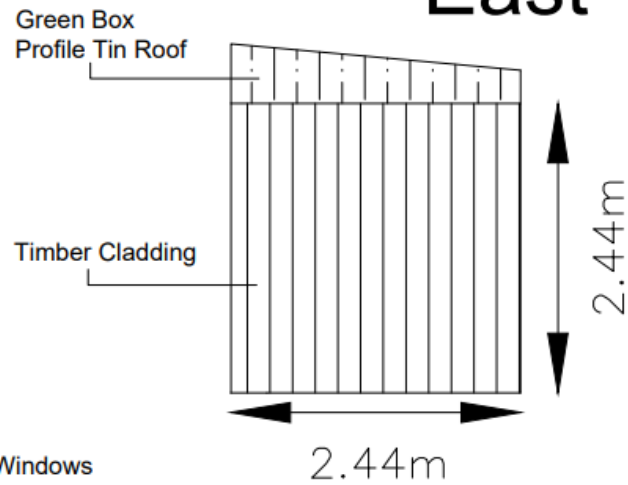




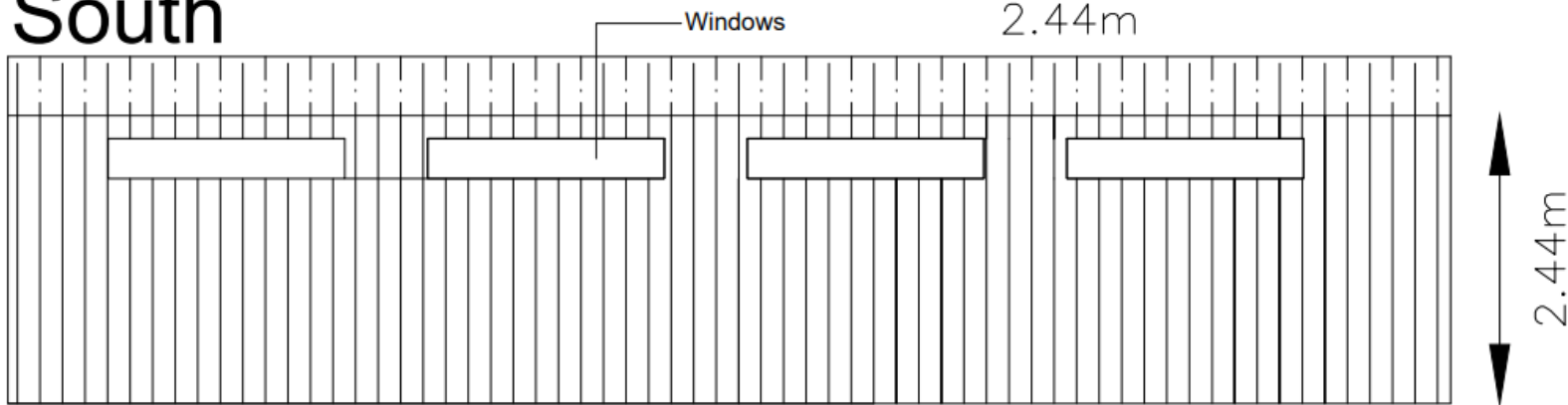
West



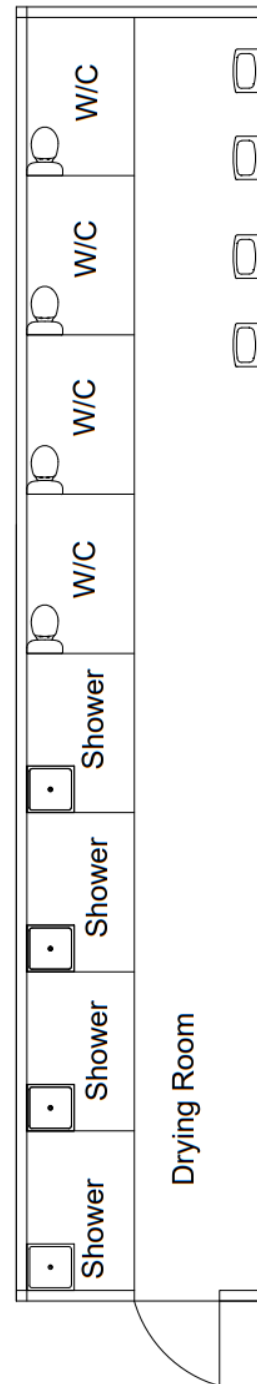
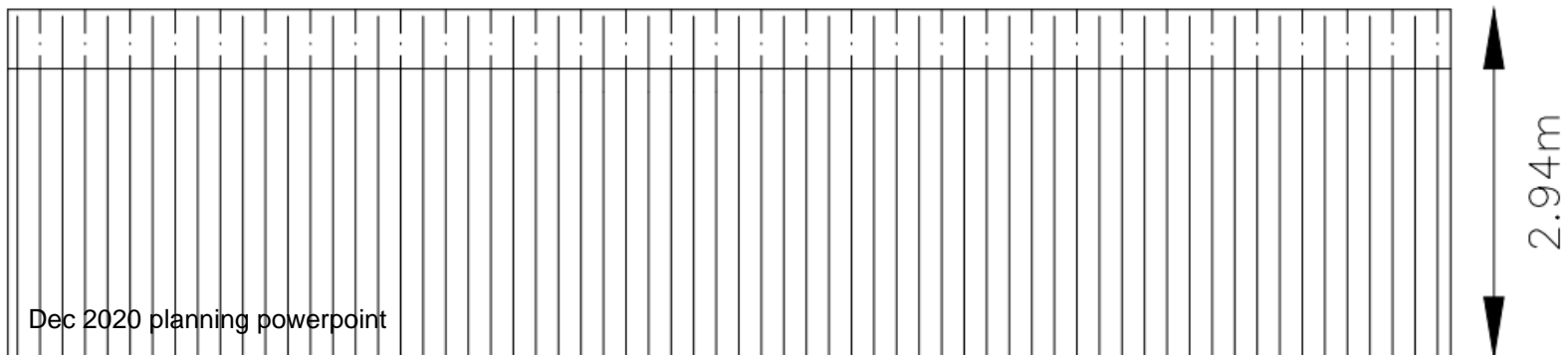
East



South

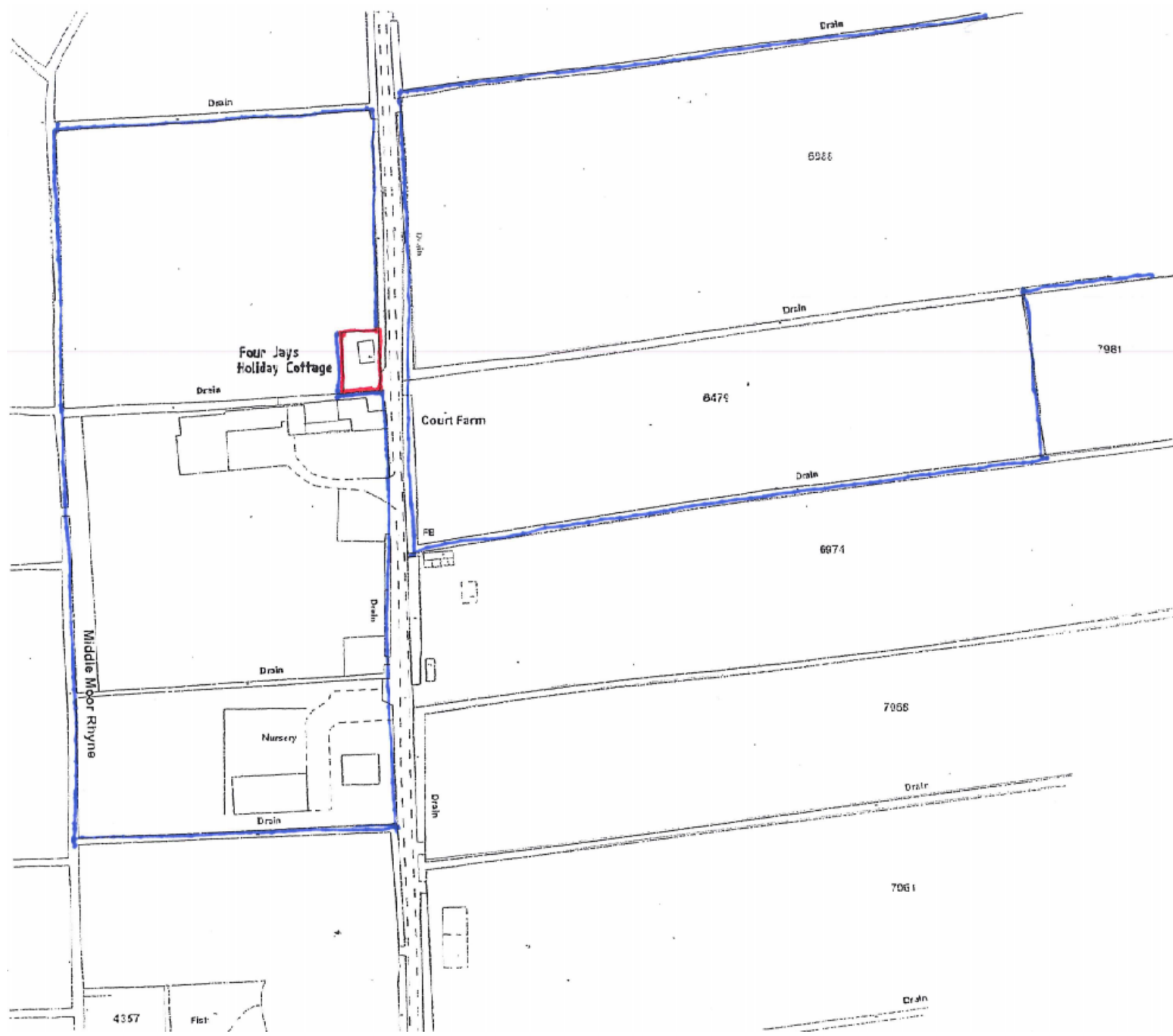


North

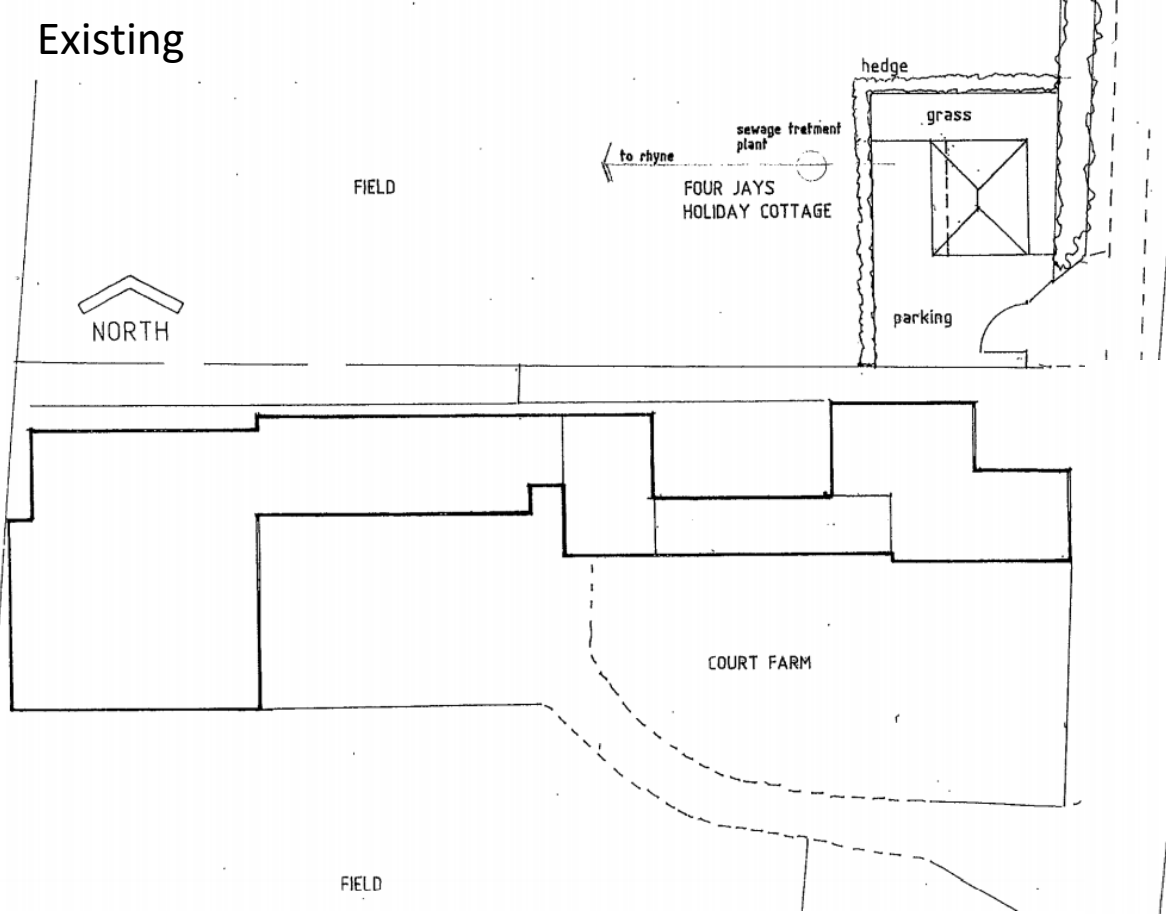


20/P/2539/FUL Court Farm Moor Road Banwell BS29 6ET

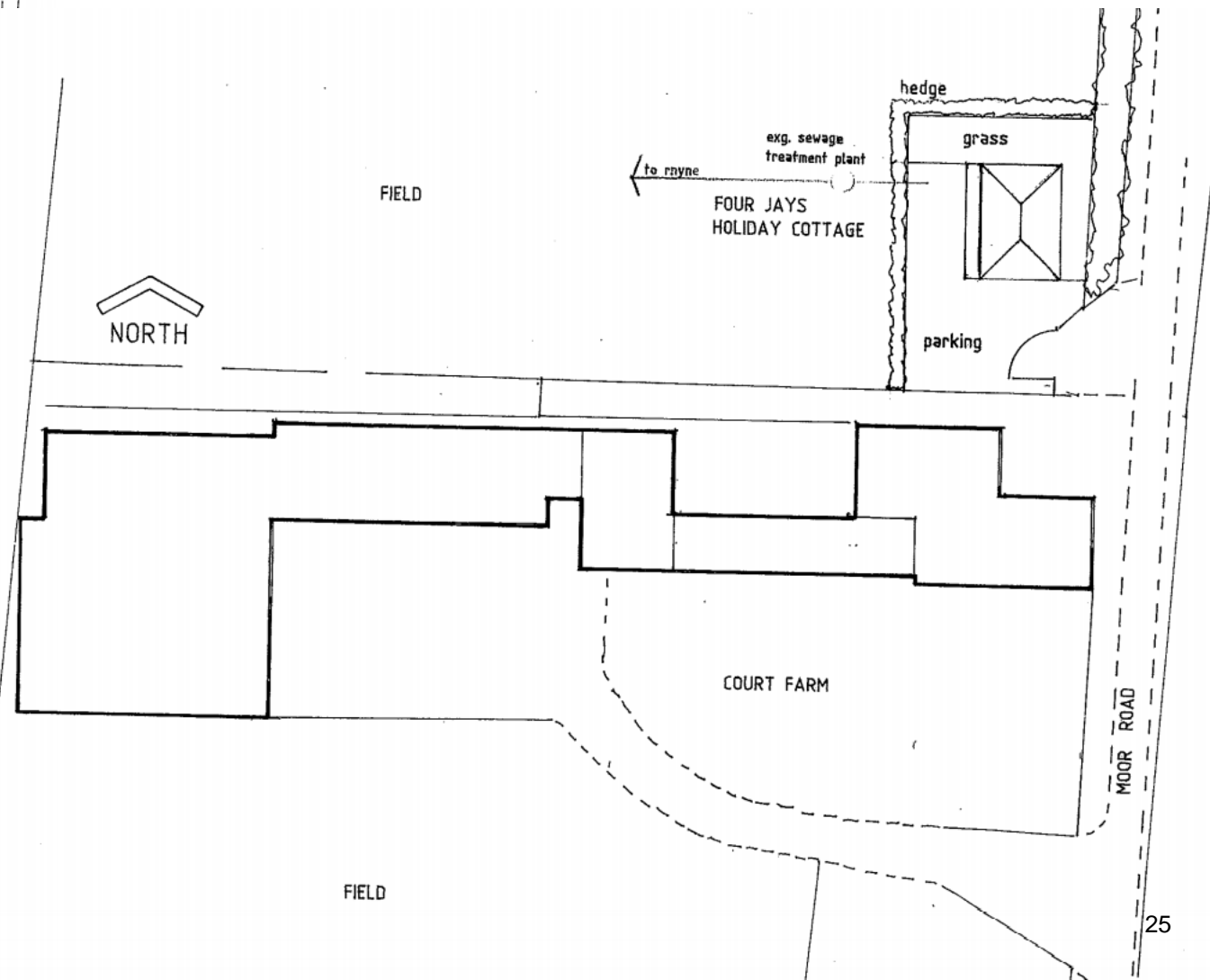
Proposed first floor extension to provide additional accommodation to existing single storey holiday cottage.



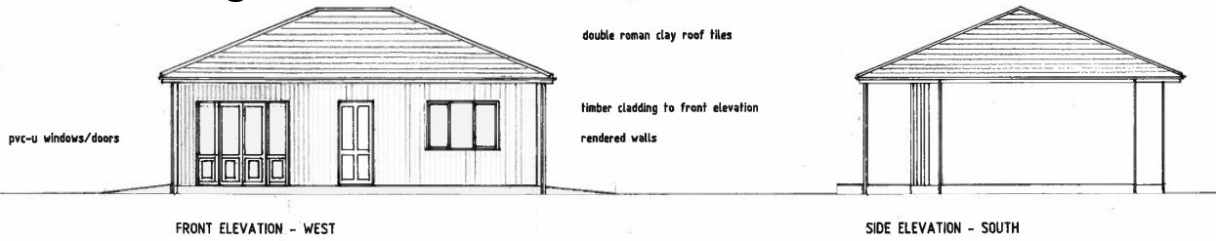
Existing



Proposed

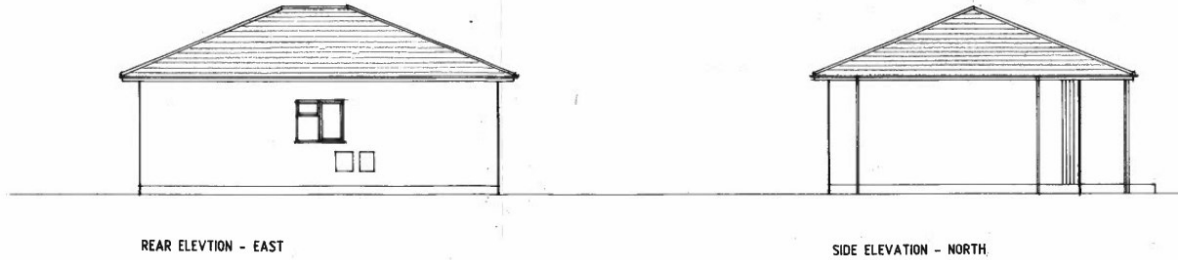


Existing



FRONT ELEVATION - WEST

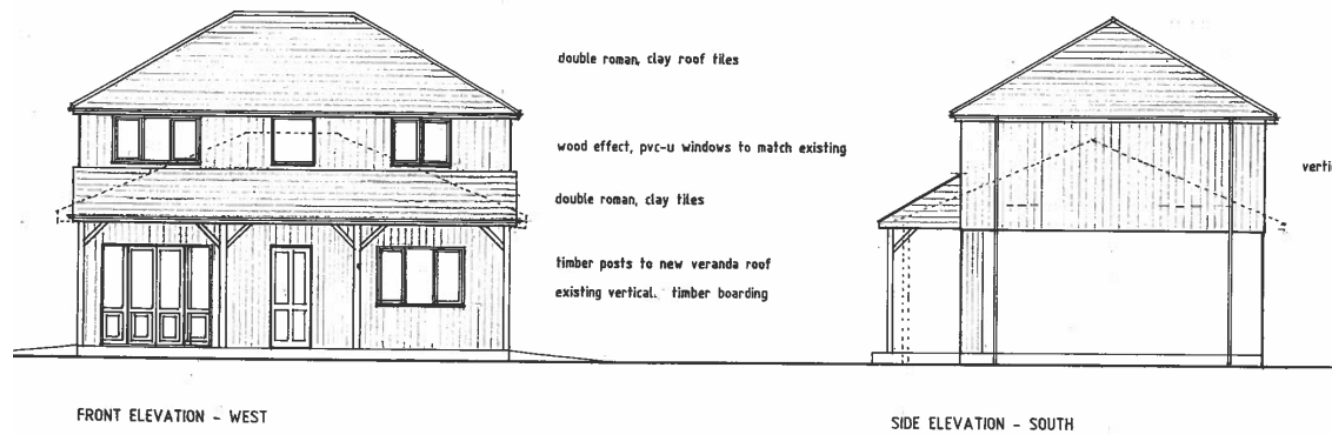
SIDE ELEVATION - SOUTH



REAR ELEVATION - EAST

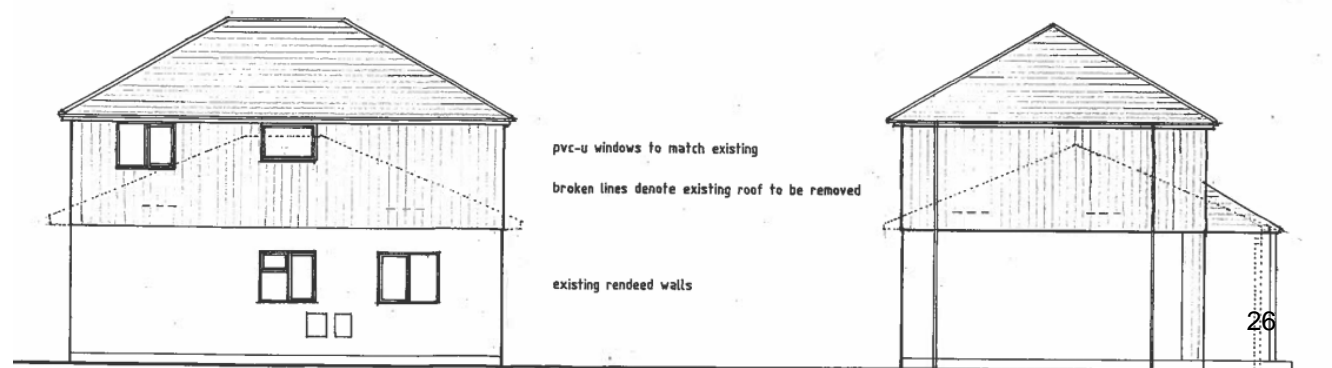
SIDE ELEVATION - NORTH

Proposed



FRONT ELEVATION - WEST

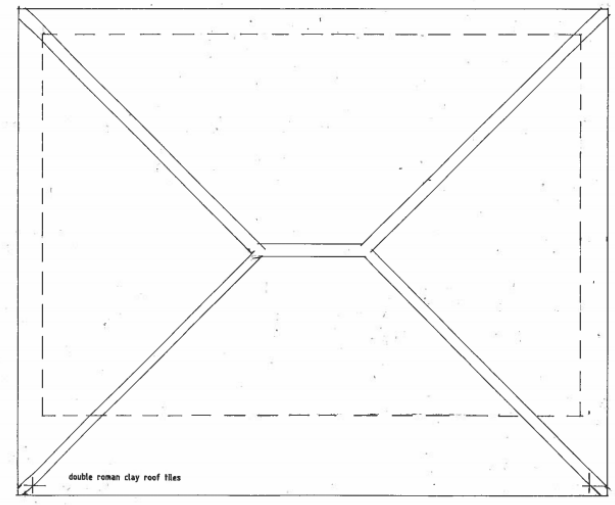
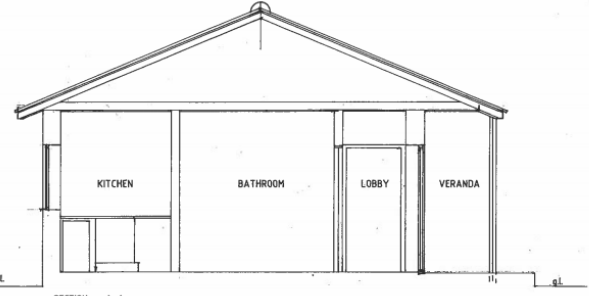
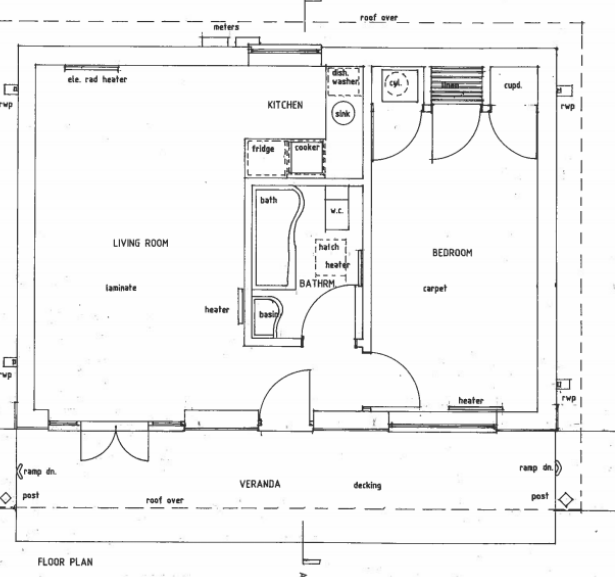
SIDE ELEVATION - SOUTH



pvc-u windows to match existing
 broken lines denote existing roof to be removed
 existing rendered walls

PROPOSED FIRST FLOOR EXTENSION TO HOLIDAY HOME, 111 HARMOOR ROAD, BLEDON, WILTSHIRE, WILTSHIRE, WILTSHIRE BS24 0NA
 BS24 0NA
 FOR MR J SWAIN
 FLOOR PLAN, ROOF PLAN AND SECTION AS EXISTING
 DAVID J FINCH ARCHITECTURAL TECHNOLOGIST
 SYSTEM, CELTIC WAY, BLEADON, WILTSHIRE, WILTSHIRE, WILTSHIRE BS24 0NA
 TEL: 01753 812228
 SCALE 1 TO 50 AT A3
 DATE SEPT. 2020
 DRAWING NO. 2010/01

Existing

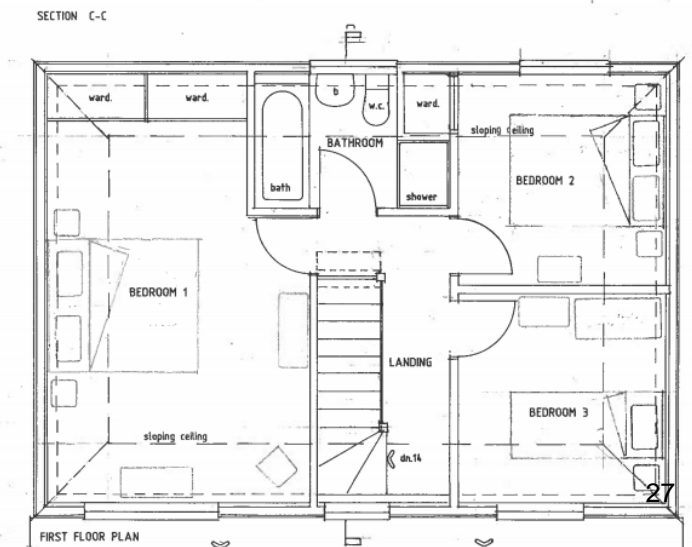
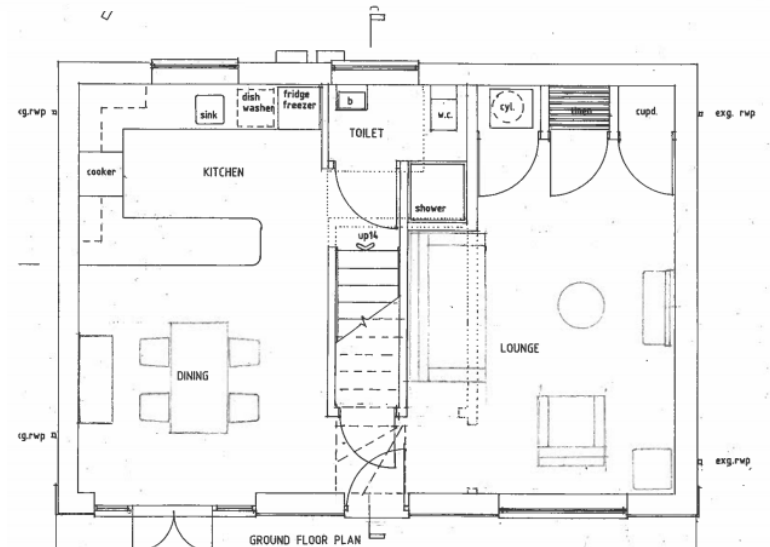
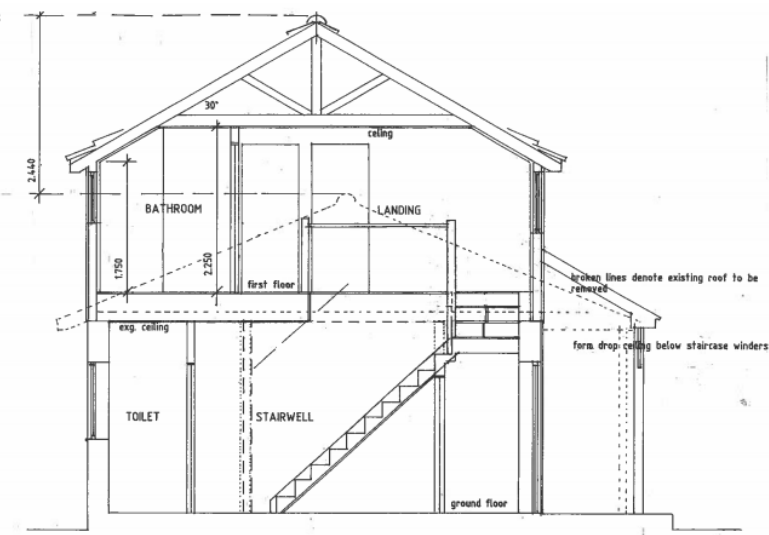


1 TO 50 AT A3



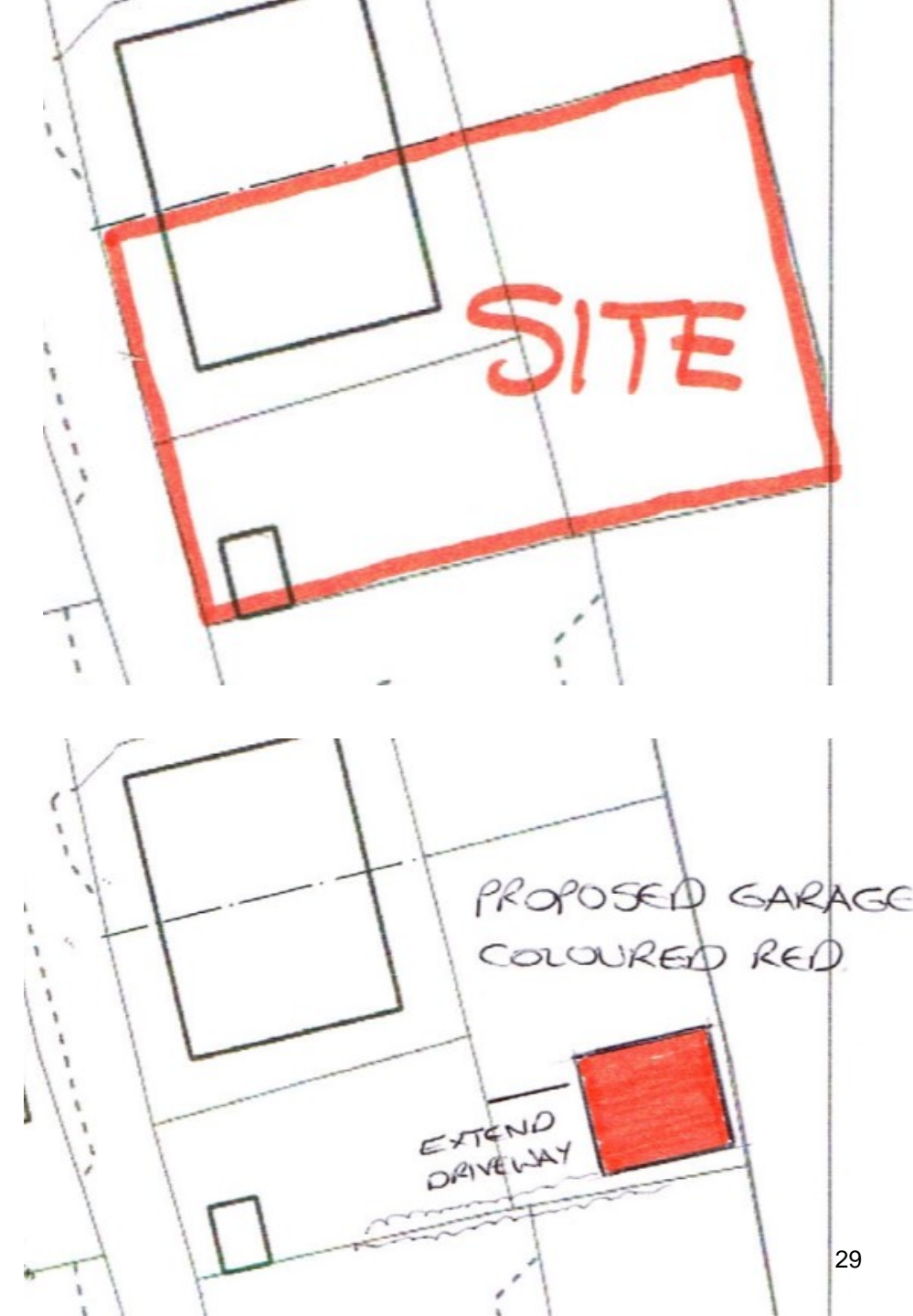
1 TO 50 AT A3

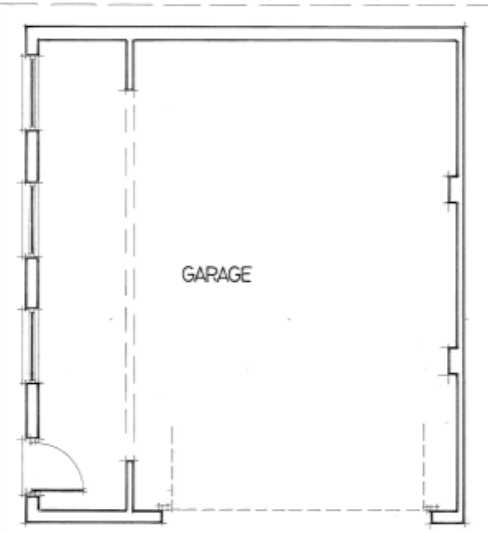
Proposed



20/P/2565/FUH Towerhead Barn Towerhead Road Banwell BS29 6PQ

Proposed detached garage with extension of driveway to form access to same



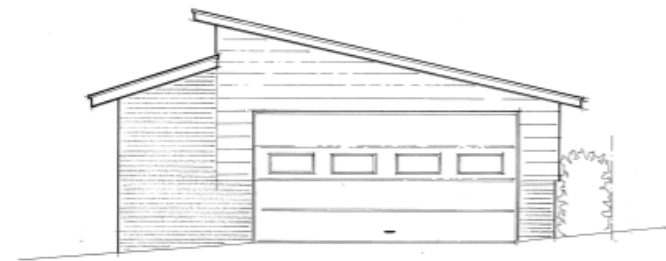


GARAGE

FLOOR PLAN 150

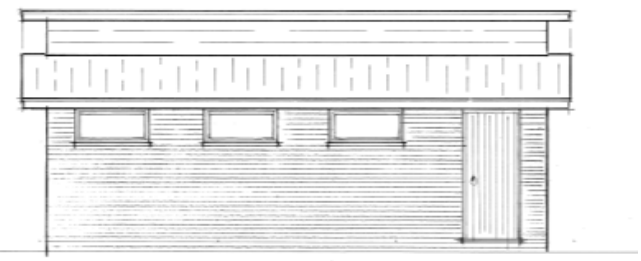
path to house

driveway extended in matching block paving

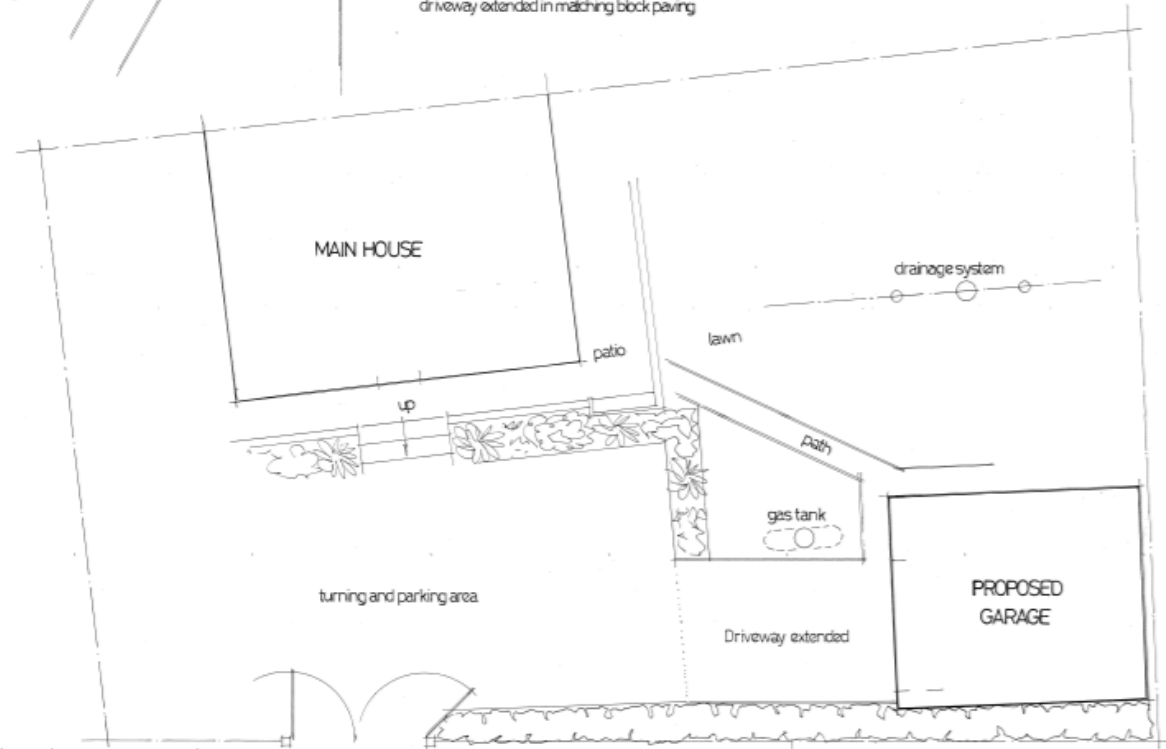


FRONT 150

all materials to match main house



SIDE facing garden 150



MAIN HOUSE

patio

lawn

drainage system

up

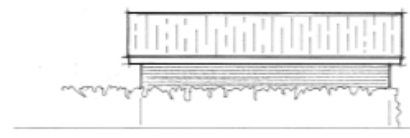
path

gas tank

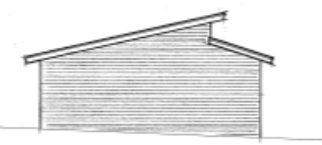
turning and parking area

Driveway extended

PROPOSED GARAGE



SIDE to boundary

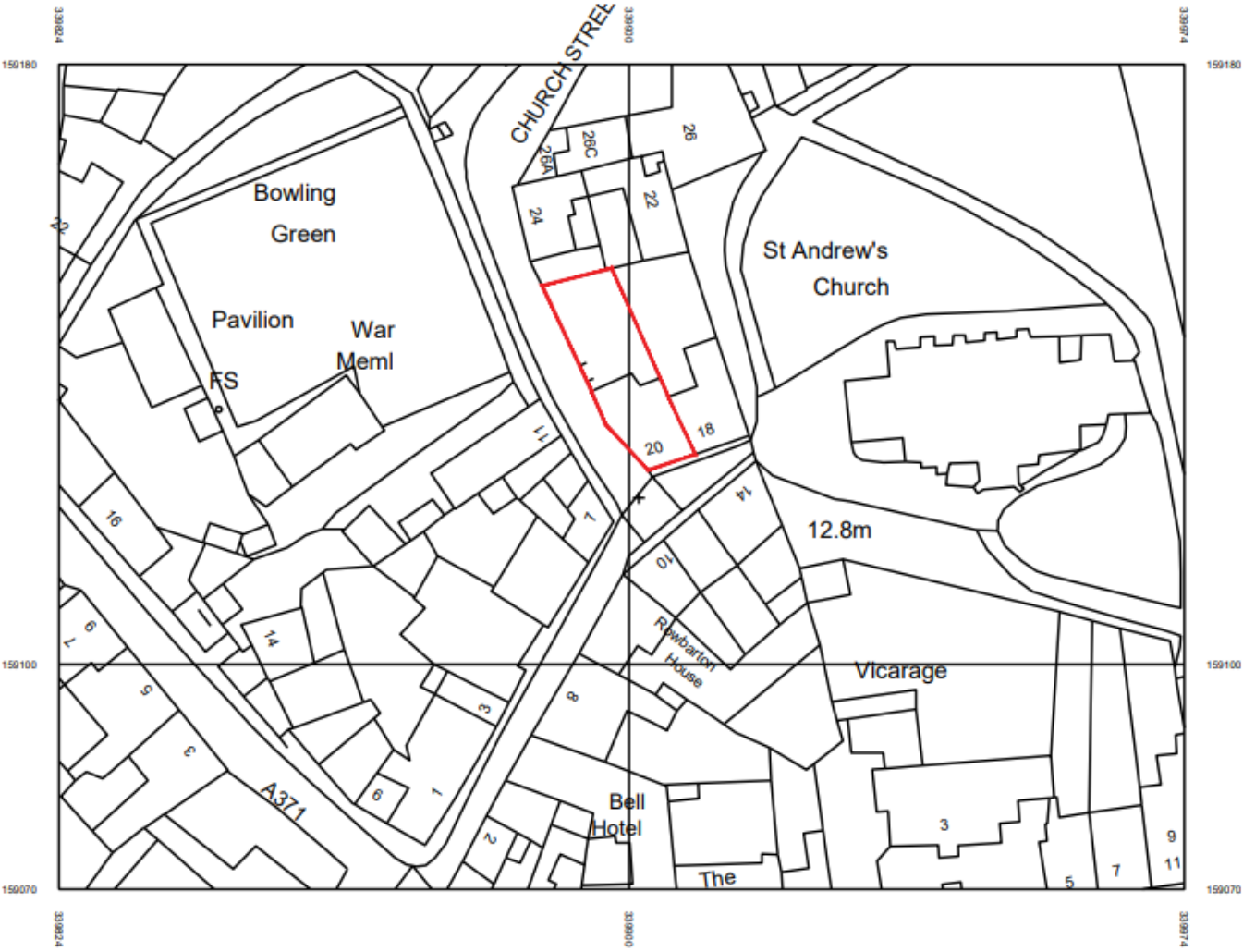


REAR

SITE LAYOUT PLAN 1100

20/P/2569/FUH 20 Church Street Banwell BS29 6EA

Proposed first floor rear extension above existing utility and alterations to the vehicular access.



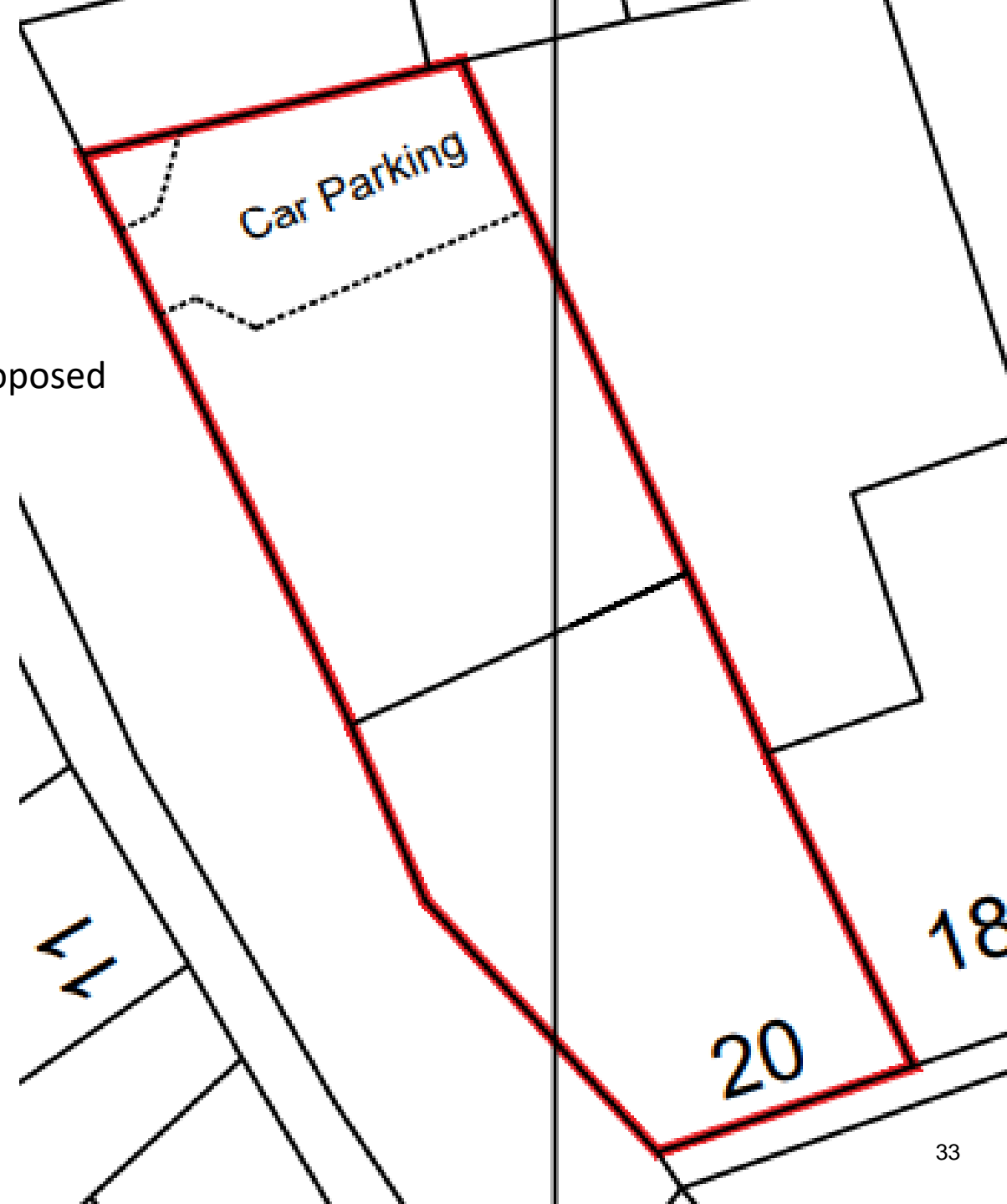
LOCATION PLAN [SCALE 1:1250]

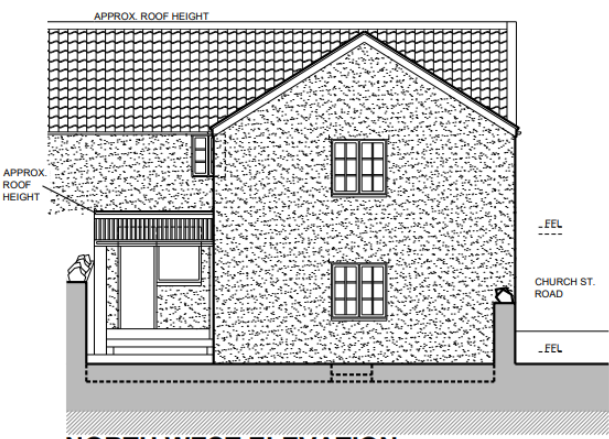


SITE PLAN [SCALE 1:500]



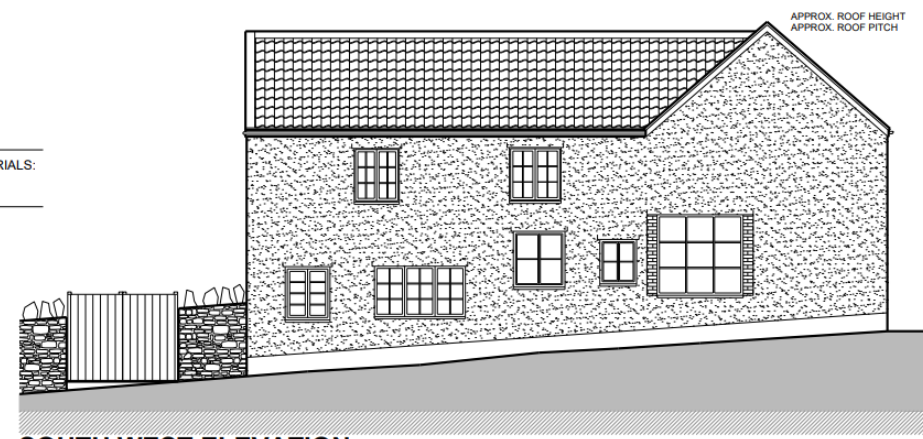
Proposed





NORTH WEST ELEVATION [SCALE 1:100]

SCHEDULE OF MATERIALS:
 RENDERED WALLS
 TIMBER FRAMES AND WINDOWS
 PAVILIA ROOF TILES



SOUTH WEST ELEVATION [SCALE 1:100]

Existing



NORTH WEST ELEVATION [SCALE 1:100]

SCHEDULE OF MATERIALS:
 WALLS: RENDERED
 WINDOWS: UPVC REPLACEMENTS/ADDITIONALS IN SAME STYLE AS EXISTING
 ROOF: PAVILIA ROOF TILES, AS EXISTING

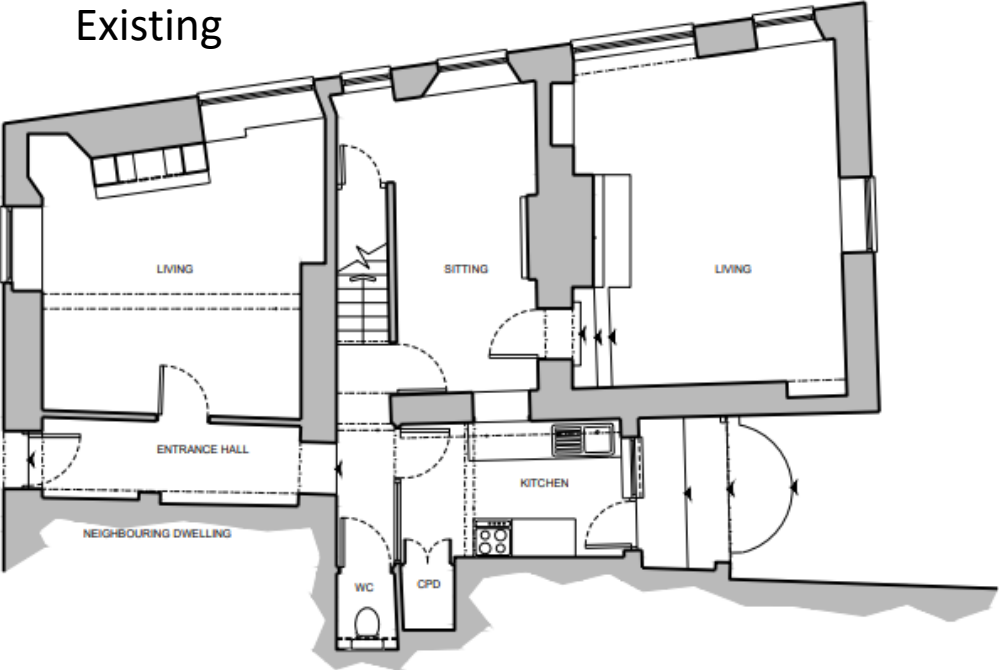


SOUTH WEST ELEVATION [SCALE 1:100]

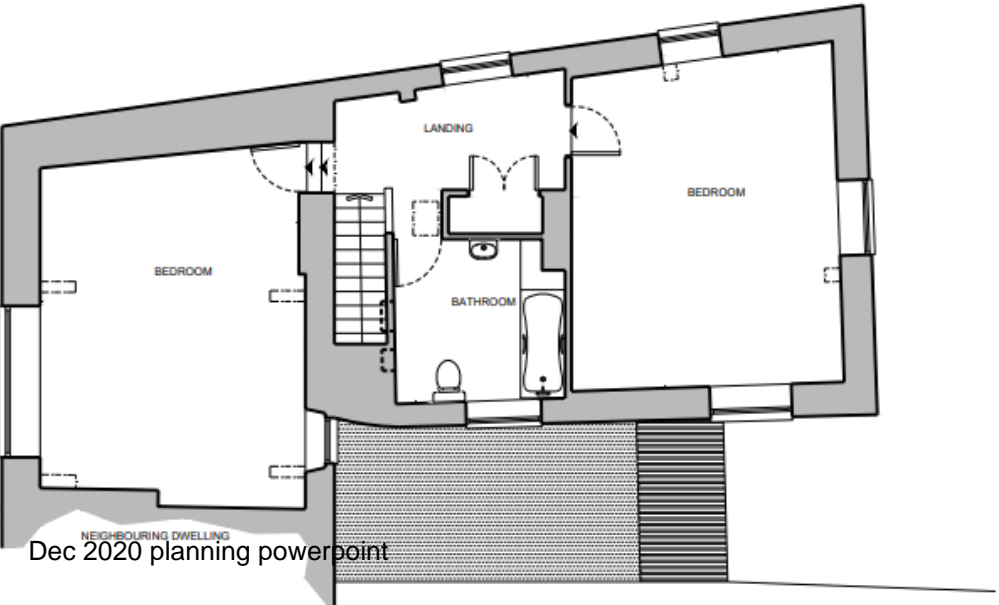
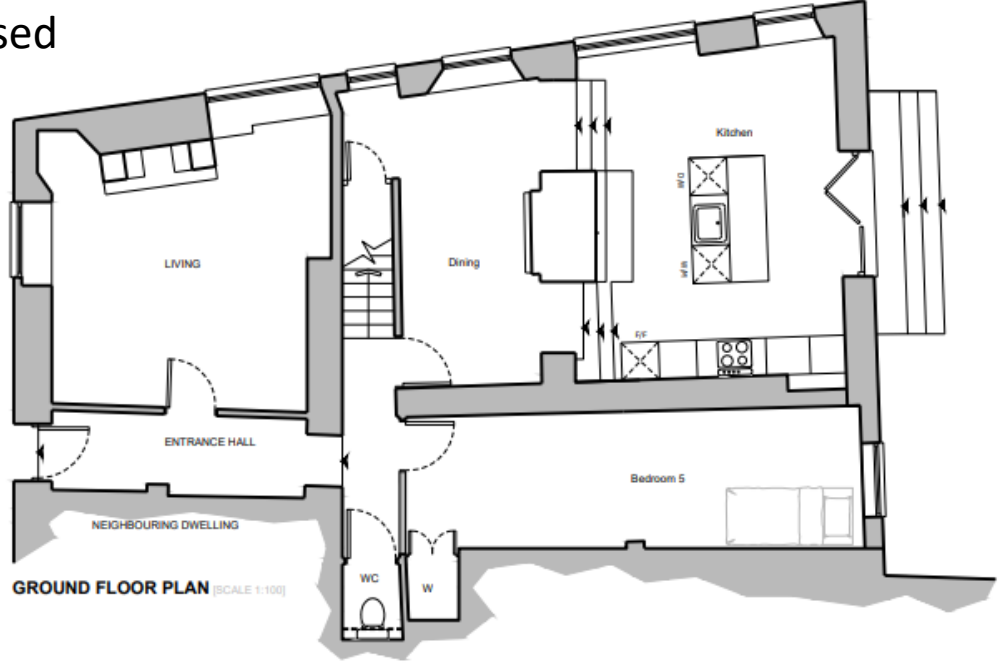
Proposed



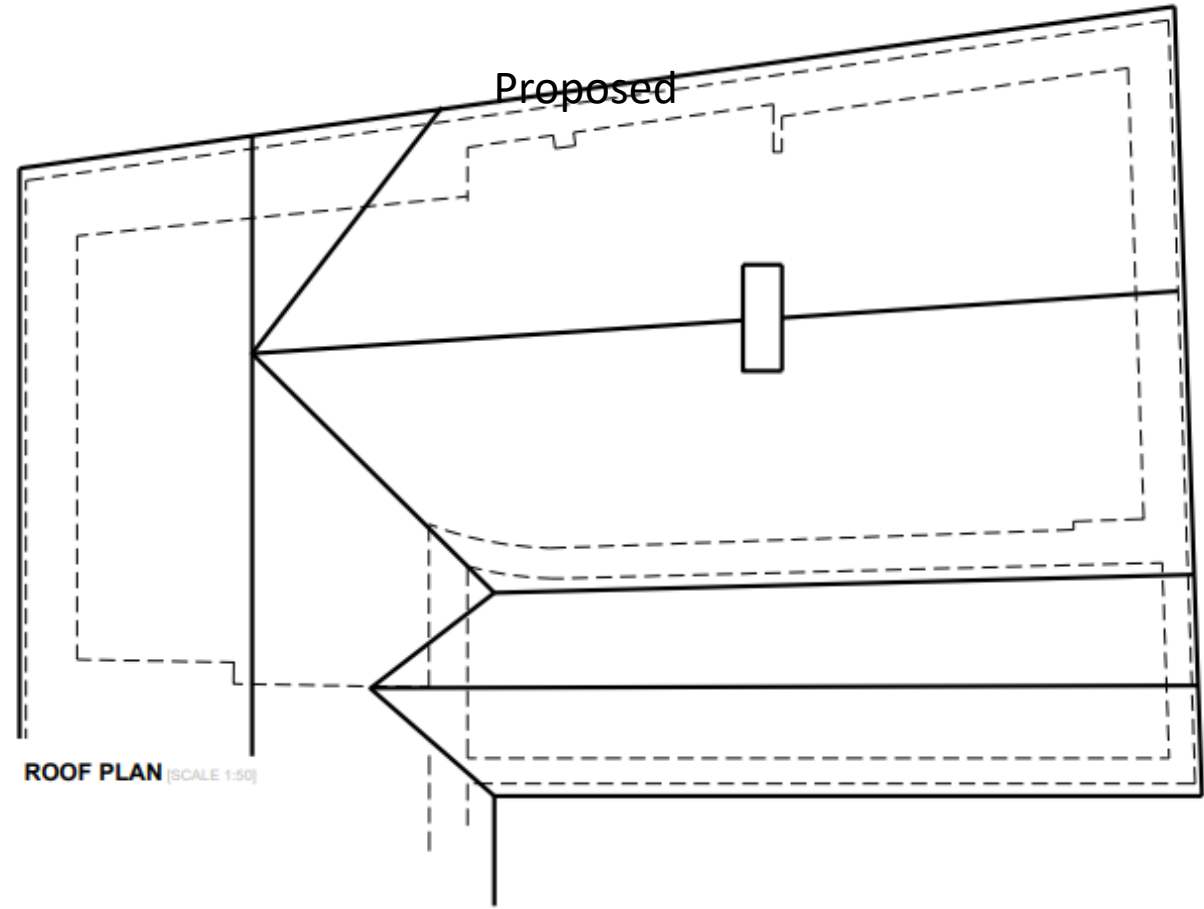
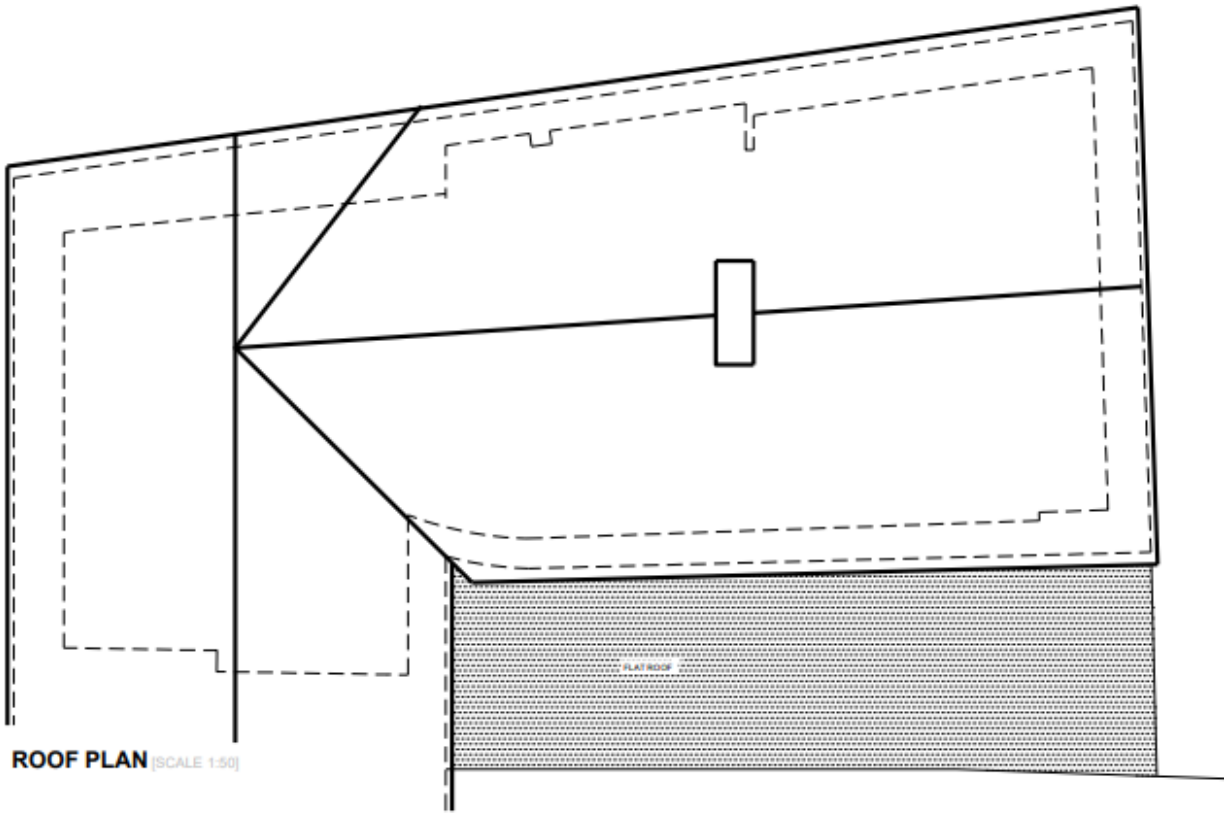
Existing



Proposed



Existing

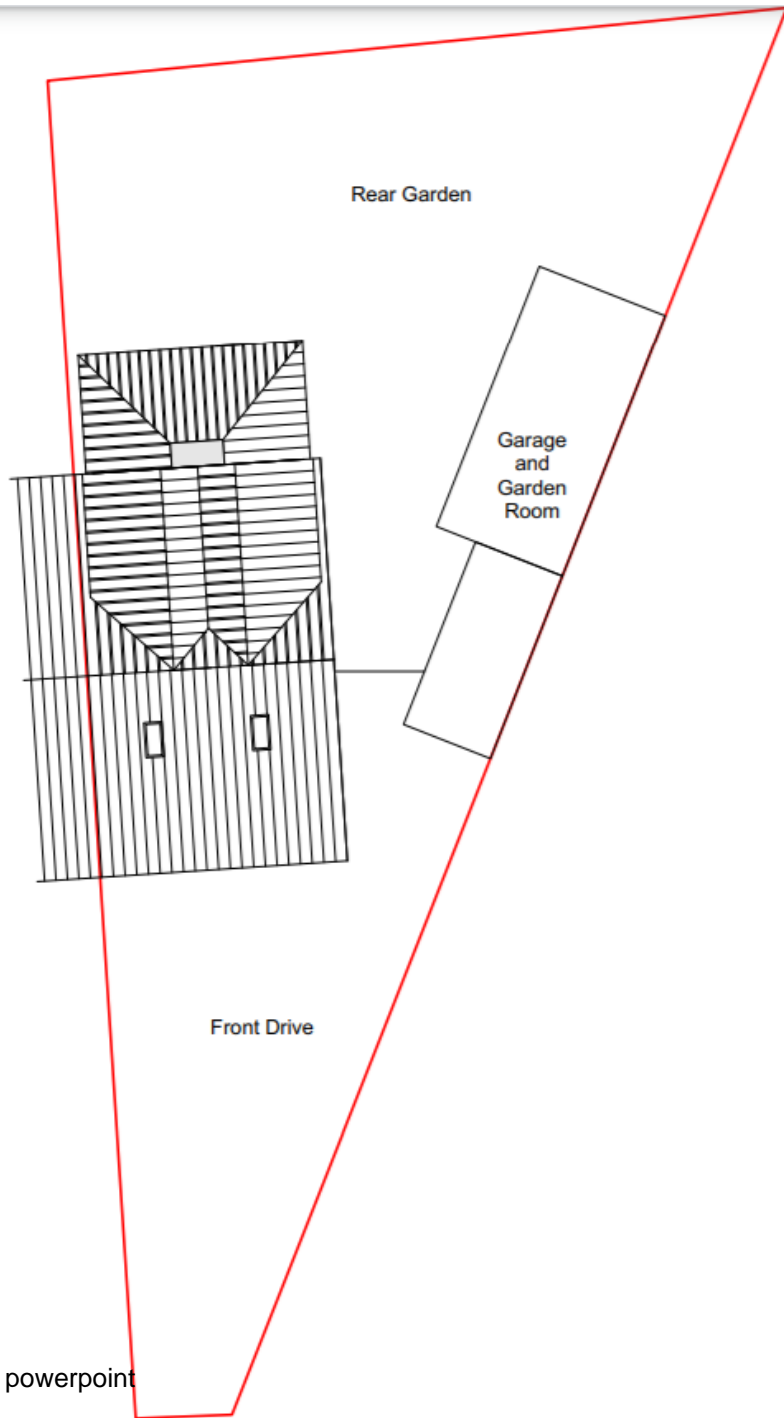


20/P/2601/FUH 22 Knightcott Park Banwell BS29 6HB

Proposed dormer extension to the front elevation



Existing

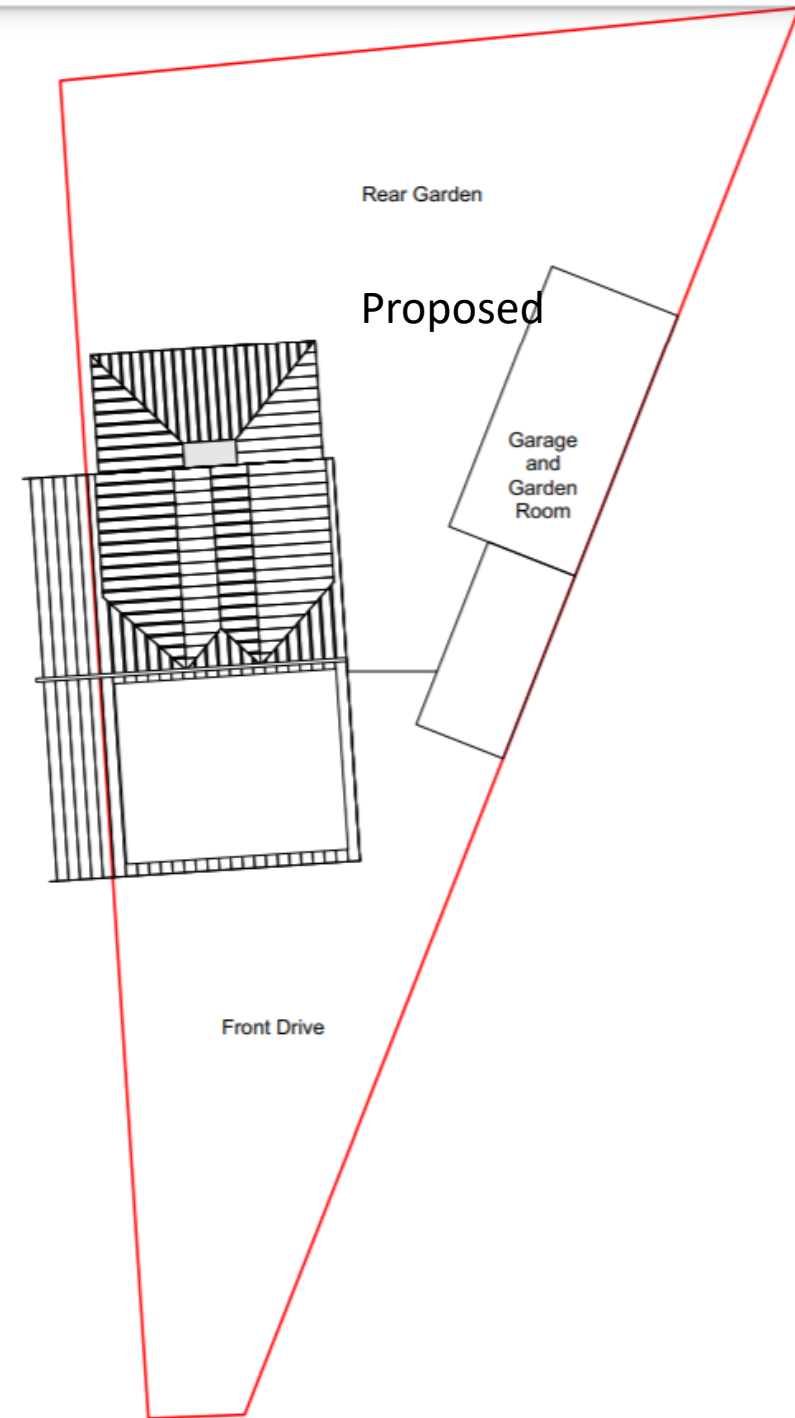


Rear Garden

Garage and Garden Room

Front Drive

Proposed

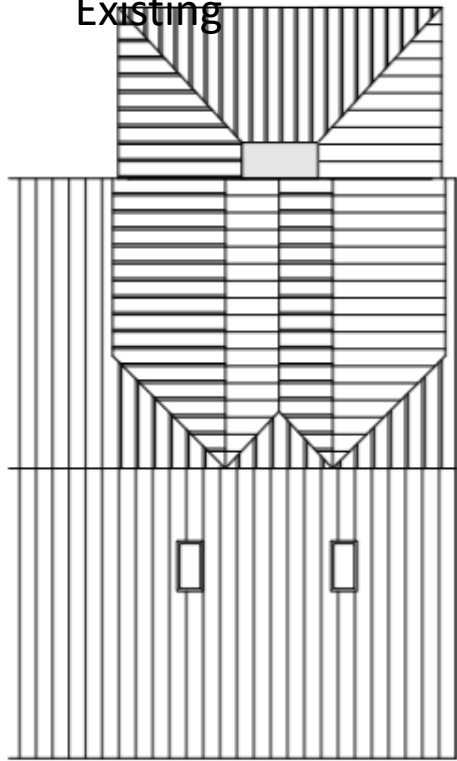


Rear Garden

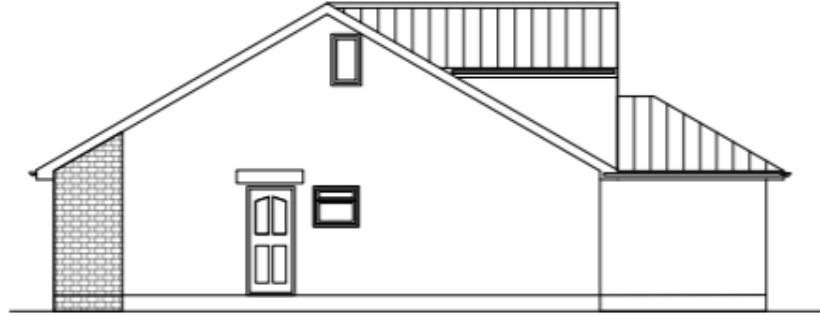
Garage and Garden Room

Front Drive

Existing

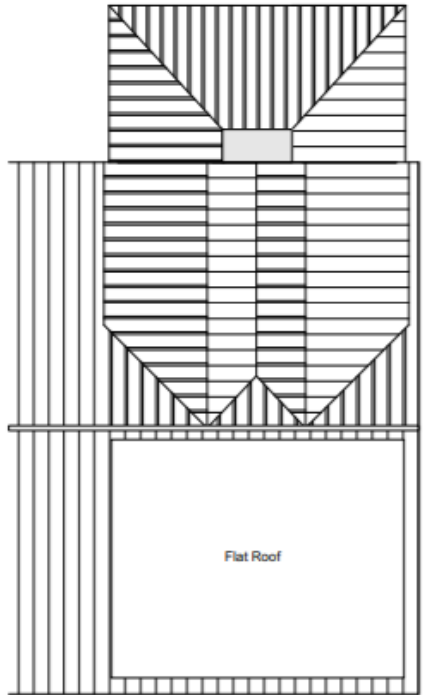


Roof Plan



East Elevation

Proposed

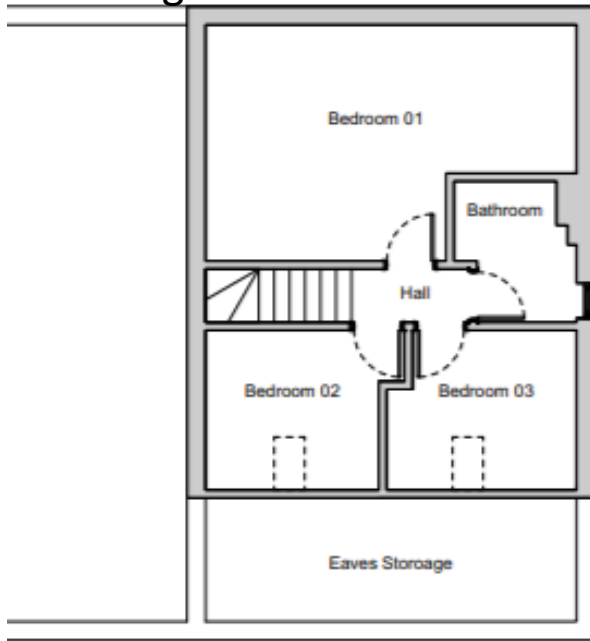


Roof Plan

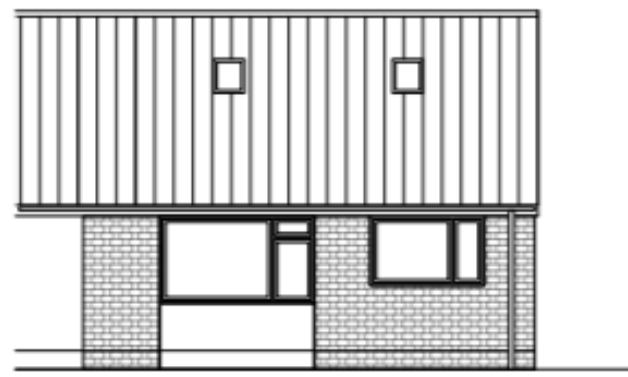


East Elevation

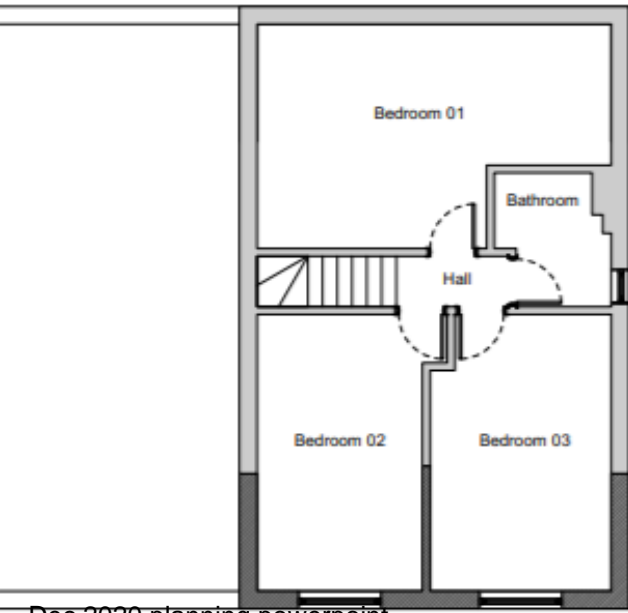
Existing



Proposed



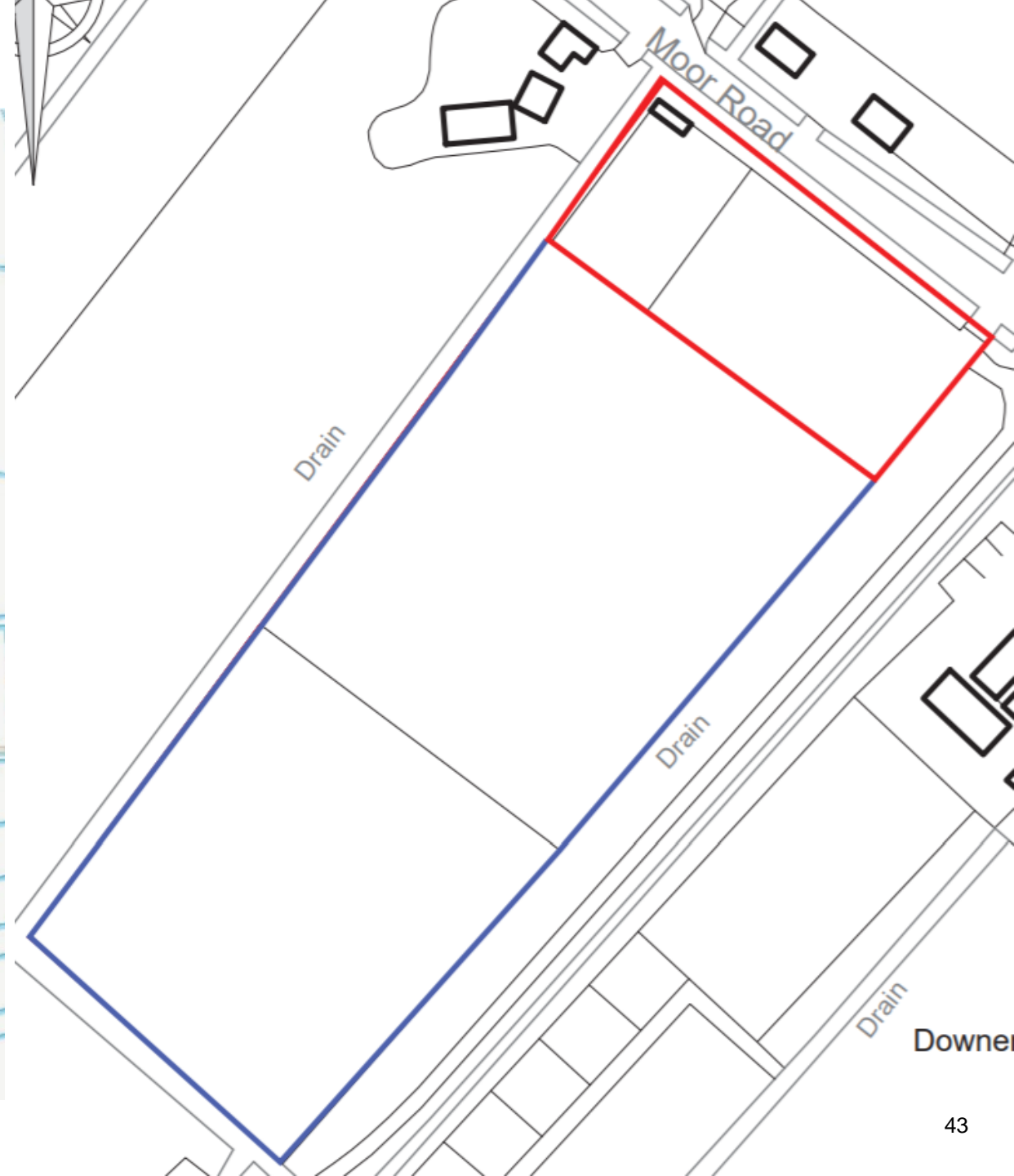
South Elevation



South Elevation

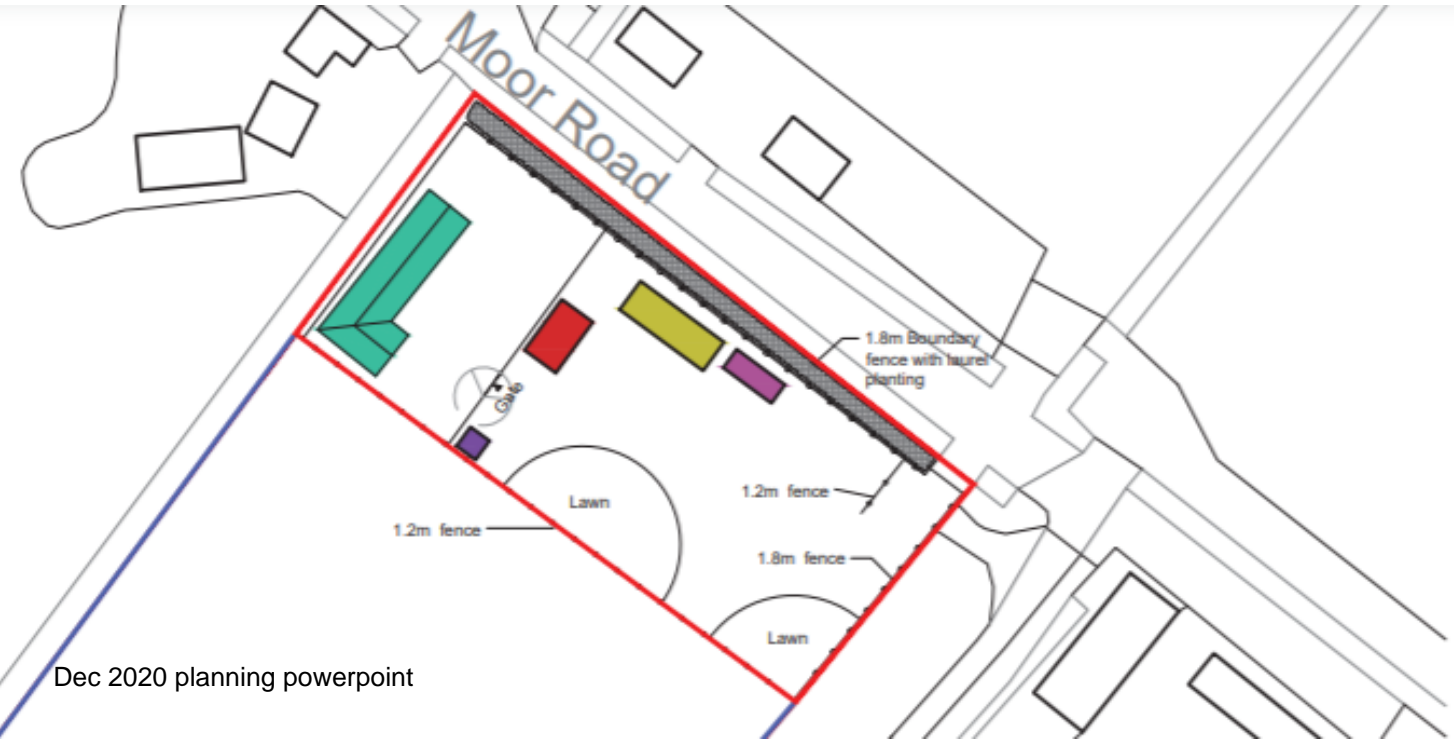
20/P/2666/FUL Kings Field Land Off Moor Road Banwell BS29 6ET

Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the erection of a day room, stables and shed, siting of park home and touring caravan (Retrospective).










Existing

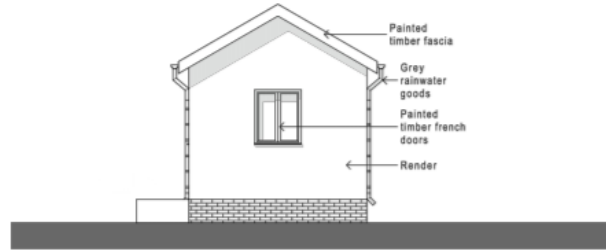


Proposed

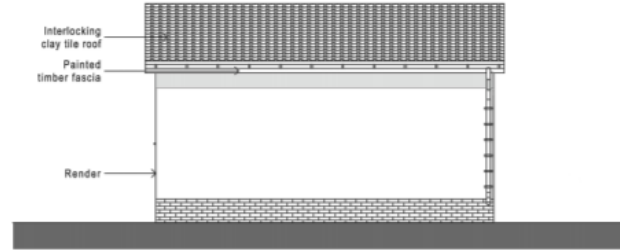
-  Park Home
-  Touring Caravan
-  Day Room
-  Shed
-  Stable



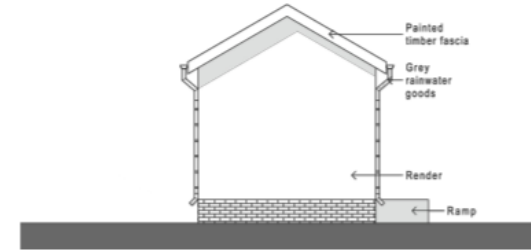
Proposed Front Elevation



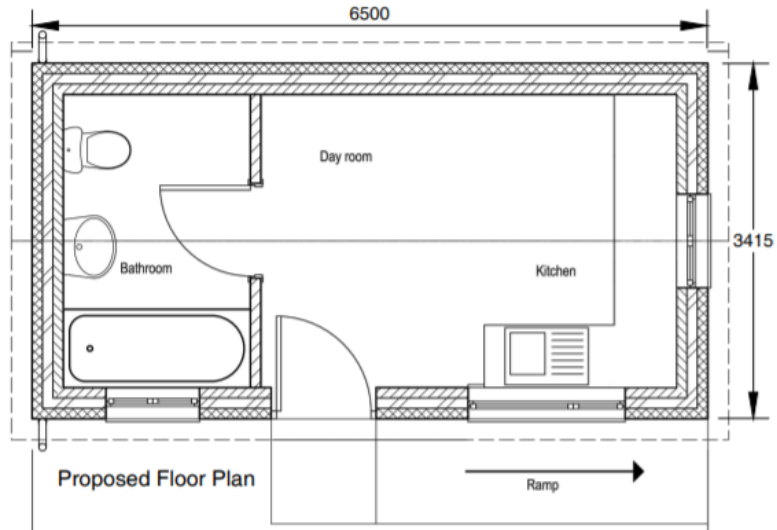
Proposed Side Elevation



Proposed Rear Elevation

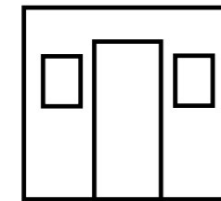


Proposed Side Elevation

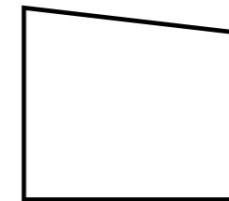


Proposed Floor Plan

Dimensions
 Height (front): 2.3m
 Height (rear): 2.0m
 Length: 2.5m
 Width: 2.5m



Front Elevation

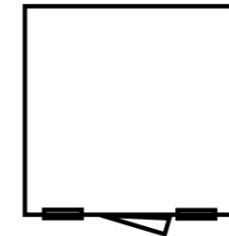


Side Elevation

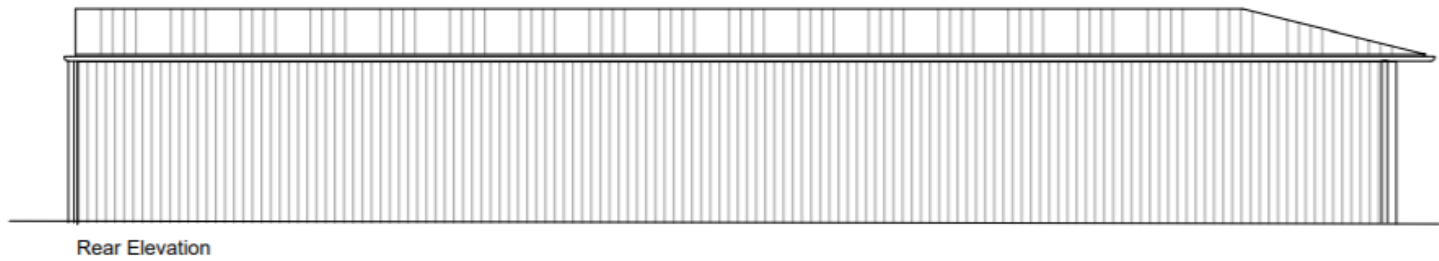
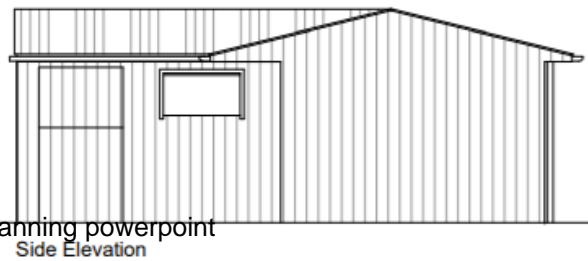
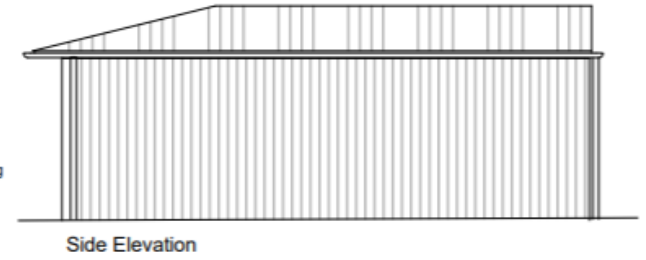
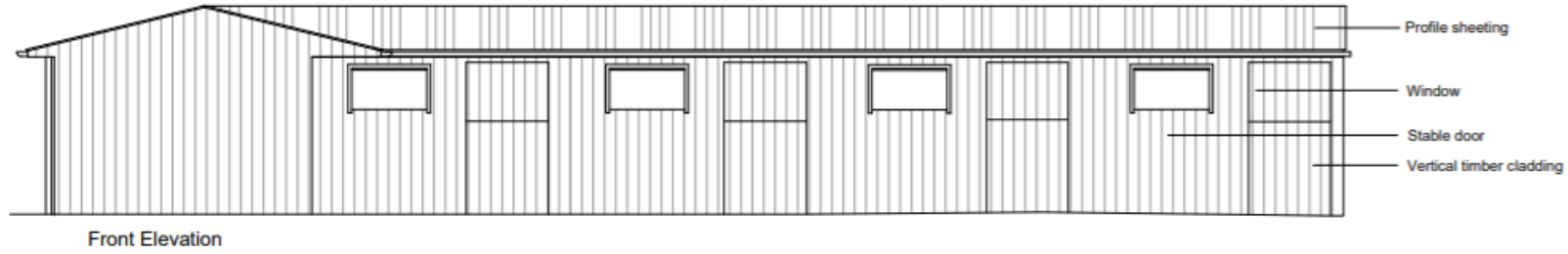
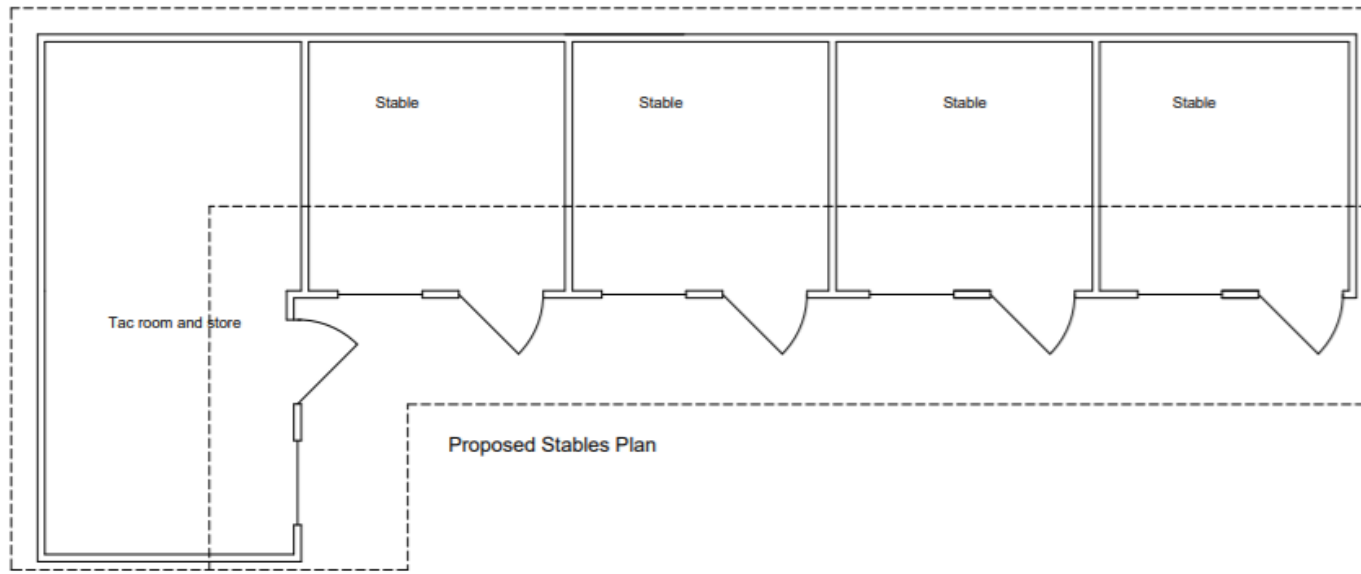


Rear Elevation

Materials:

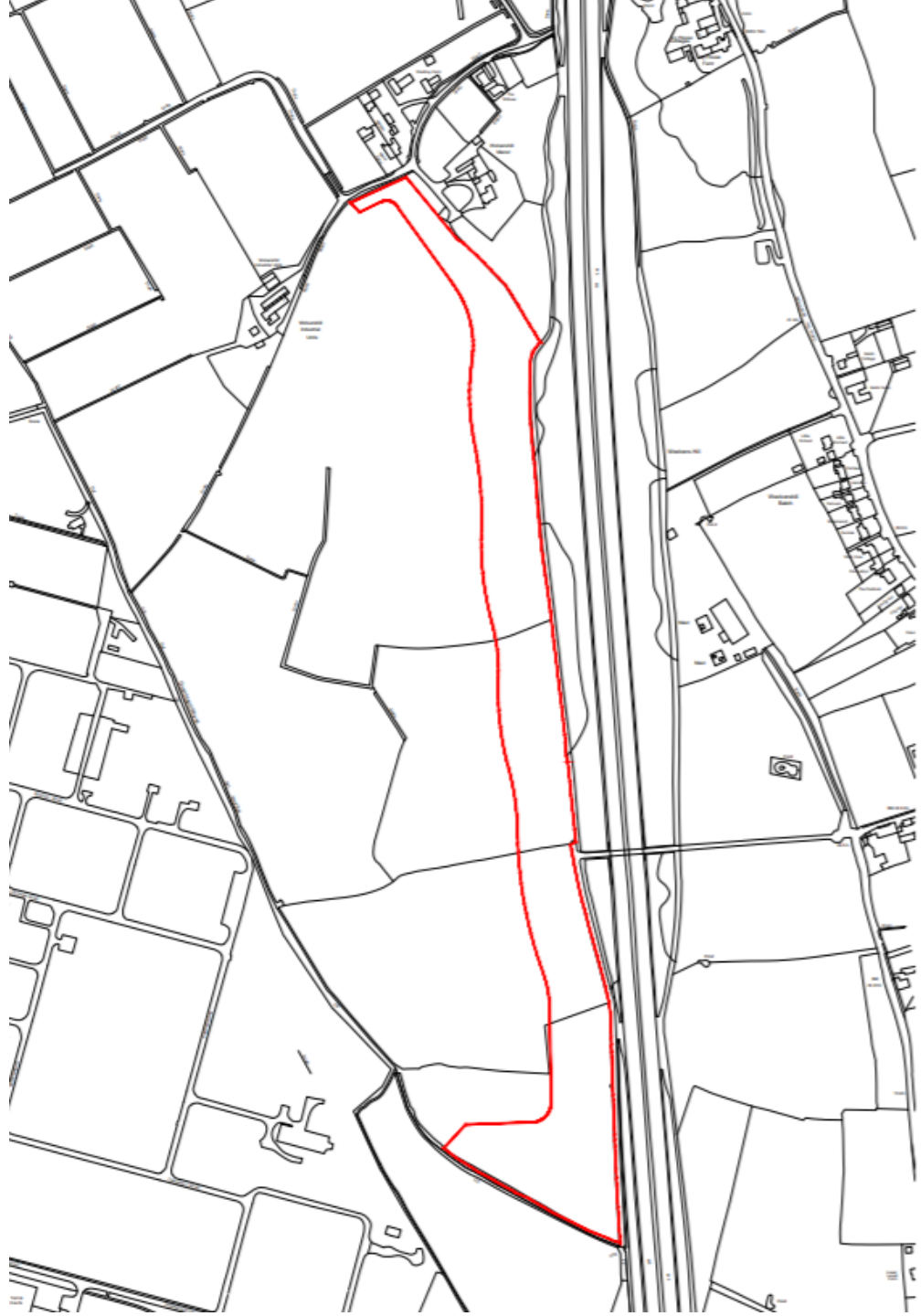


Floor plan



20/P/2695/MMA Land South Of Churchland Way Wolvershill Road Banwell

Minor material amendment to permission 18/P/4723/RM (reserved matters for appearance, landscaping, layout and scale in relation to the construction of a noise bund pursuant to Outline application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow for alteration to design of noise bund

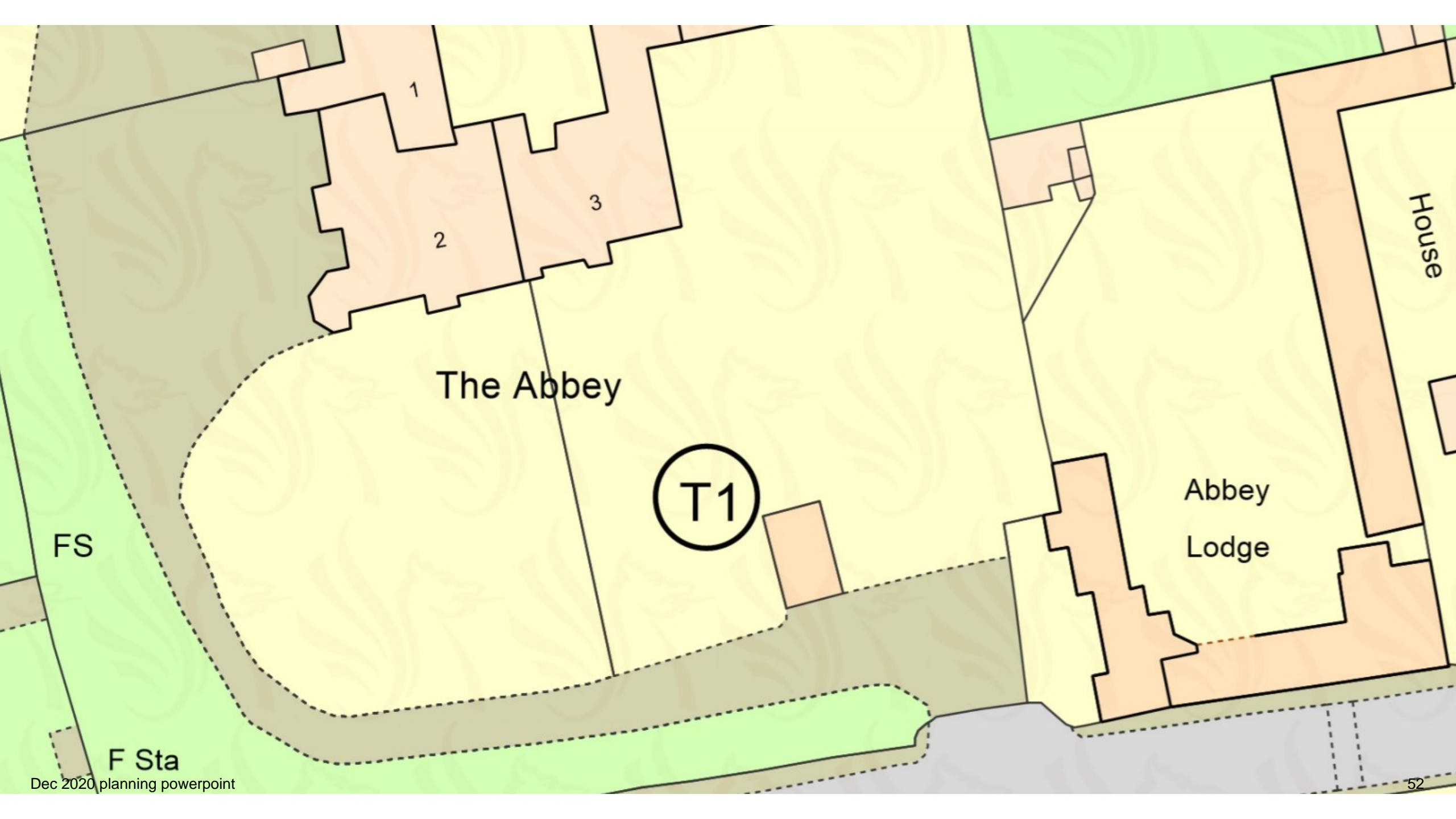






20/P/2715/TRCA Abbey Cloisters East Street Banwell BS29 6BW

Holm Oak - Fell



The Abbey

T1

House

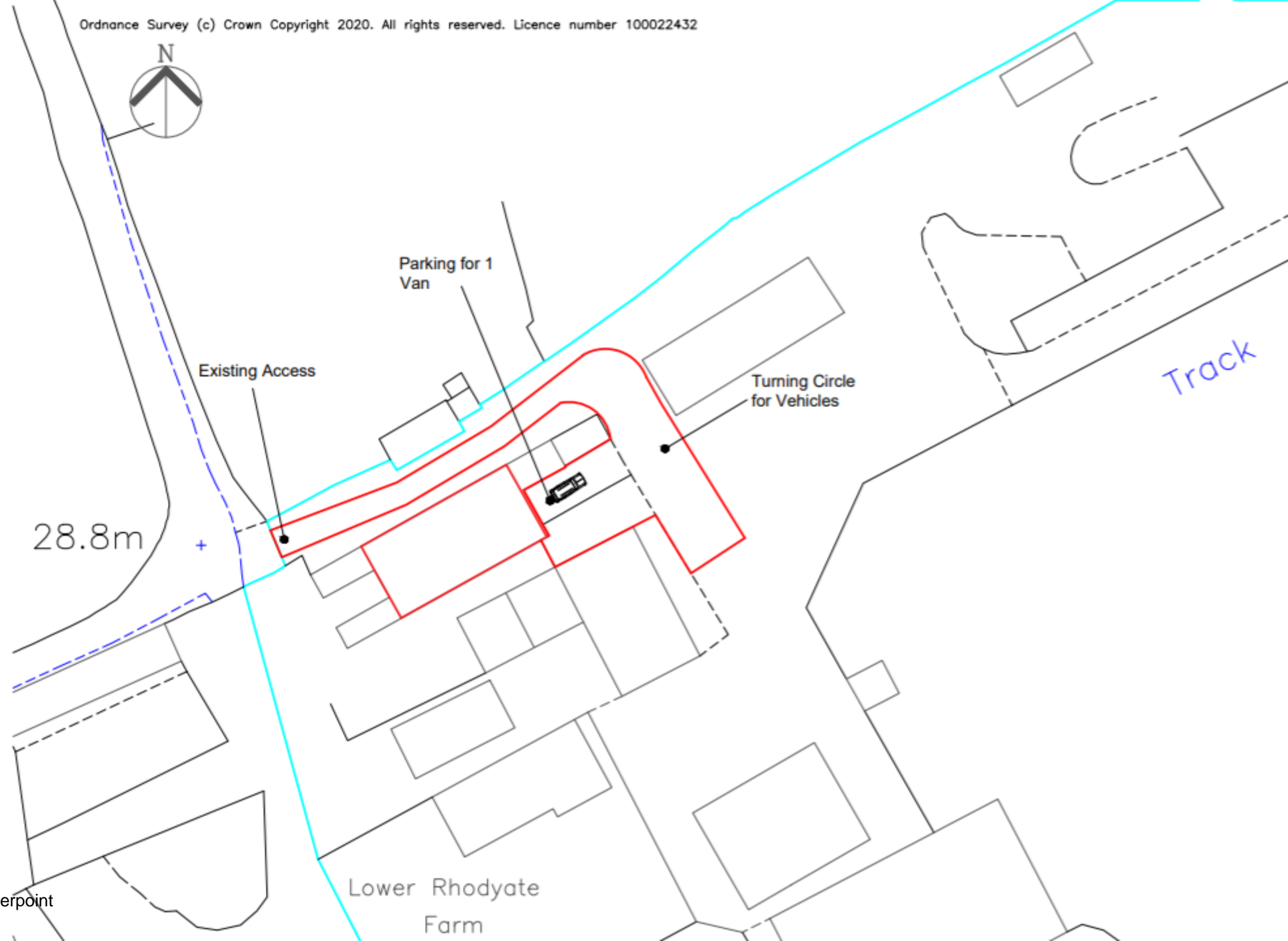
Abbey Lodge

FS

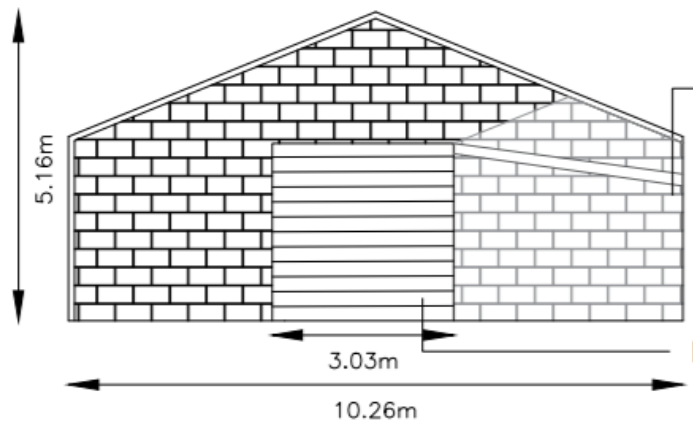
F Sta

**20/P/2732/FUL Lower Rhodyate Farm, The Rhodyate,
Banwell. BS29 6NR**

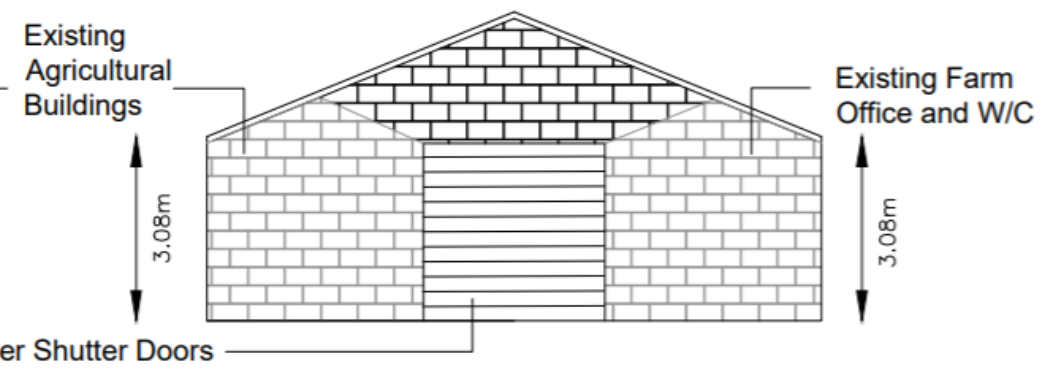
Change of use of agricultural building to workshop falling in Use
Classes E(g) (Business) and B8 (Storage and Distribution)



East Elevation



West Elevation

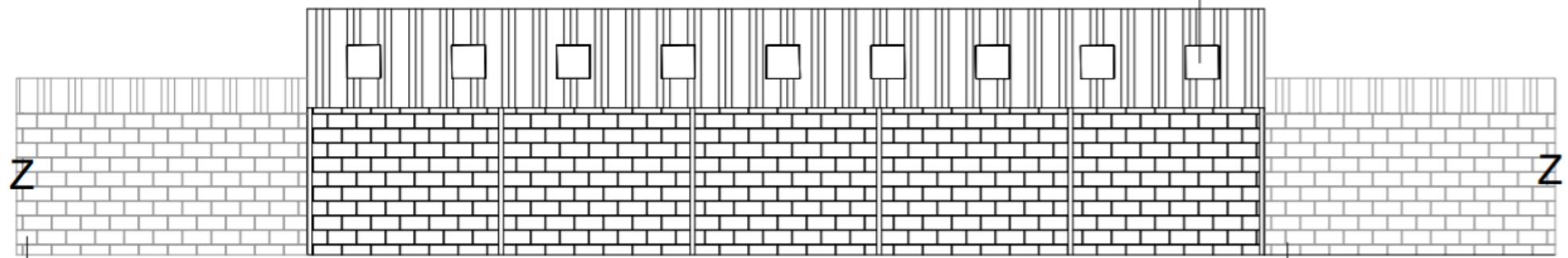


Existing Agricultural Buildings

Existing Farm Office and W/C

Roller Shutter Doors

North Elevation

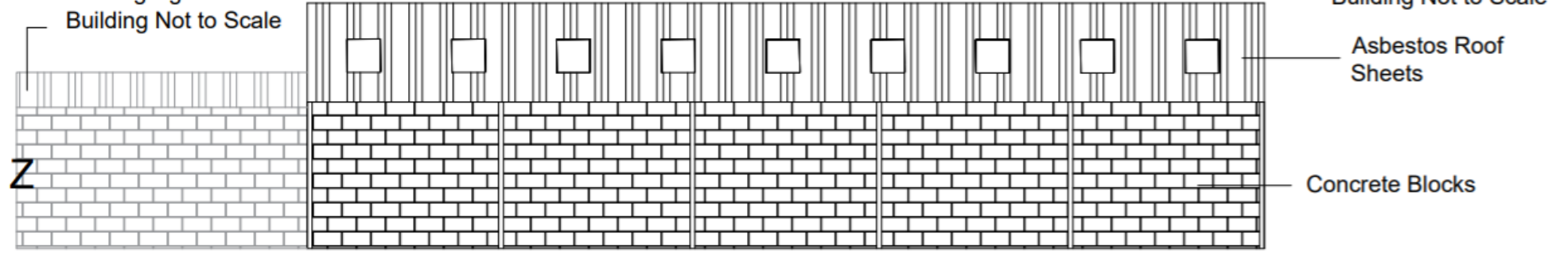


Perspex Roof Lights

Existing Agricultural Building Not to Scale

Existing Agricultural Building Not to Scale

South Elevation

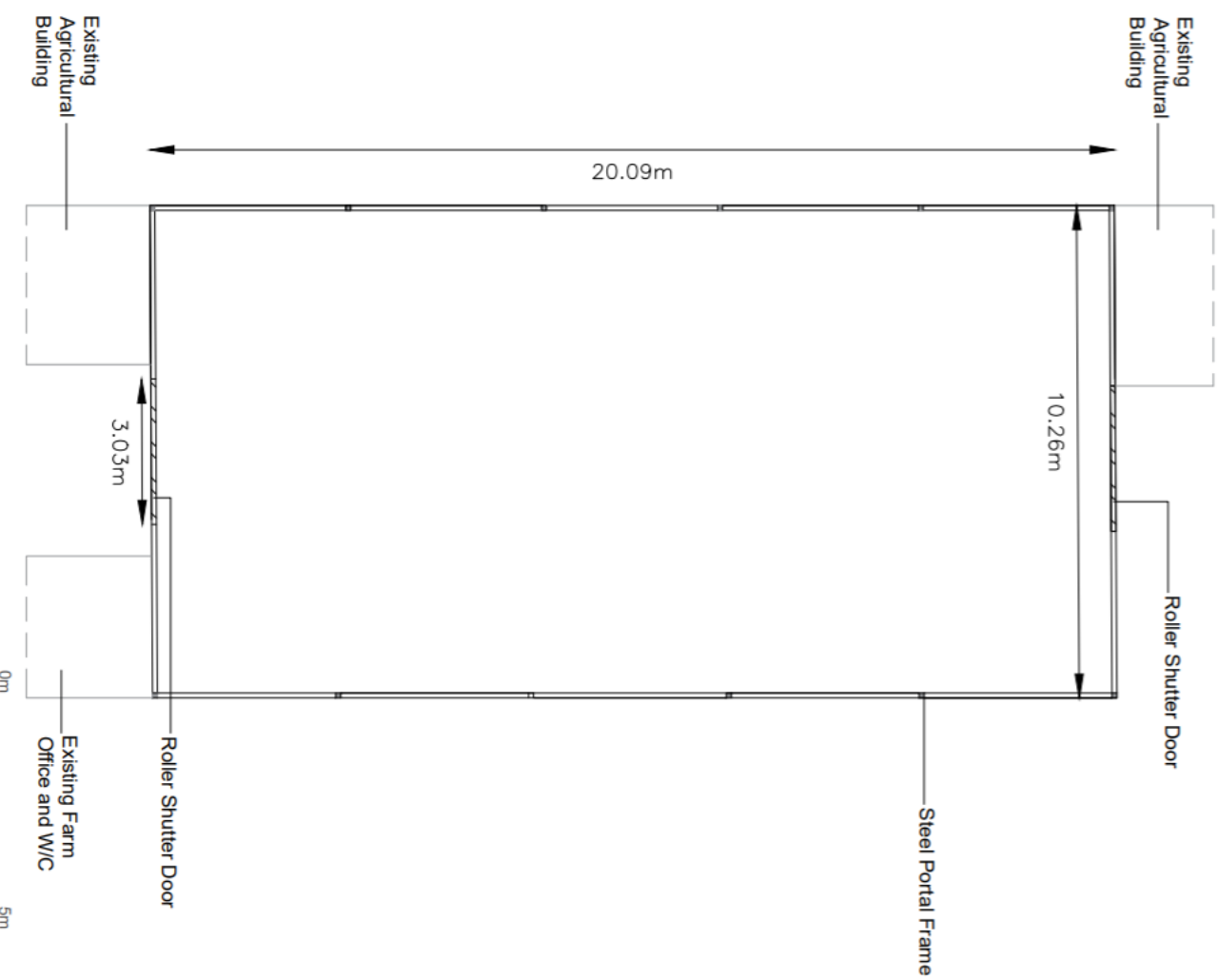


Asbestos Roof Sheets

Concrete Blocks

20.09m

H B A D N R A S E R R A B B O C O T O T A S H W R O O D S I F I A B C C

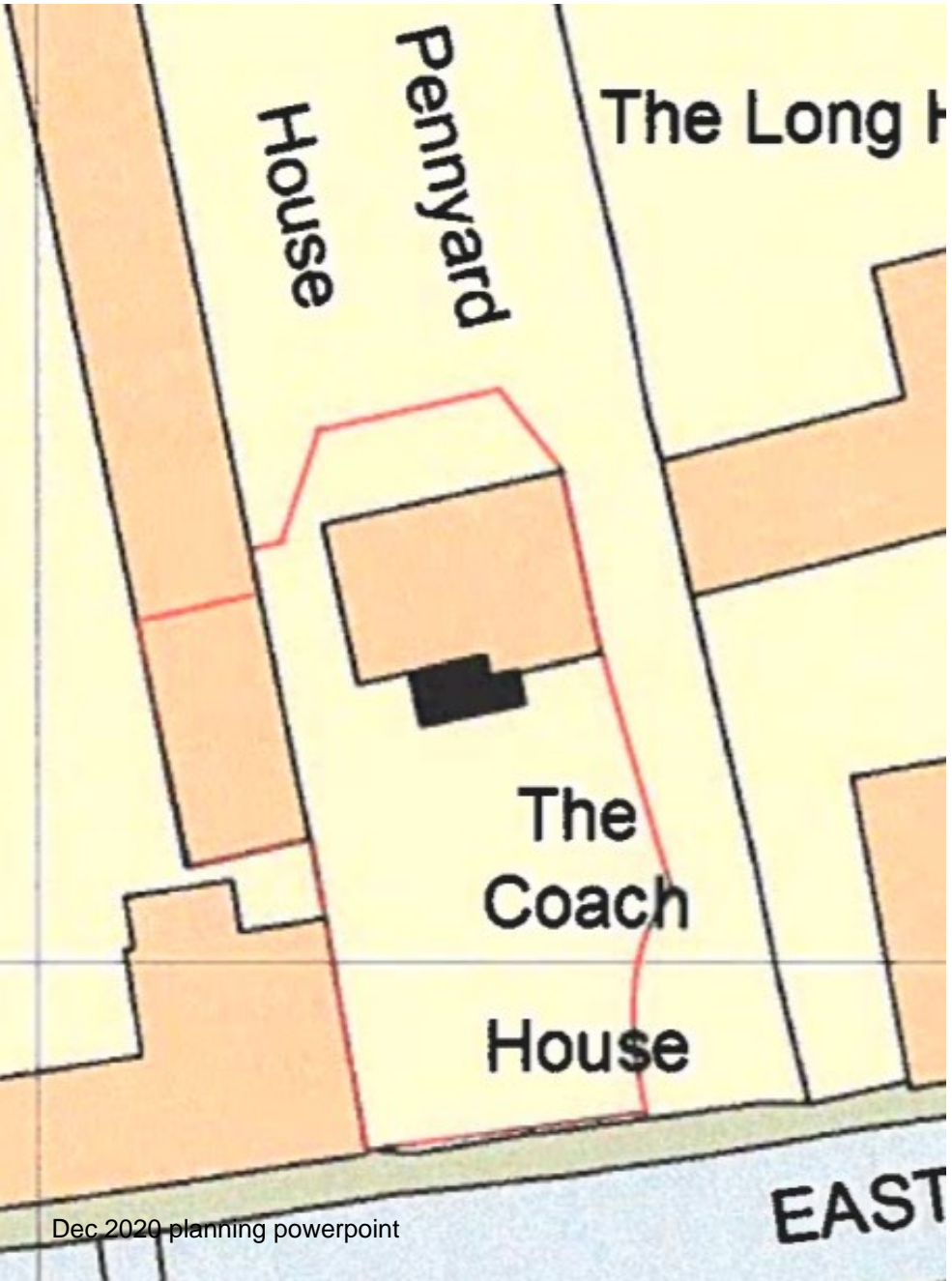


20/P/2747/FUH Pennyard House East Street Banwell BS29 6BW

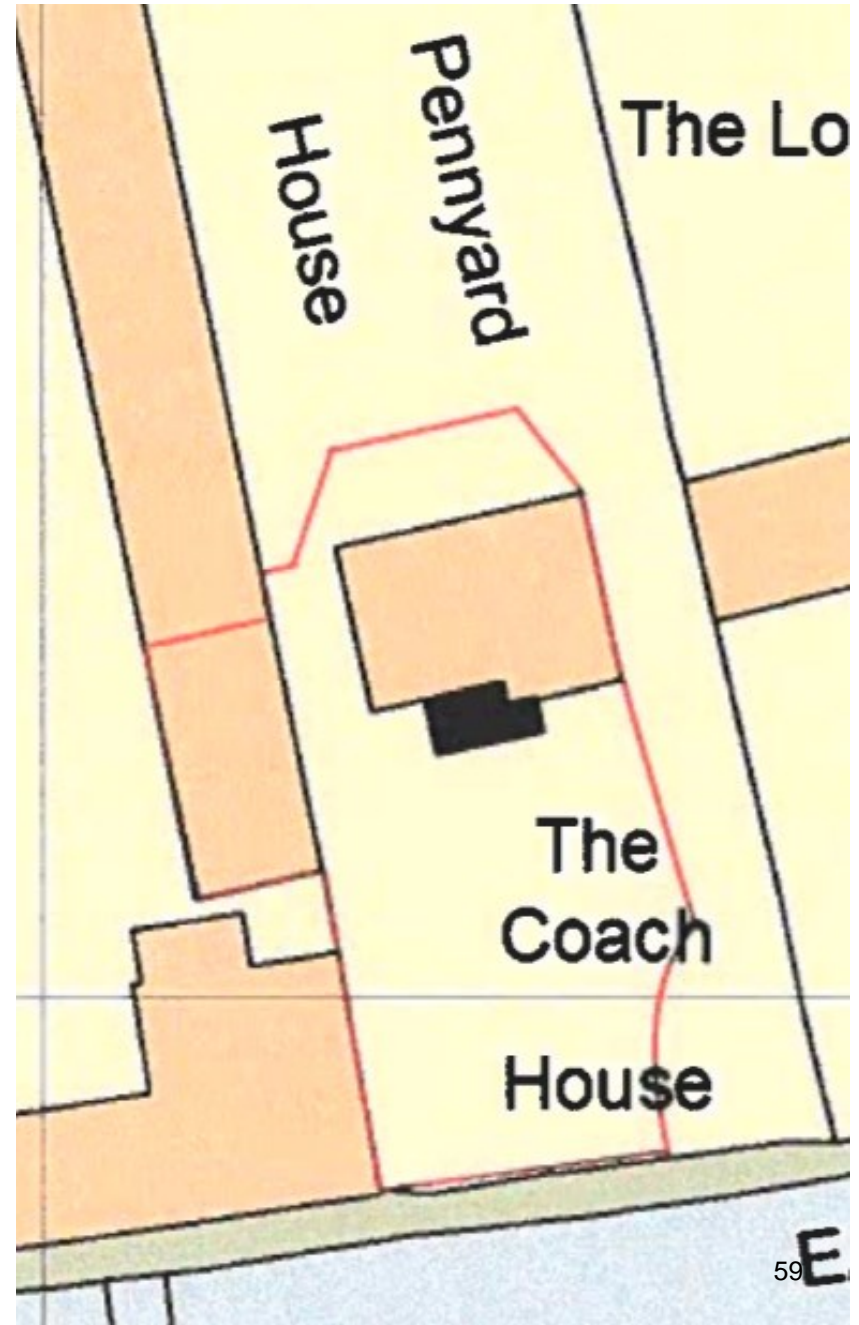
Demolition of front conservatory and replace with porch, removal and infill of 1st floor window (west side) and replacement of all existing sliding aluminium framed windows with "heritage style" uPVC woodgrain casement windows, re-rendering of external elevations and the erection of a 1.4 metre wall at the front of the property between Pennyard House and The Longhouse

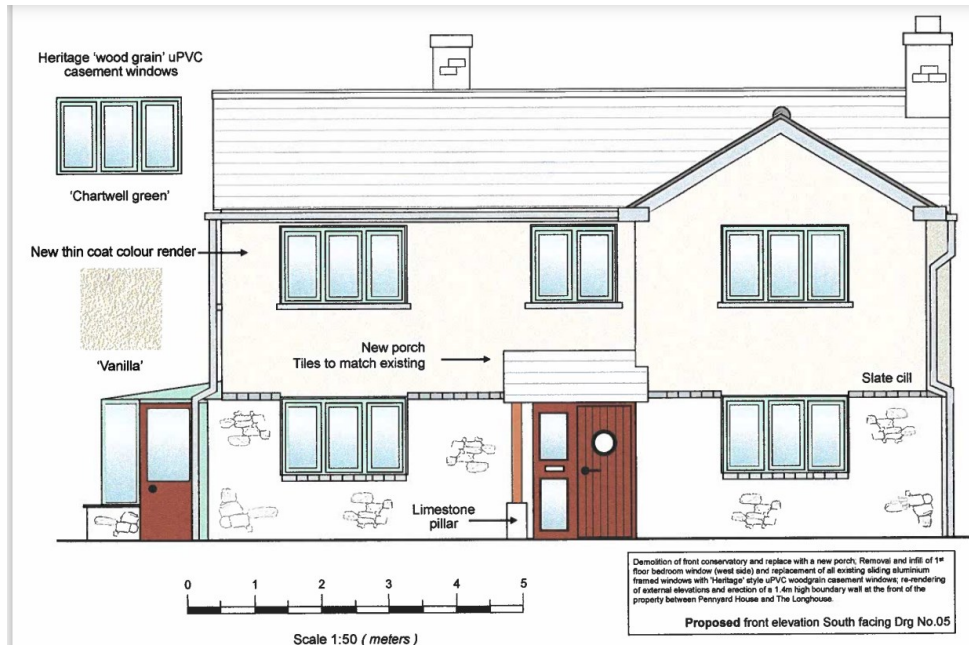
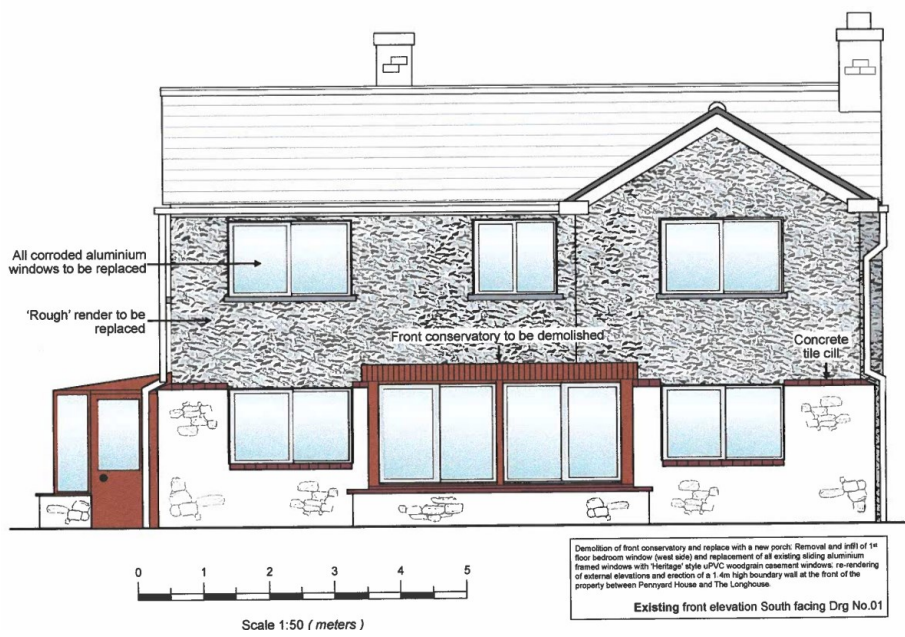


Existing



Proposed







Demolition of front conservatory and replace with a new porch; Removal and infill of 1st floor bedroom window (west side) and replacement of all existing sliding aluminium framed windows with 'heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse.

Existing side elevation East facing Drg No.03

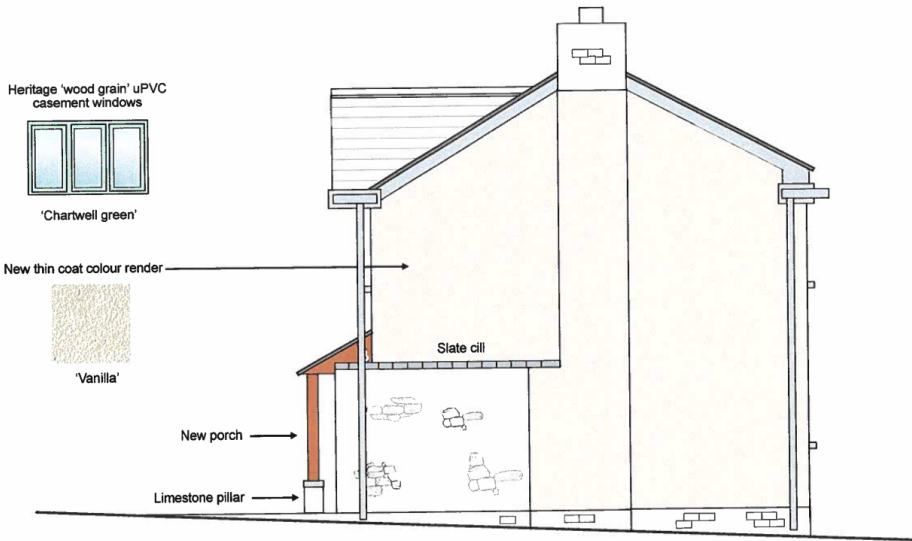
Scale 1:50 (meters)



Demolition of front conservatory and replace with a new porch; Removal and infill of 1st floor bedroom window (west side) and replacement of all existing sliding aluminium framed windows with 'heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse.

Existing side elevation West facing Drg No.04

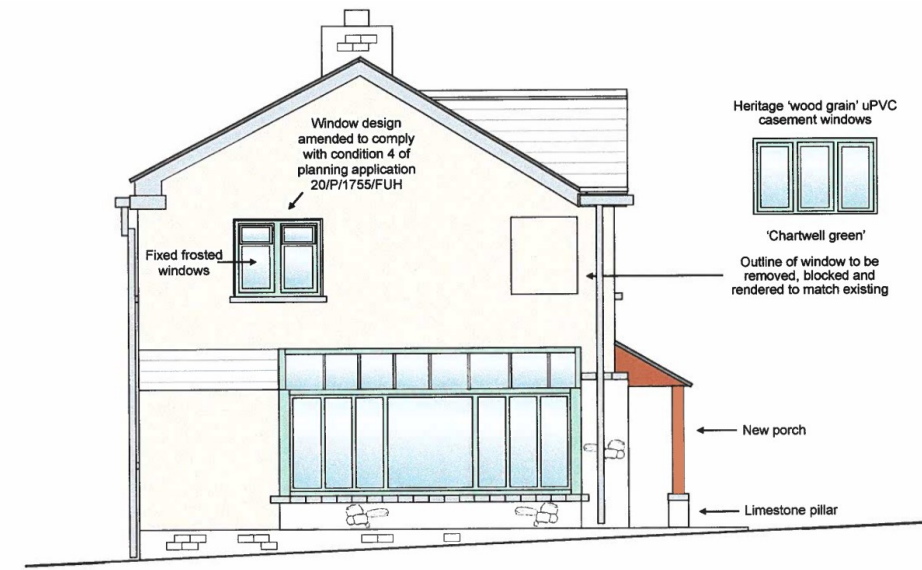
Scale 1:50 (meters)



Demolition of front conservatory and replace with a new porch; Removal and infill of 1st floor bedroom window (west side) and replacement of all existing sliding aluminium framed windows with 'heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse.

Proposed side elevation East facing Drg No.07

Scale 1:50 (meters)

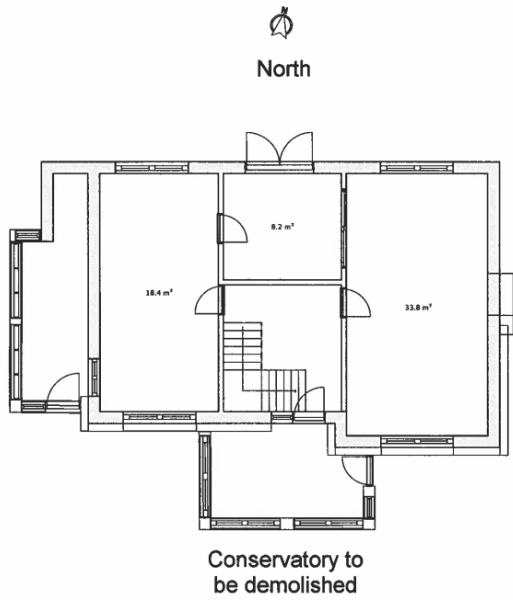


Demolition of front conservatory and replace with a new porch; Removal and infill of 1st floor bedroom window (west side) and replacement of all existing sliding aluminium framed windows with 'heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse.

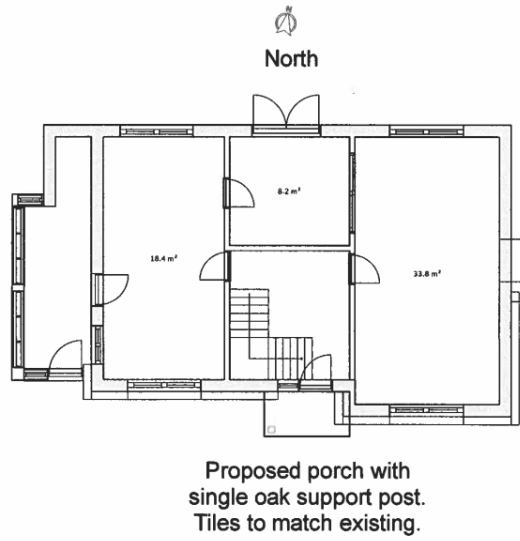
Proposed side elevation West facing Drg No.08

Scale 1:50 (meters)

Existing ground floor plan - Drg No.10



Proposed ground floor plan - Drg No.11



Existing 1st floor plan - Drg No.17



Proposed 1st floor plan - Drg No.18



20/P/2925/TRCA 6 High Street Banwell BS29 6AA

T1 – Monkey Puzzle - Fell



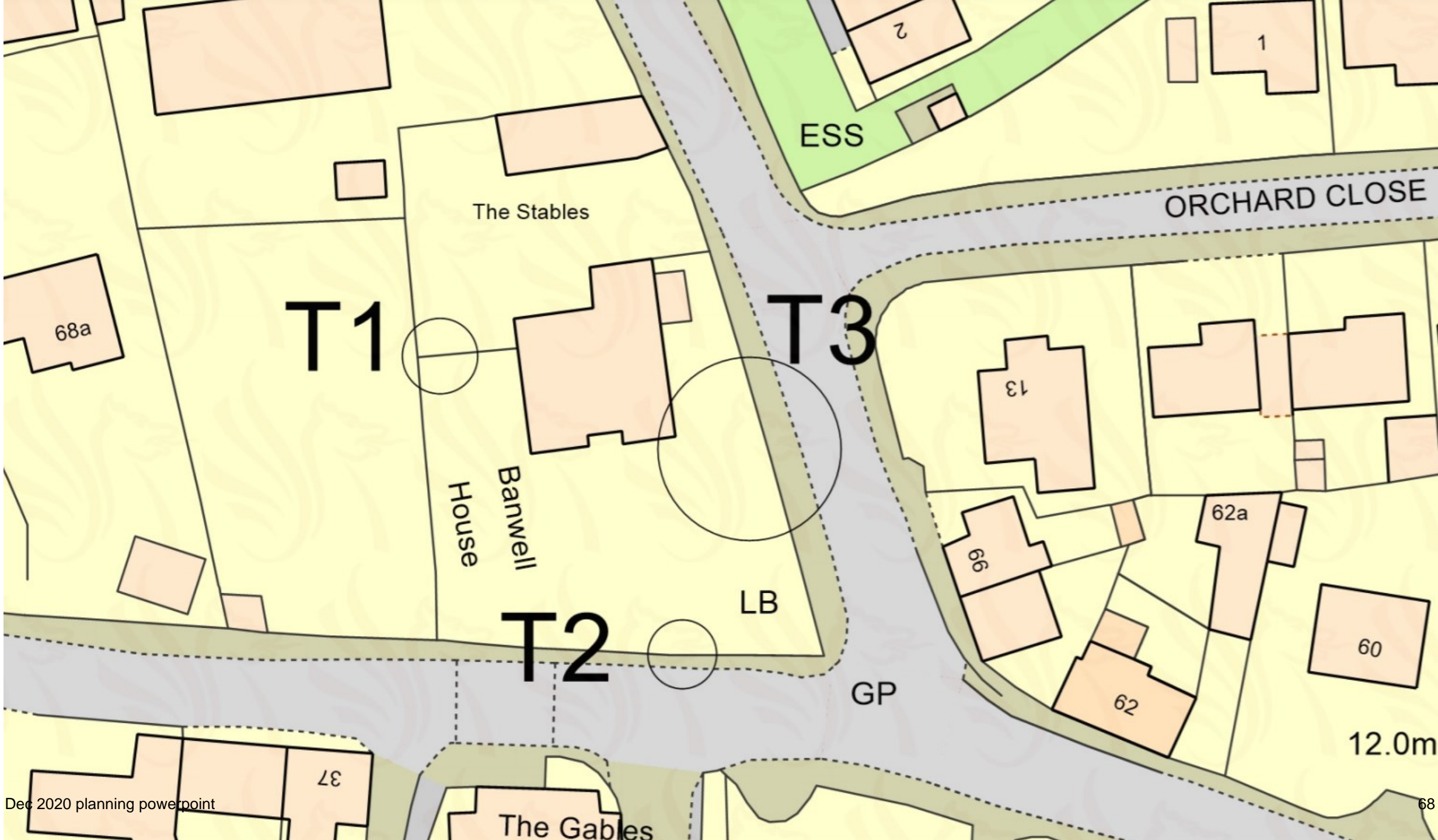
20/P/2927/TRCA 16 East Street Banwell BS29 6BN

T1 - Magnolia – Crown reduce by 1m



20/P/3001/TRCA Banwell House, Wolvershill Road, Banwell BS29 6DG

T1 - Willow - fell; T2 - Yew - fell; T3 - Holm Oak - reduce house side
laterals by up to 3m



20/P/1872/FUH Haybow Cottage, Haybow Hewish, Weston-super-Mare. BS24 6RA

Proposed erection of a boundary wall and railings to replace existing fence. **REFUSED**

20/P/2336/LDP Halcyon Cooks Lane Banwell BS29 6DS

Certificate of lawful development for the conversion of part of existing detached garage and store to a Garden Office with En Suite shower room. **APPROVED (Lawful)**

20/P/2441/TPO Bow Farm Moor Road Banwell BS29 6EF

T1-T3 - Beech - Reduce by 1m. **SPLIT DECISION**

20/P/2599/TRCA Church House 12 East Street Banwell BS29 6BN

T1 - Chestnut - Pollard to previous points (3m) **NO OBJECTION**