



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4th October 2021.

PRESENT: Councillors Nick Manley (Chairman) Phil Baird, Paul Blatchford (Vice Chairman), Steve Davies, Paul Harding and Dawn Parry.

IN ATTENDANCE: Mrs Liz Shayler (Clerk) & 1 member of the public.

50/21 To receive apologies for absence (agenda item 1)

No apologies were received.

51/21 To receive declarations of interest (agenda Item 2)

No interests were declared.

52/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of September 2021 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th September 2021 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

53/21 To note and comment upon planning applications (agenda item 4).

(i) 21/P/2576/AGA - Land Between Puxton Park, Cowslip Lane and The Laurels, West Rolstone Road Banwell.

Application to determine if prior approval is required for a proposed formation of track for agricultural use.

Standing Orders were suspended to allow the applicant to speak.

The applicant spoke in support of the application explaining the use of Laurels as a farm and the route which included the protection of current hedgerows.

Balls Barn Lane was discussed as an alternative, but the applicant felt it was unsuitable due to potential complaints from local residents and the volume of walkers / horses using this route.

Standing Orders were reinstated

The planning committee noted this application.

(ii) 21/P/2600/AOC - Court Farm Moor Road, Banwell, North Somerset BS29 6ET.

Discharge of condition No. 4 (Flood Warning Evacuation Plan) on application.

This application was noted.

(iii) 21/P/2668/EA2 - Land to the North of A371 and A368, Banwell.

Request for formal scoping opinion for the ecological requirements of an Environmental Statement to be submitted with a planning application for the construction of proposed Banwell Bypass.

This application was noted.

54/21 To note planning decisions – (agenda item 5)

- (i) **21/P/1570/AOC Land At Former Western Trade Centre Knightcott Road Banwell.**
Discharge of condition No. 4 boundary treatments on application on application 20/P/0600/MMA
Approved (Discharge Condition) (RDC)
- (ii) **21/P/1882/FUH Lambourne Cottage Dark Lane Banwell North Somerset BS29 6BP**
Demolition of existing garages and proposed erection of a replacement double garage and home office above with 2no Dormers to the front elevation and external staircase to the side elevation.
APPROVED
- (iii) **21/P/1989/EA3 Land To The North Of A371 And A368 Banwell.**
Request for formal screening and scoping opinions as to whether proposed development is Environmental Impact Assessment development and the requirements of an Environmental Statement if required to be submitted with a planning application; construction of proposed Banwell Bypass. **EIA REQUIRED & SCOPING ISSUED**
- (iv) **21/P/2032/FUH Pennyard House East Street Banwell North Somerset BS29 6BW.**
Erection of a front porch/extension and a single storey side extension. **APPROVED**

55/21 To discuss the following North Somerset Consultations & agree a response (agenda item 6)

- (i) **Local list of Planning Application Requirements**

The Planning Committee noted the Local List of Requirements.

- (ii) **Housing Strategy 2022 to 2027**

Resolved: To support the Housing Strategy 2022 to 2027.

The resolution was correctly proposed and seconded (unanimous)

56/21 Date of the next meeting (agenda item 10)

Planning Committee Meeting 1st November 2021 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:20

.....Chairman

.....Date

Planning Committee

November 1st 2021

21/P/2063/FUL - The Moor Dairy Moor Road Banwell BS29 6ET

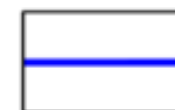
Erection of 2no. equestrian hay stores and the erection of an agricultural storage shed.



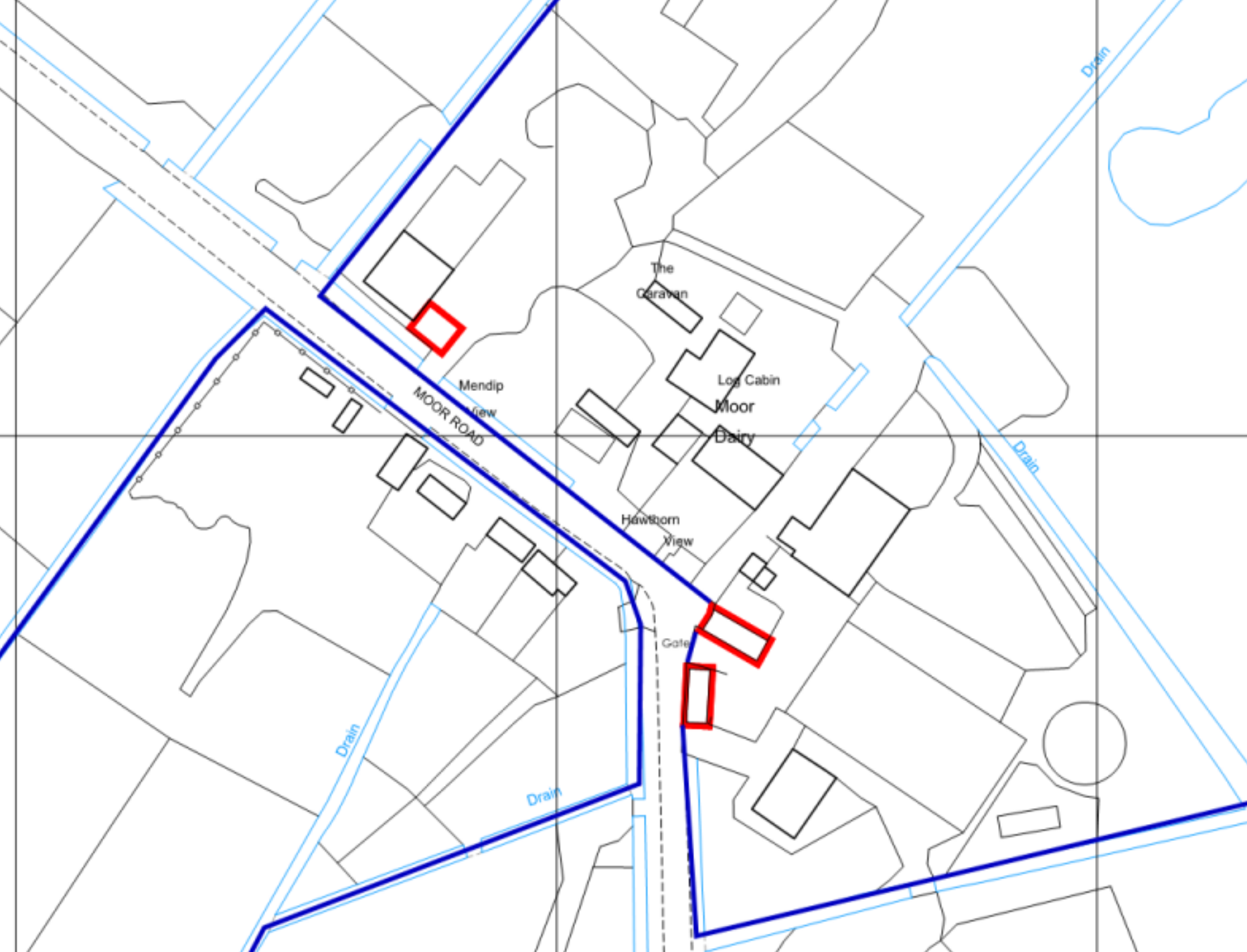
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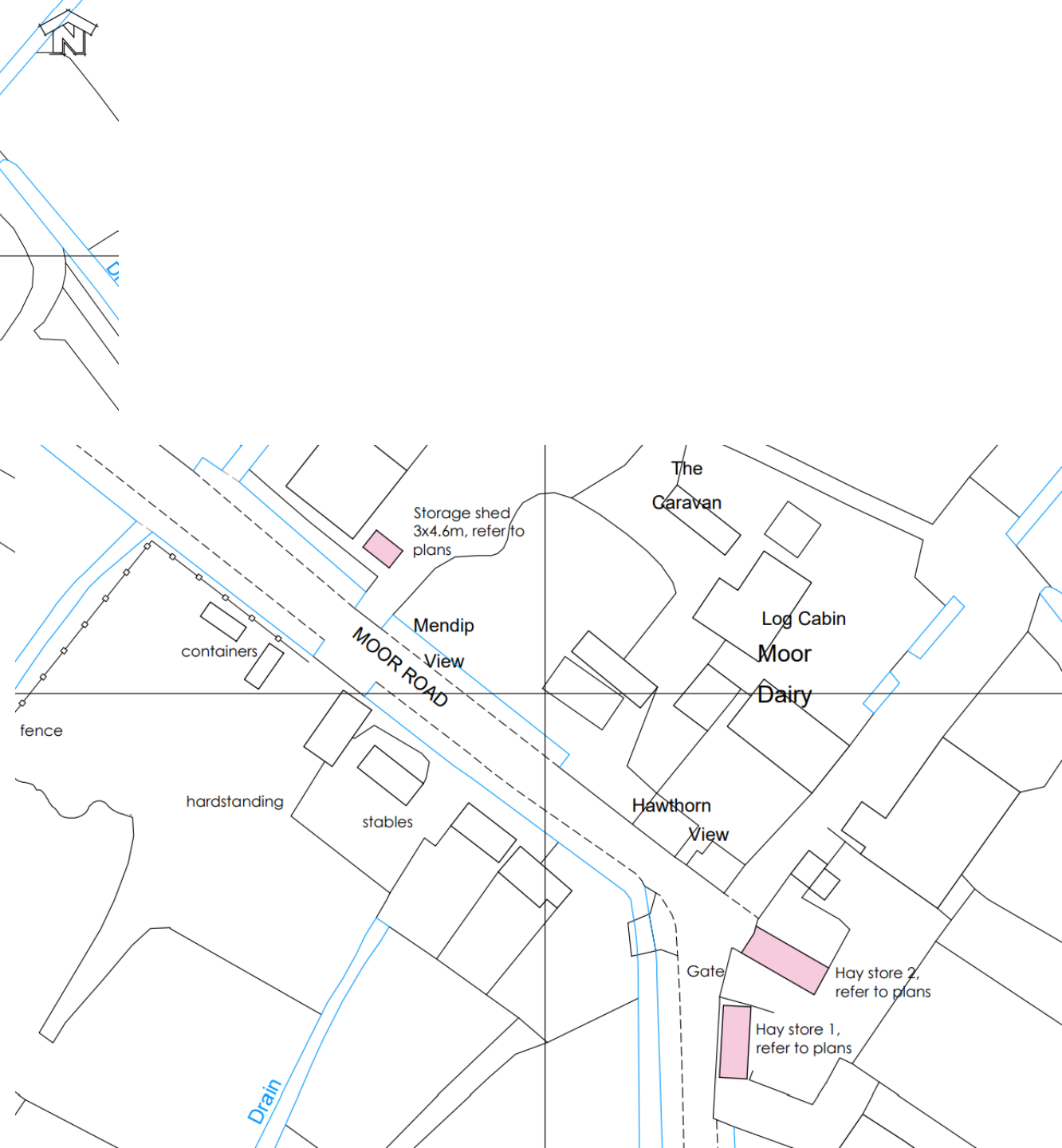
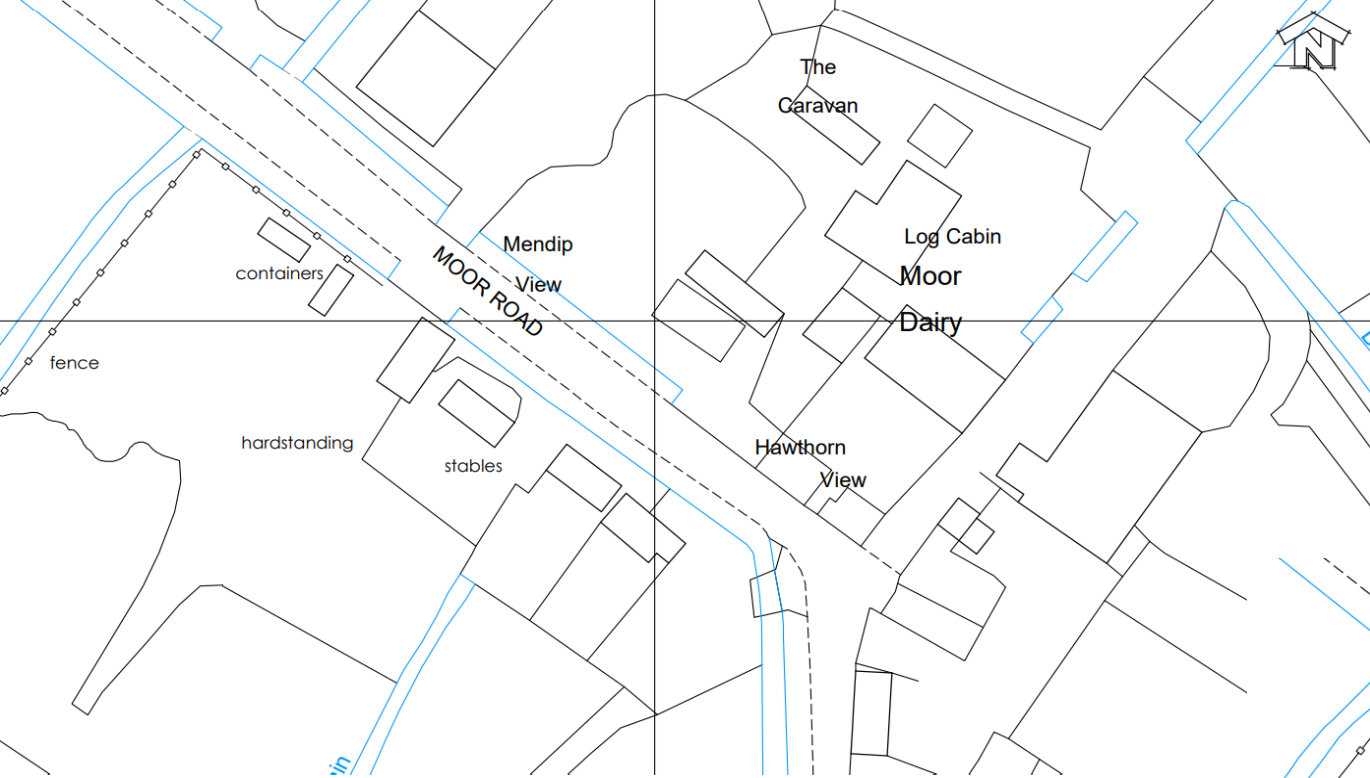


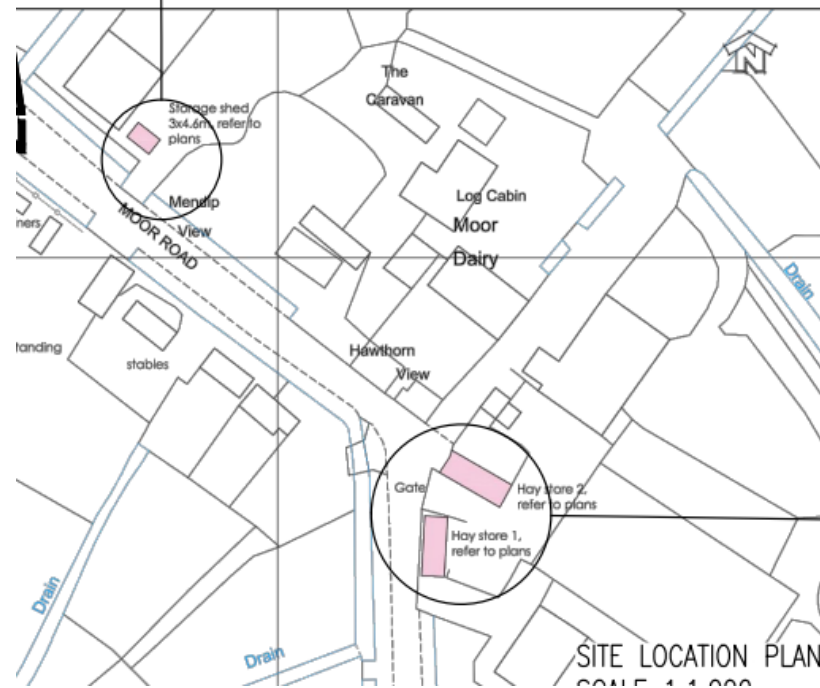
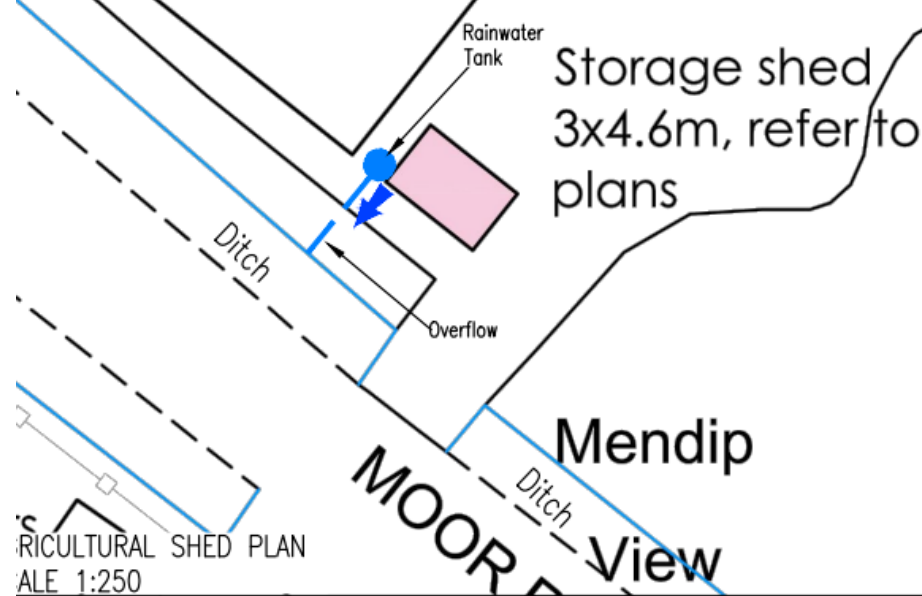
Application Site Boundary



Other land in ownership of applicant

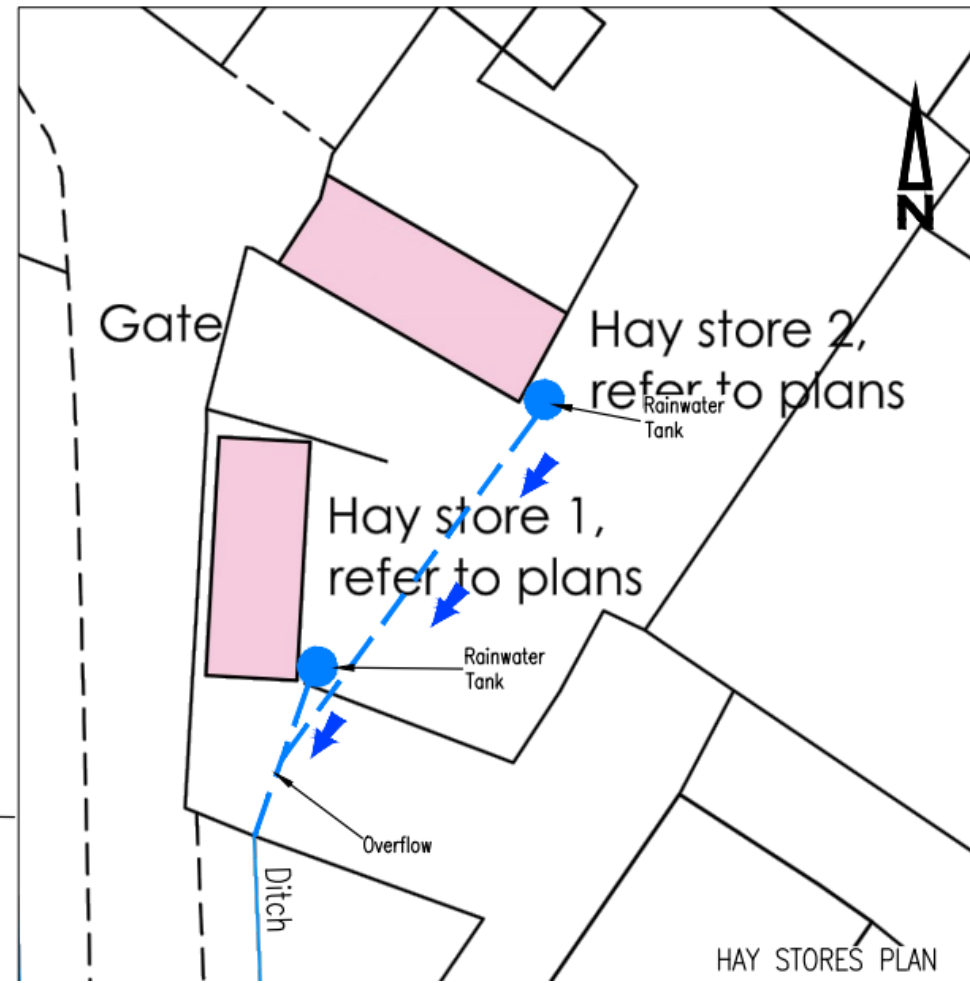


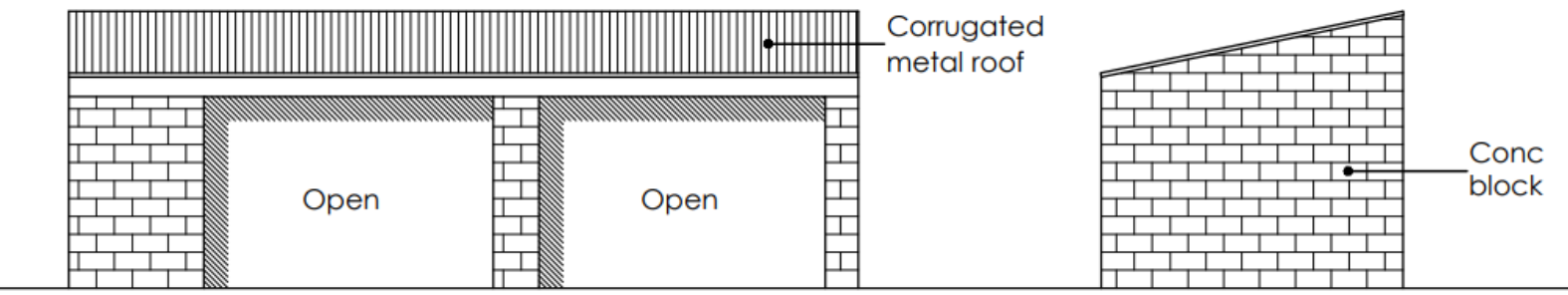




DRAINAGE NOTES:

1. Surface water r rainwater tanks sized to accom event.
2. Overflow from t the existing bel (location to be adjacent ditchlir
3. Drainage shown

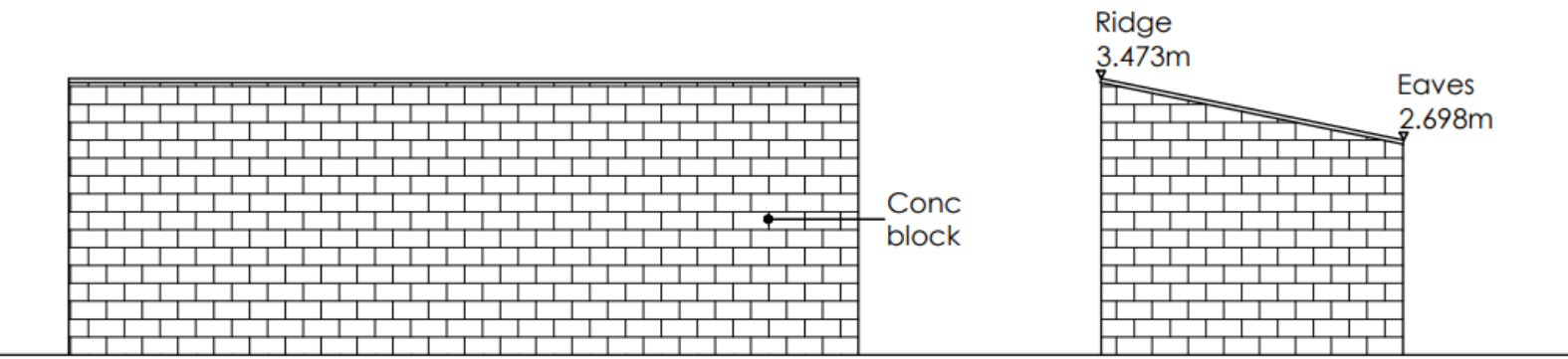




Northwest Elevation

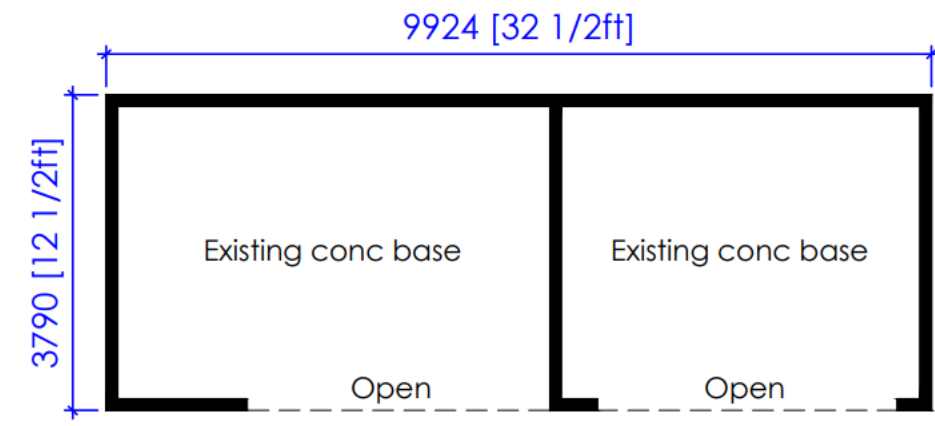
Southwest Elevation

Haystore 1

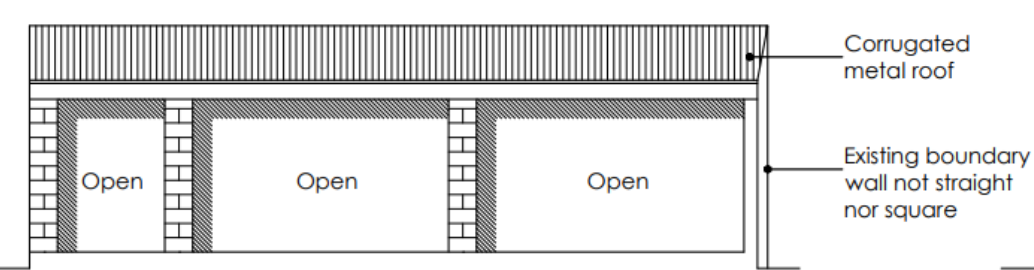


Southeast Elevation

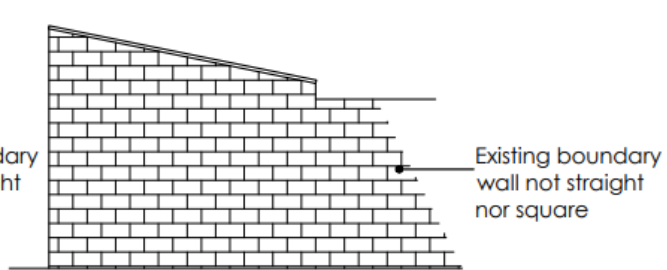
Northeast Elevation



FLOOR PLAN

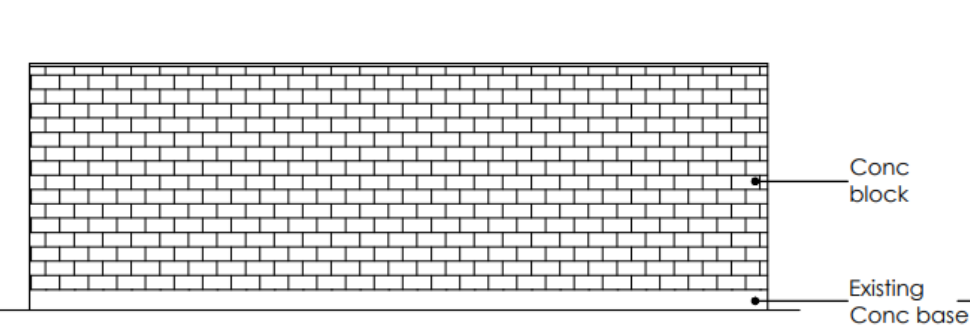


Northwest Elevation

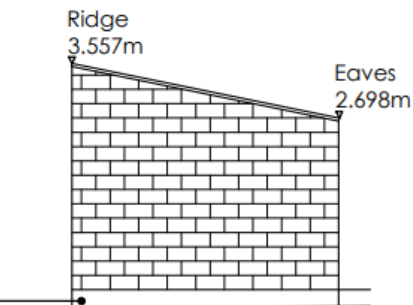


Southwest Elevation

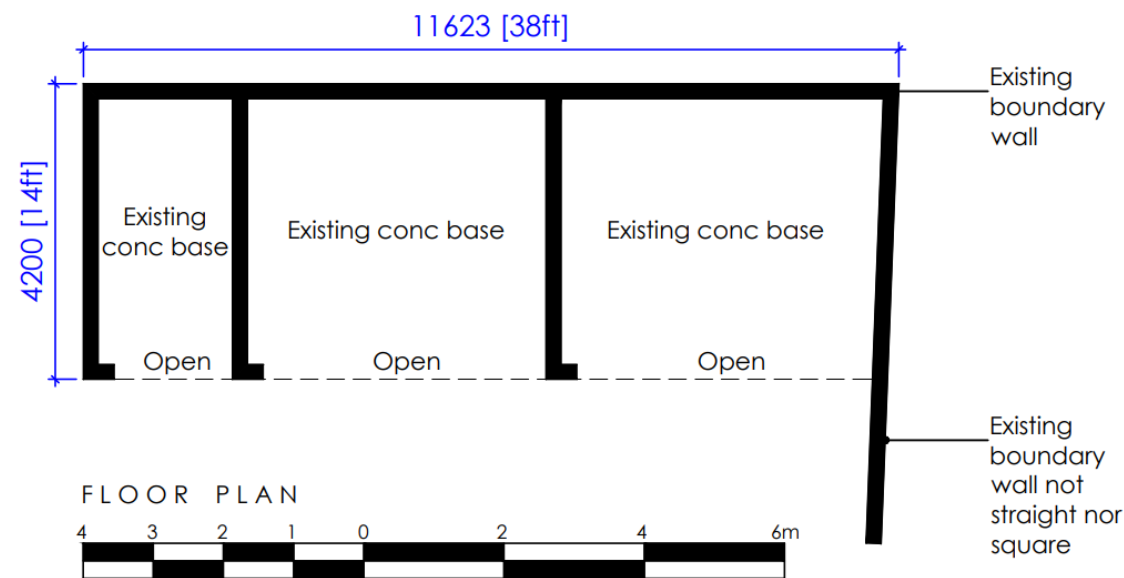
Hay store 2

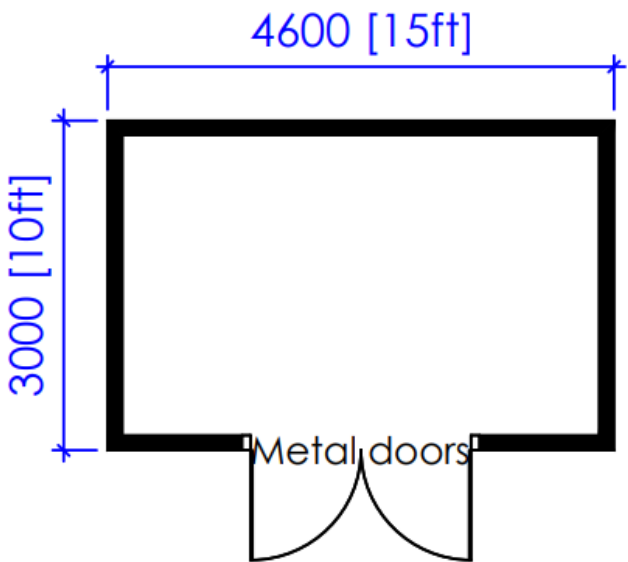


Southeast Elevation

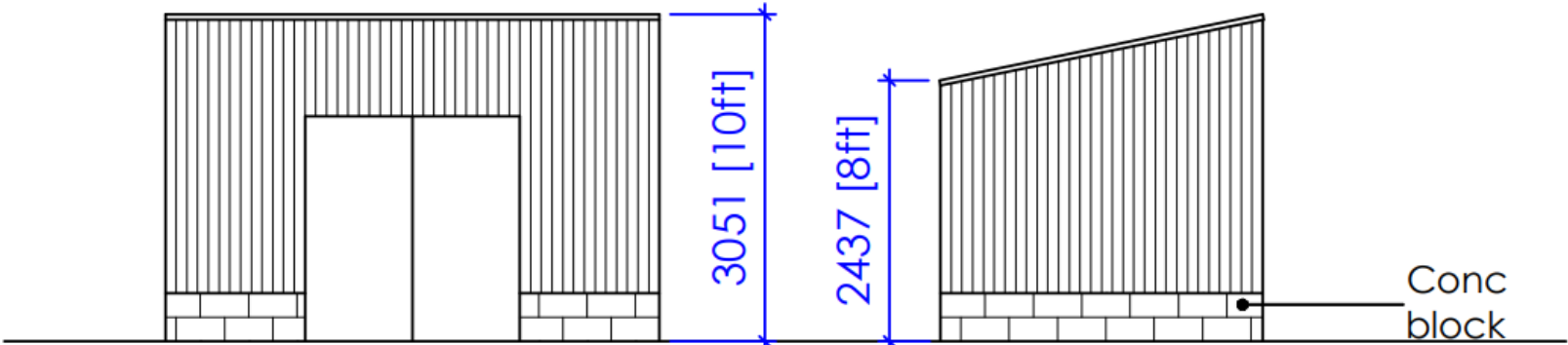


Northeast Elevation



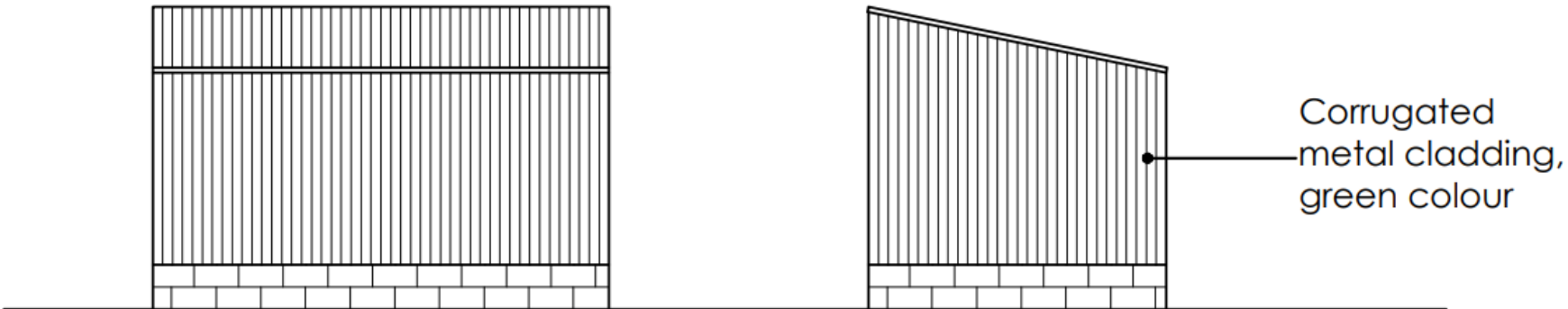


FLOOR PLAN



Northwest Elevation

Southwest Elevation



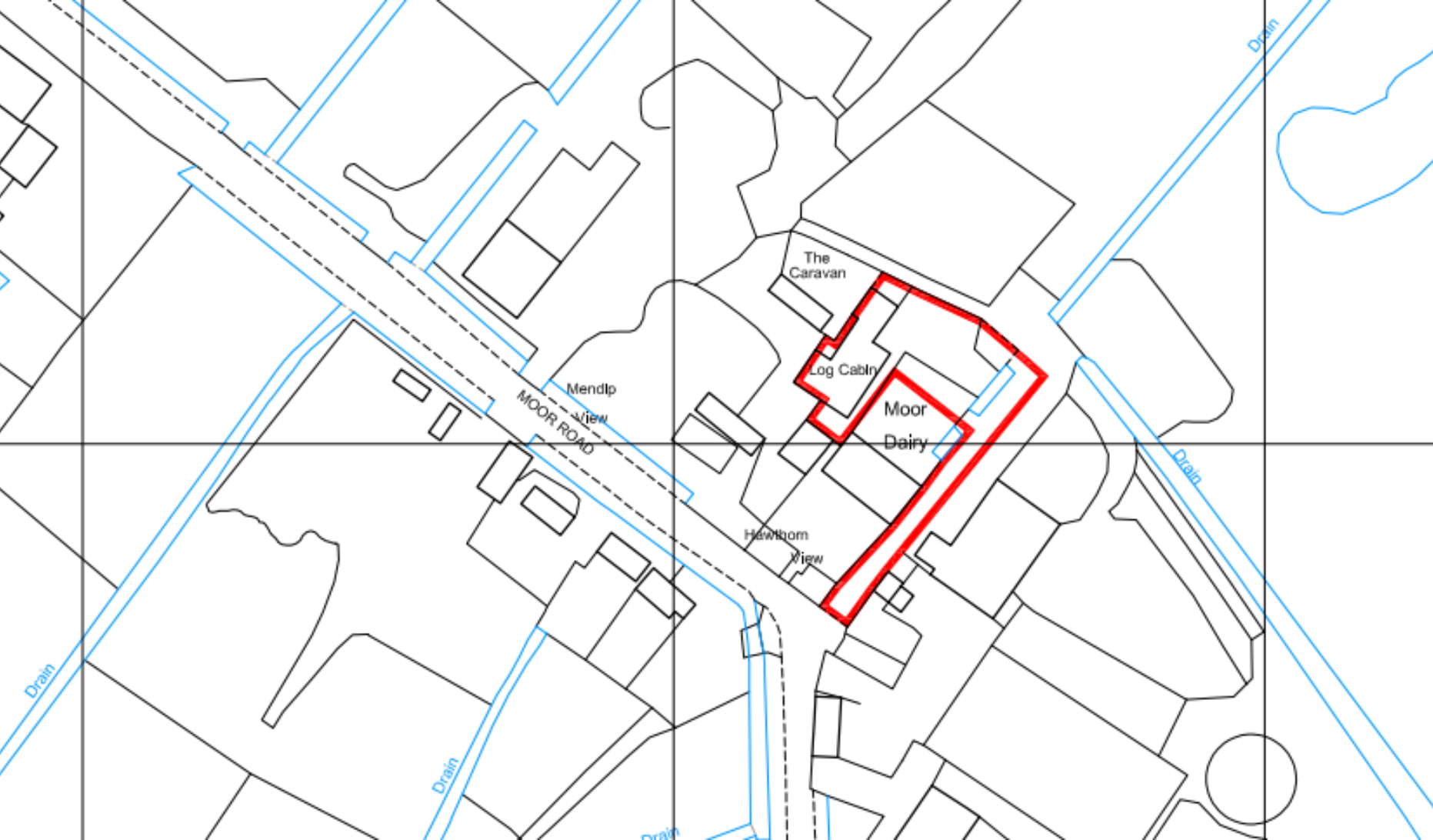
Southeast Elevation

Northeast Elevation

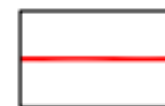
Storage Shed

21/P/2066/FUL - The Moor Dairy Moor Road Banwell BS29 6ET

Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling.



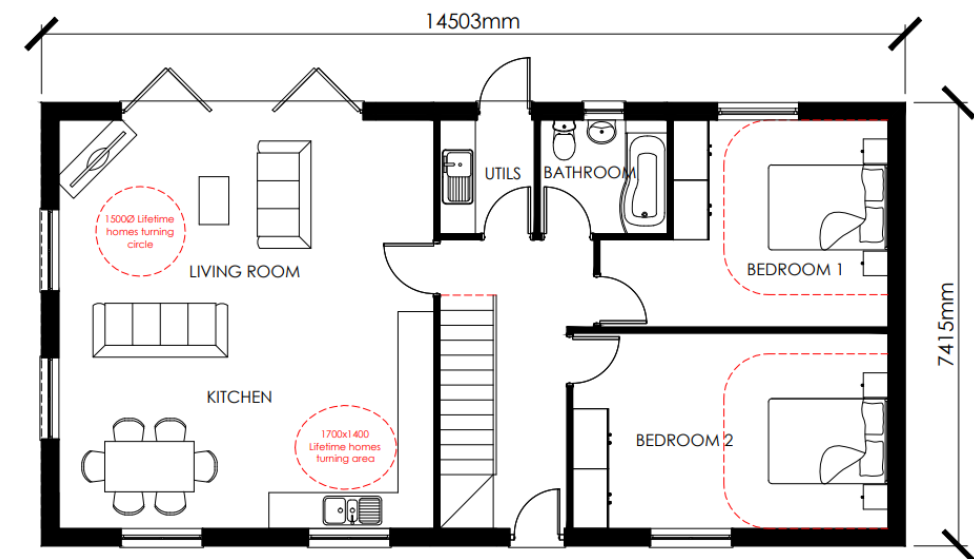
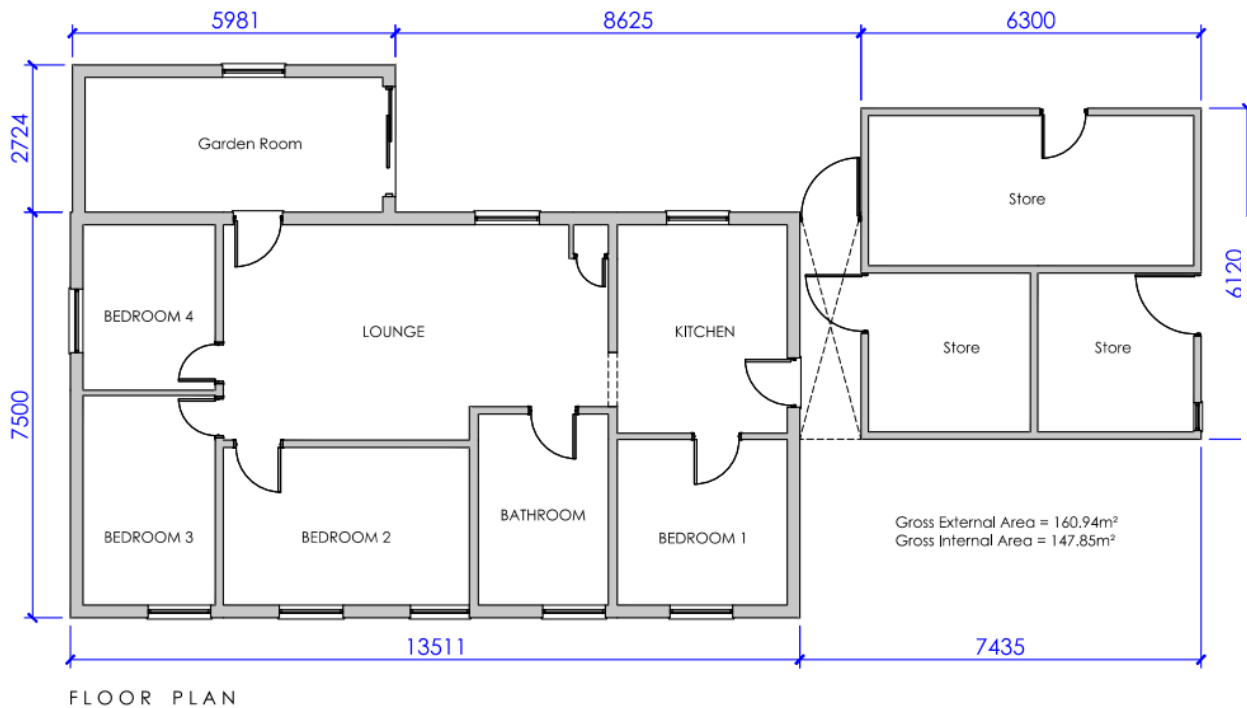
KEY



Application Site Boundary



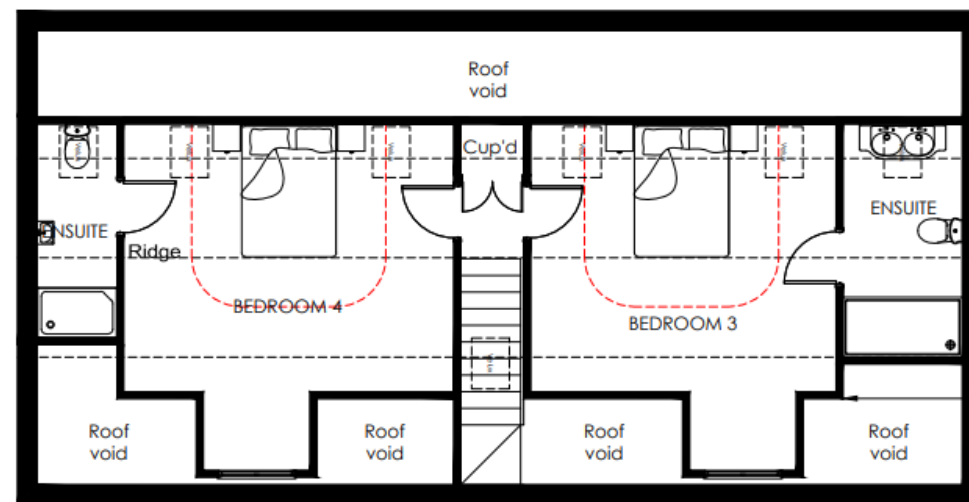
Other land in ownership of applicant (refer to RLR map)



Proposed

Proposed Gross External Area (GEA) = 107.54m²
Original Footprint (GEA) = 108.75m²
Proposed Gross Internal Area (GIA) = 95m²
Original GIA = 107.13m²
Original GIA + 50 % = 160.7m²

Existing

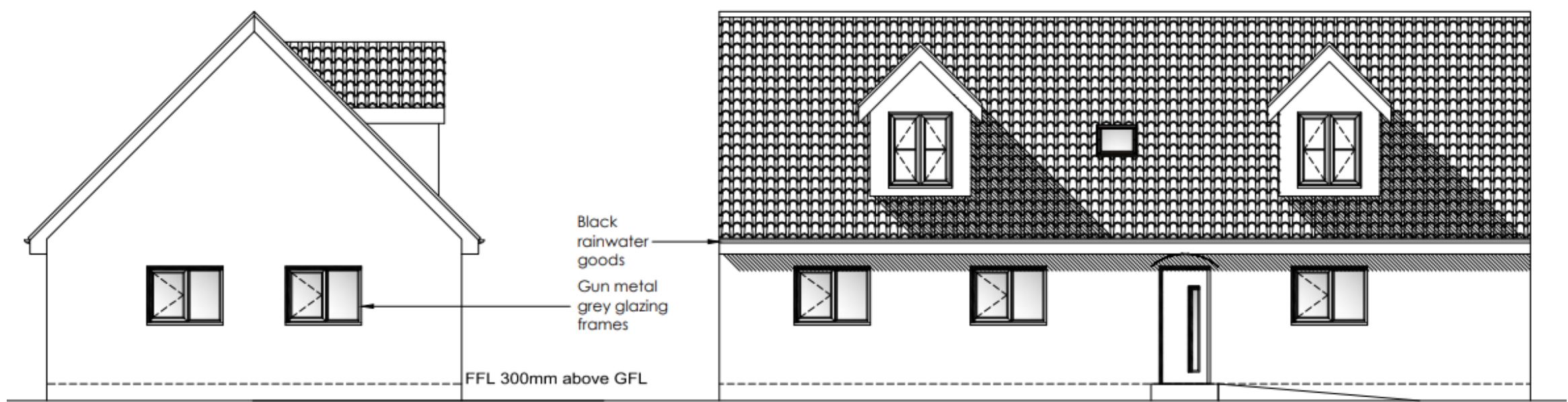


Gross Internal Area (GIA) = 55.53m²

Min door head 2100mm achieved at this point

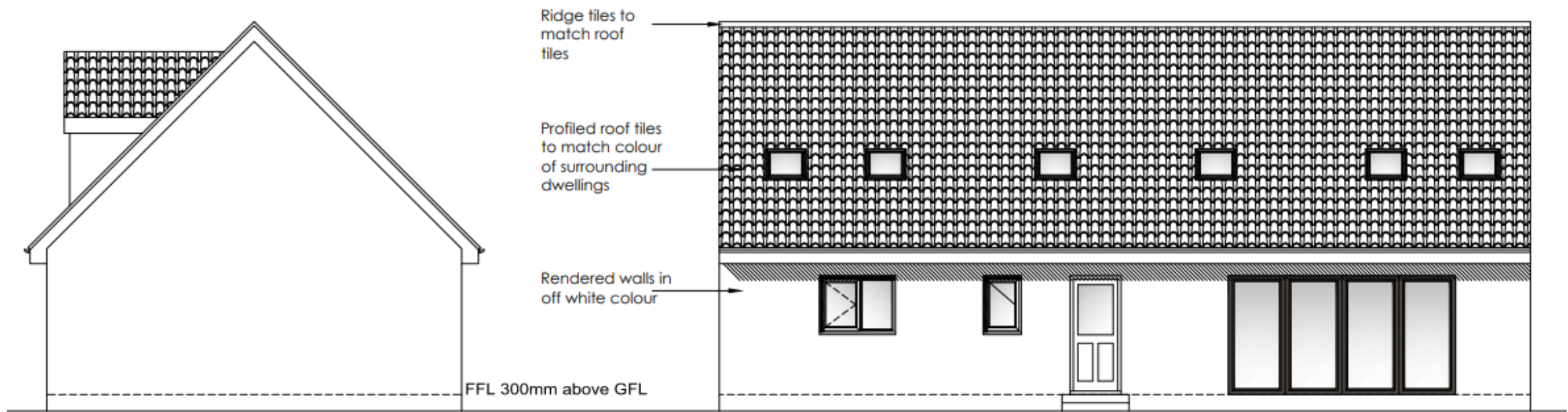
Roof boxed in at 1600mm head height to bedroom

FIRST FLOOR



SOUTH WEST ELEVATION

SOUTH EAST ELEVATION



NORTH EAST ELEVATION

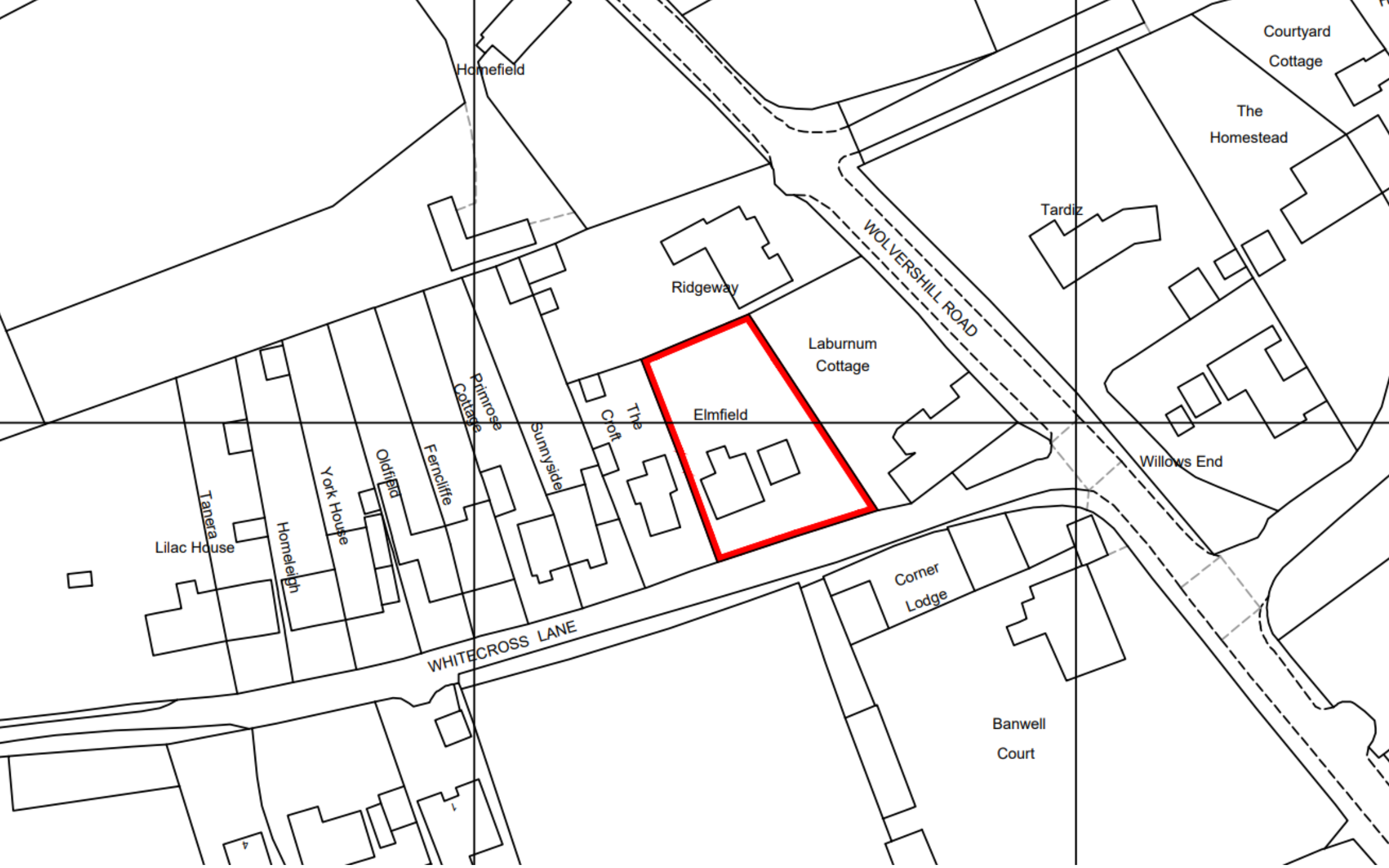
NORTH WEST ELEVATION

21/P/2643/FUL - Catworthy Barn Towerhead Road Banwell BS29 6PQ

Application to remove condition 4 (erection of further structures with curtilage of the dwelling) attached to planning permission 21/P/1500/FUL (retrospective change of land use from agricultural land to domestic curtilage)

21/P/2712/PIP - Elmfield Whitecross Lane Banwell BS29 6DP

Demolition of 1no. two storey detached dwelling house and link attached double garage and erection of 2 no. two storey dwelling houses with integral garaging.
THIS IS NOT A PLANNING APPLICATION



Ridgeway

Outbuildings no
greater than 50% of
the curtilage area

SHILL ROAD

Laburnum
Cottage

Elmfield

Detached
garage

Sunnyside

The
Croft

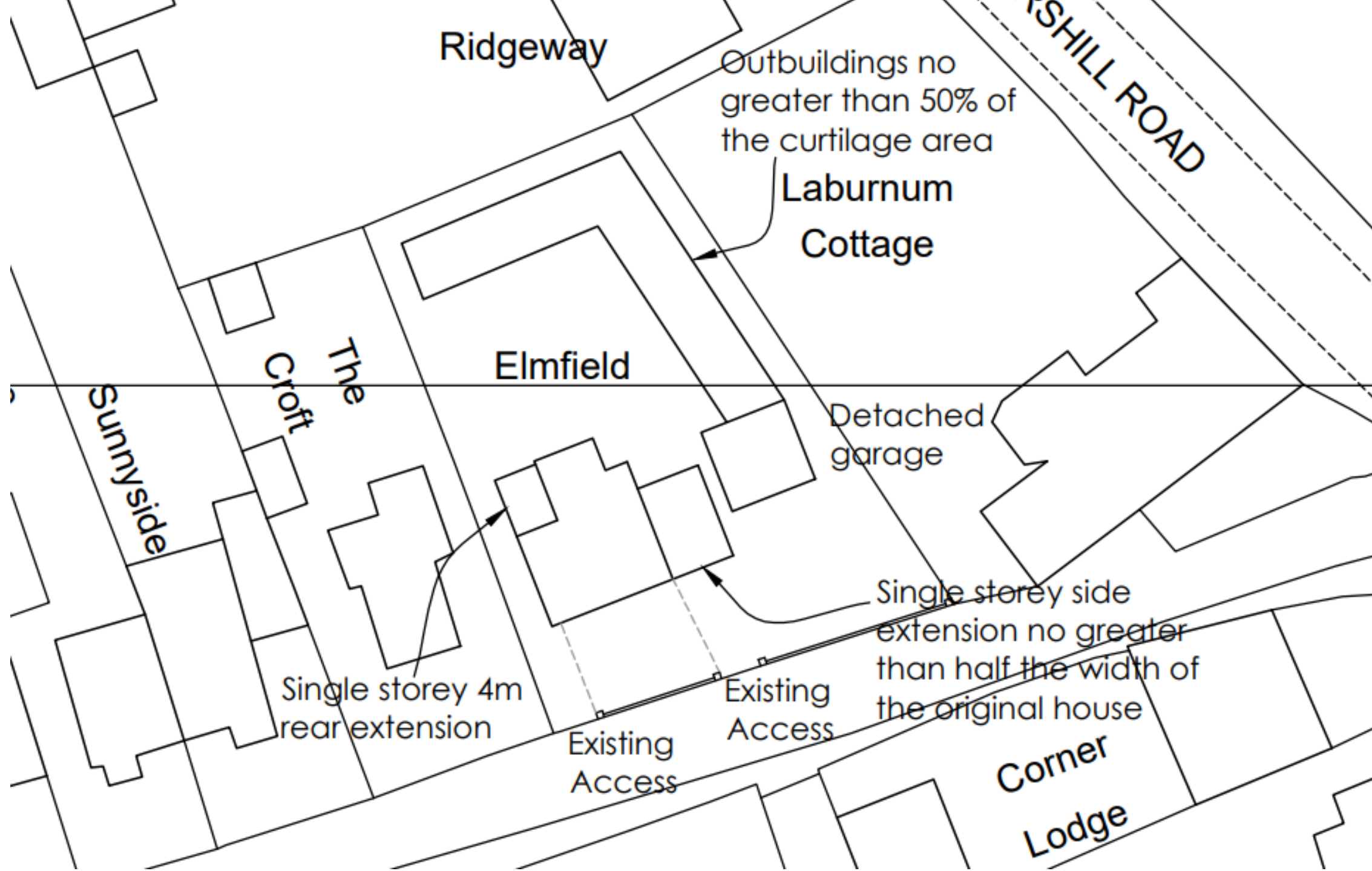
Single storey 4m
rear extension

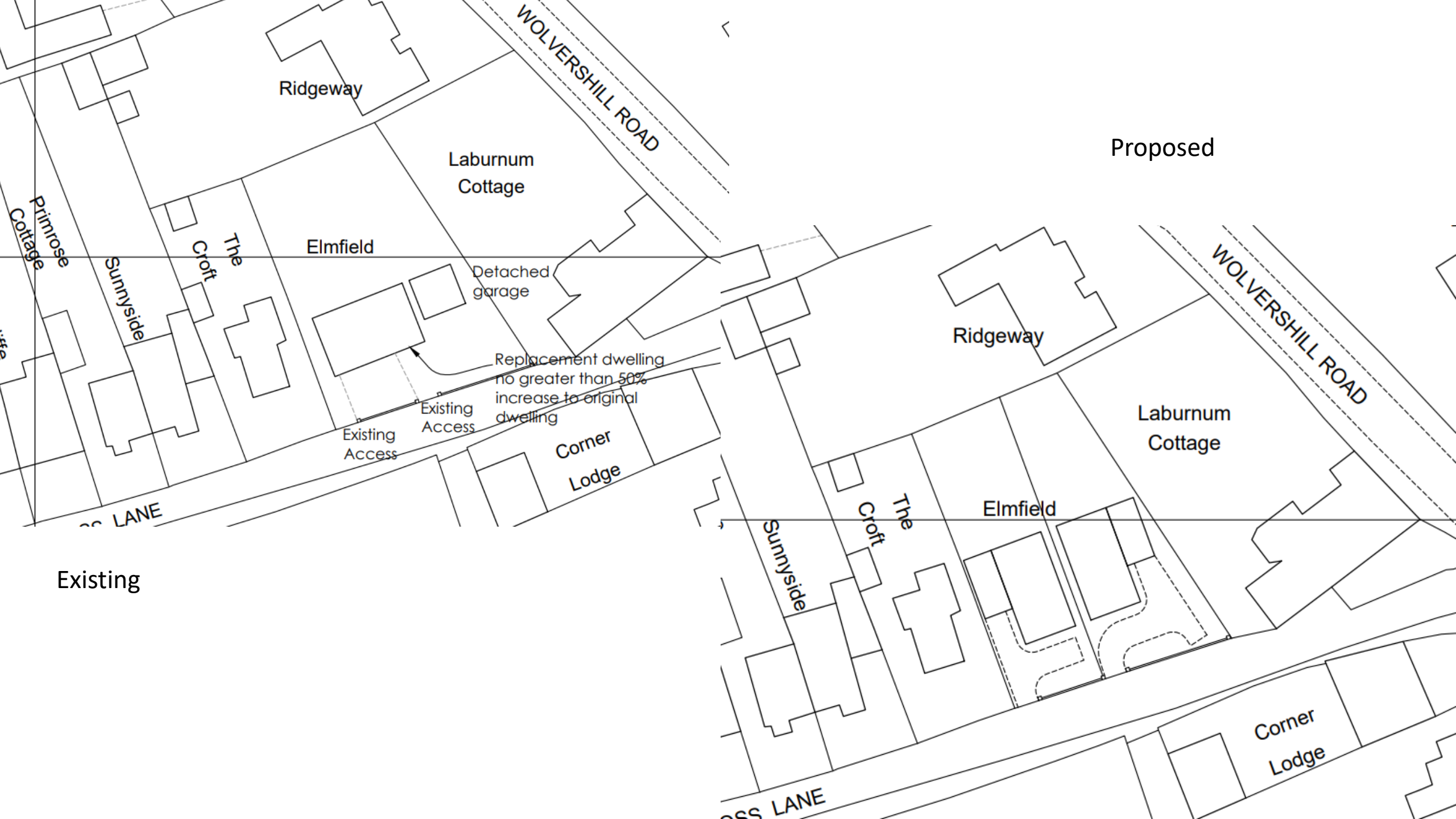
Single storey side
extension no greater
than half the width of
the original house

Existing
Access

Existing
Access

Corner
Lodge





Ridgeway

Laburnum
Cottage

Proposed

Elmfield

Detached
garage

Replacement dwelling
no greater than 50%
increase to original
dwelling

Existing
Access

Existing
Access

Corner
Lodge

Ridgeway

Laburnum
Cottage

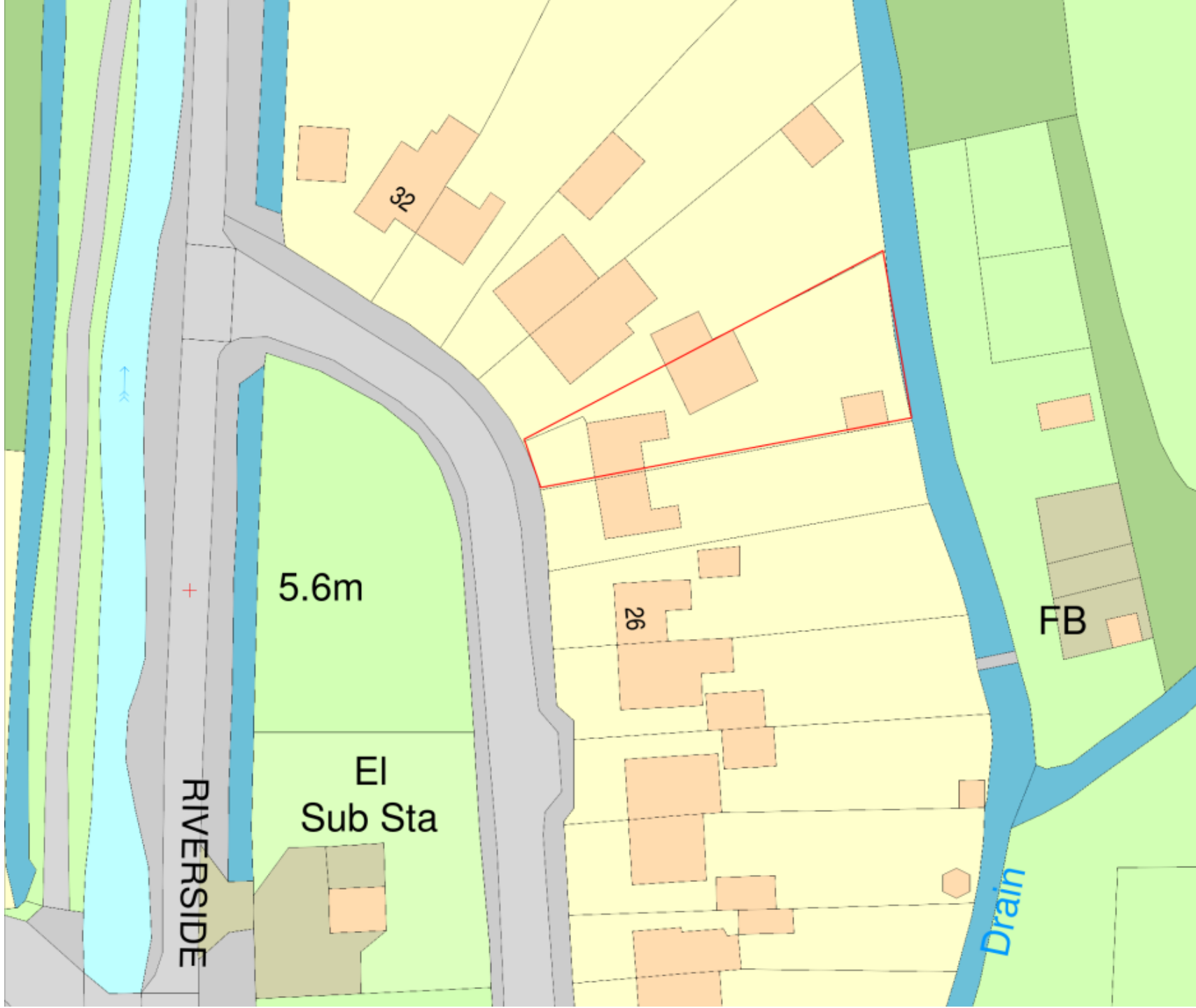
Elmfield

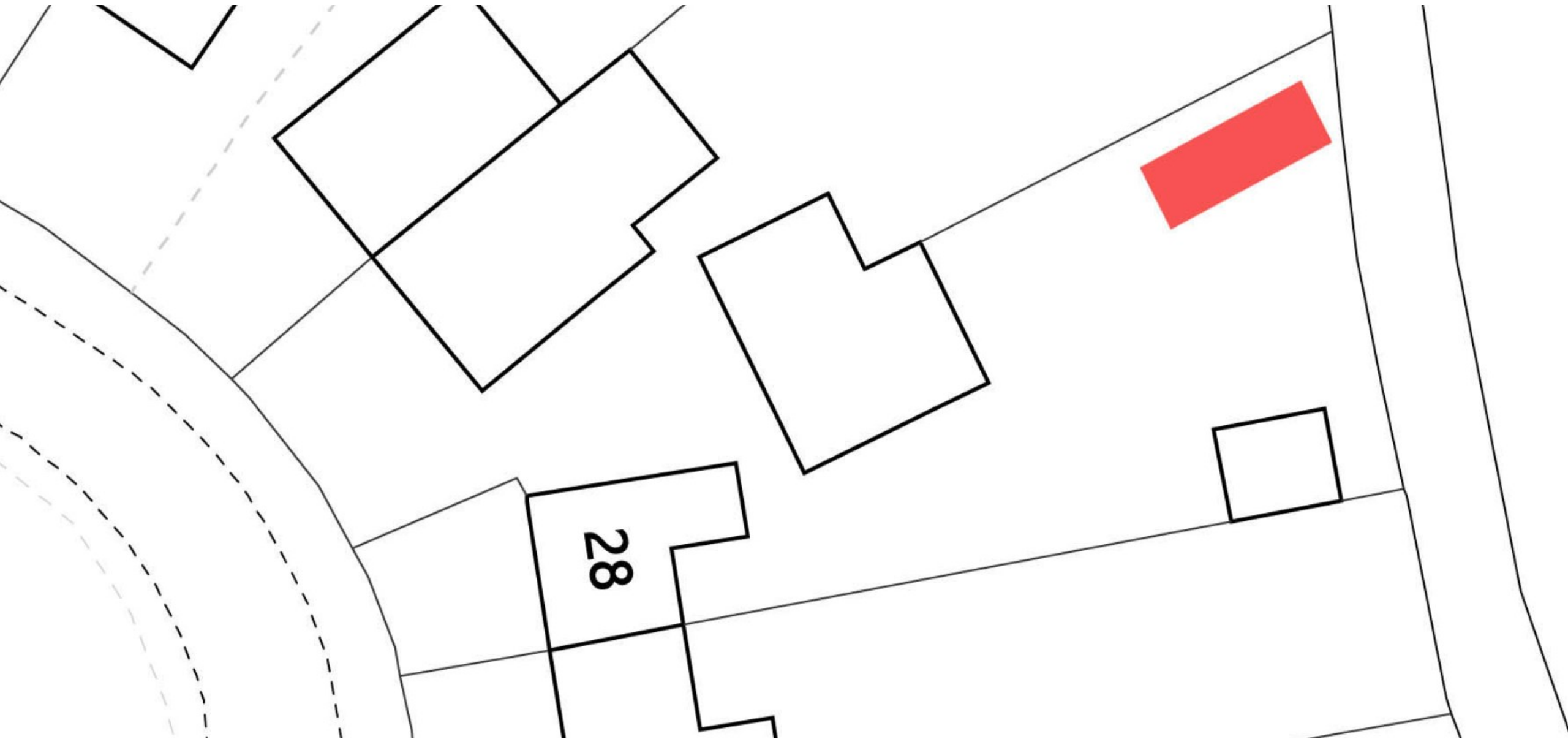
Existing

Corner
Lodge

**21/P/2750/LDE – 28 Riverside, Banwell, North
Somerset BS29 6EE**

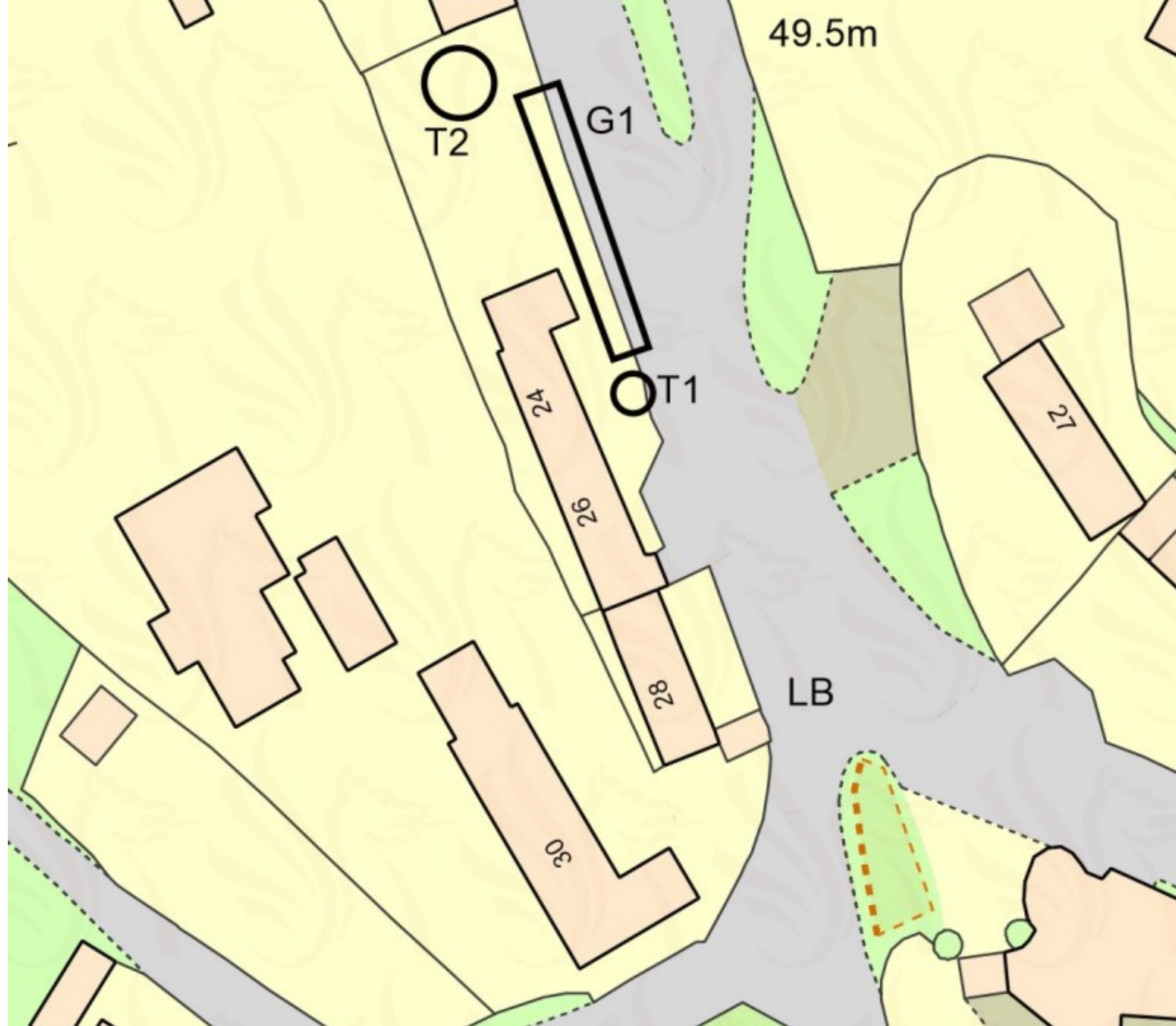
Certificate of lawfulness for a caravan used as ancillary accommodation.





21/P/2859/TRCA – 24 Castle Hill Banwell North Somerset BS29 6NY

T1 - Yew - Crown Reduction by 1m. T2 - Cherry - Prune laterals over lawn by 2m.
G1 - Ash - Fell.

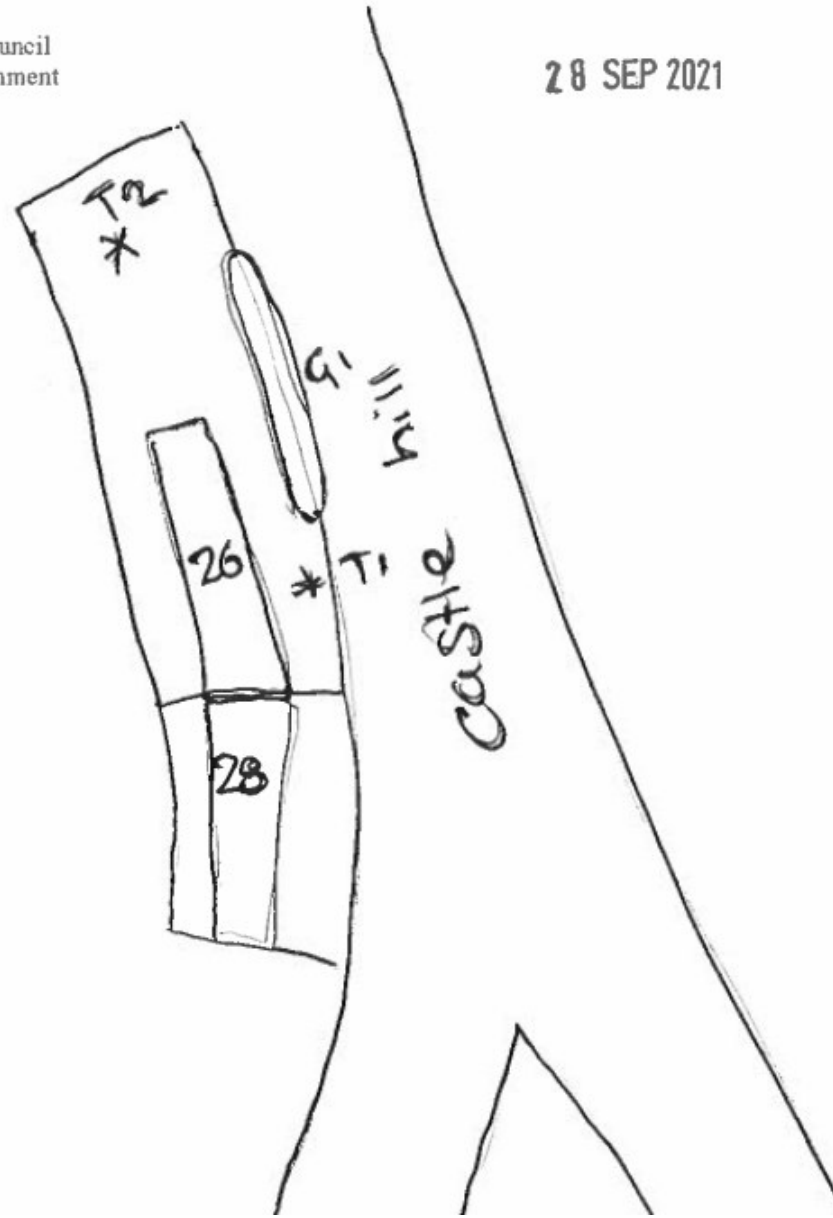


Ward
Tree Surgeons



North Somerset Council
Planning & Environment
Post Point 15
Town Hall
W-s-M
BS231UJ

28 SEP 2021

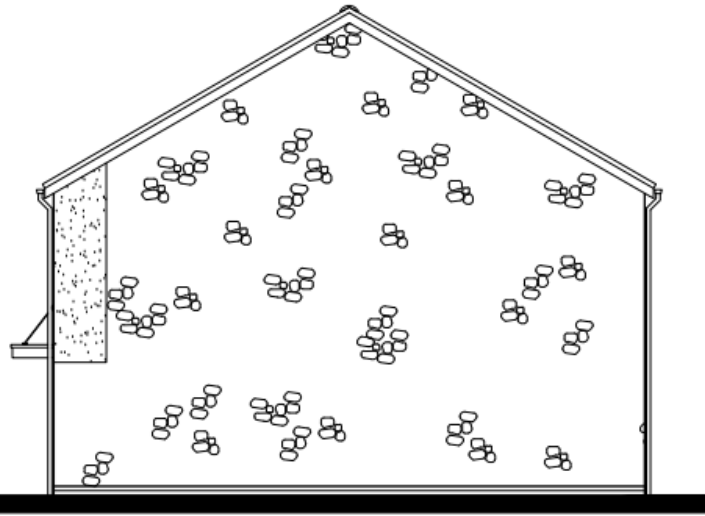


21/P/2880/NMA – Meadfields Parklands Phase 3B, Land South of Churchland Way, Wolverhill Road, Banwell.

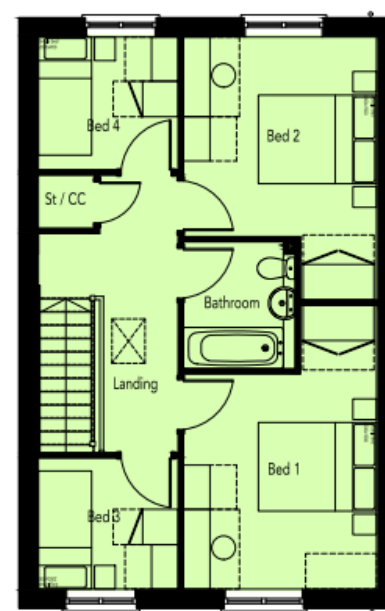
Nonmaterial amendment to application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow Internal amendments to AA44 housetype (Plots 508 and 509) to ensure NDSS and AD.M4(2) compliancy. Window added to first floor side elevation.



FRONT ELEVATION



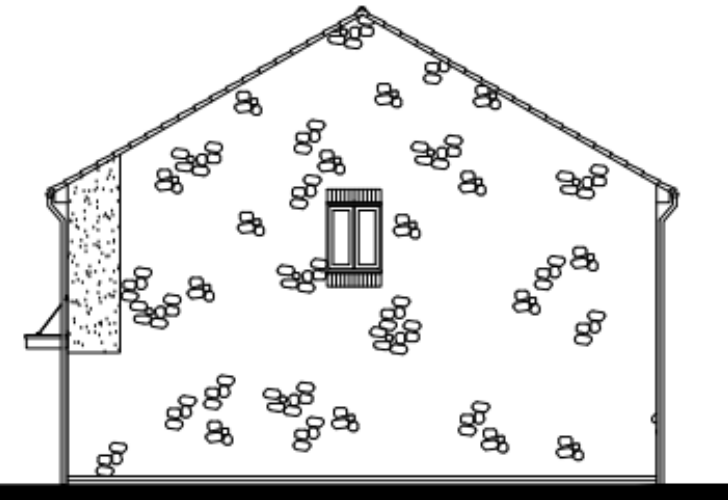
SIDE ELEVATION



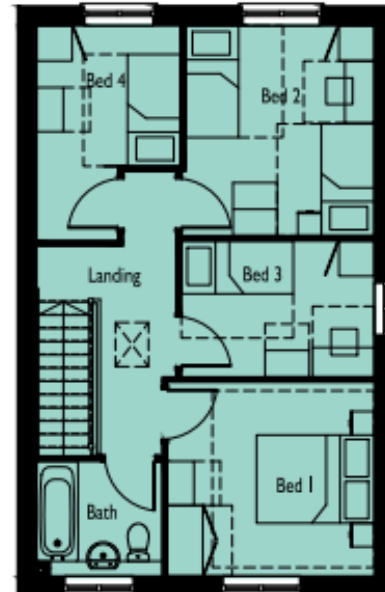
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

21/P/2881/NMA - Land South of Churchland Way Wolverhill Road, Banwell.

Nonmaterial amendment to application 18/P/5209/RM/ 12/P/1266/OT2 (erection of 136no. dwellings pursuant to outline planning) to allow D1207 house type added in lieu of AA42X house type.

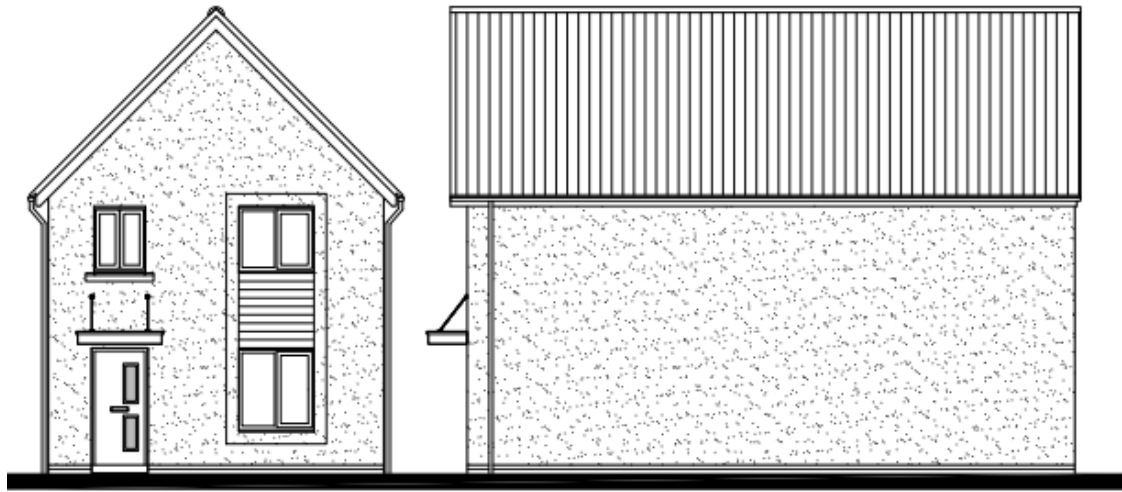


Central Boulevard (South)

Grumblepill Slopes

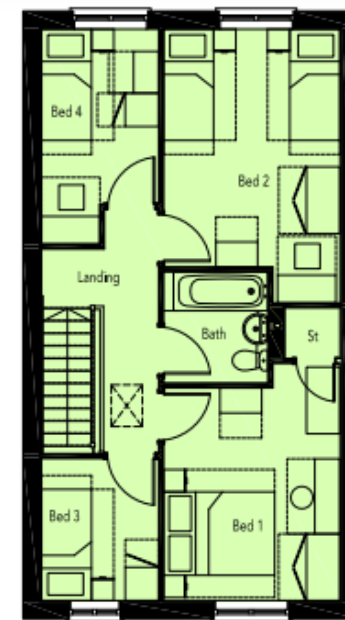
Grumblepill Lowlands

~~AREA SUBJECT
TO FUTURE
APPLICATION~~

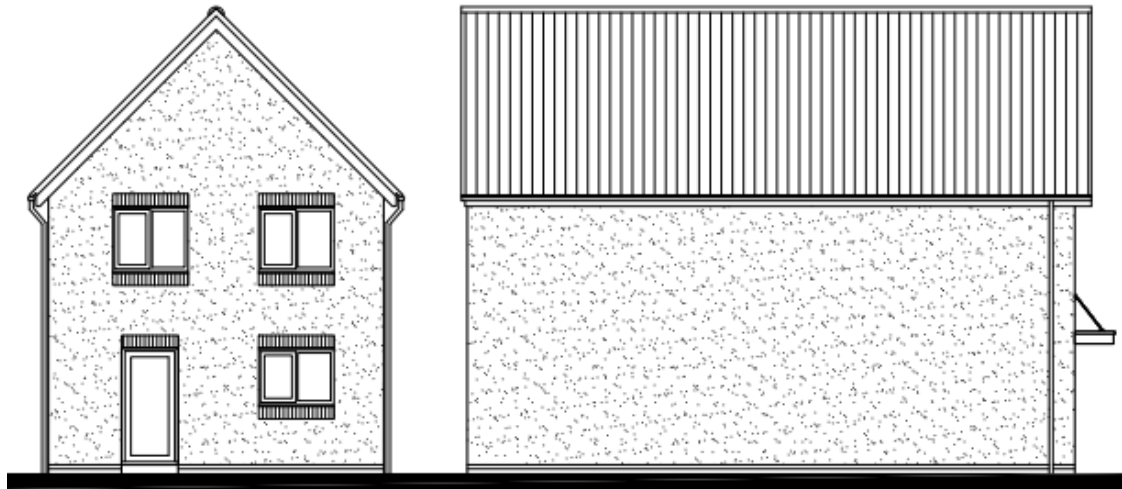


FRONT ELEVATION

SIDE ELEVATION

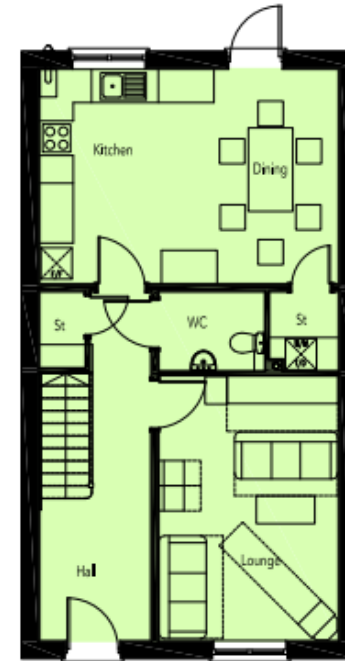


FIRST FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION



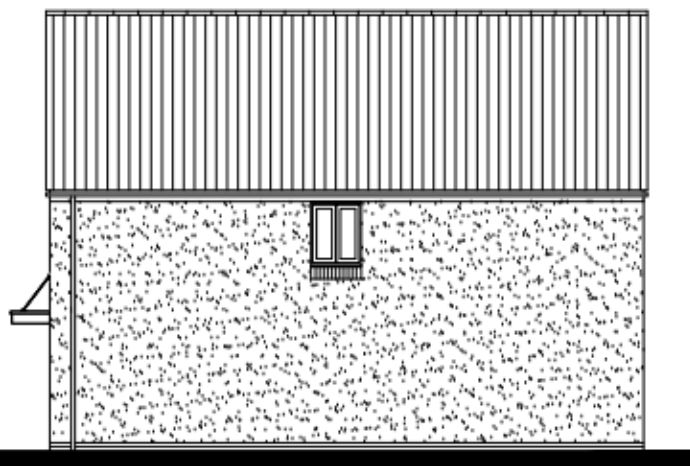
GROUND FLOOR PLAN

MODERN HOUSE
 2 STOREY
 AFFORDABLE
 37 SQFT / 1112.1 SQM
 86 SQFT / 110.2 SQM NET

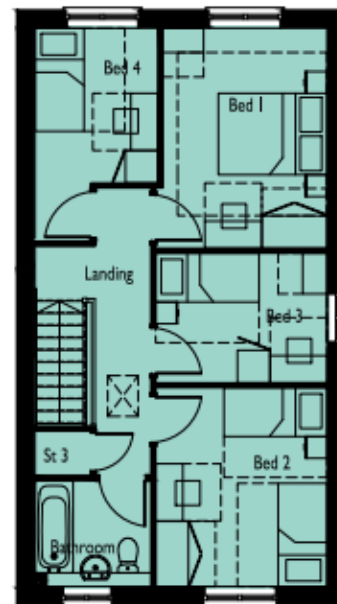




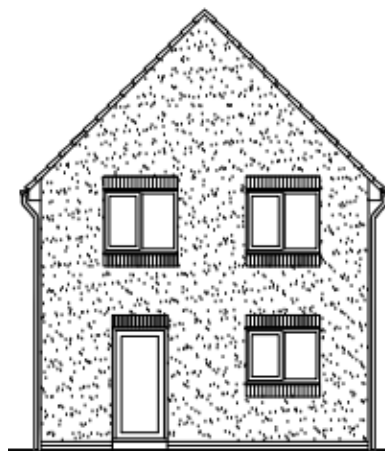
FRONT ELEVATION



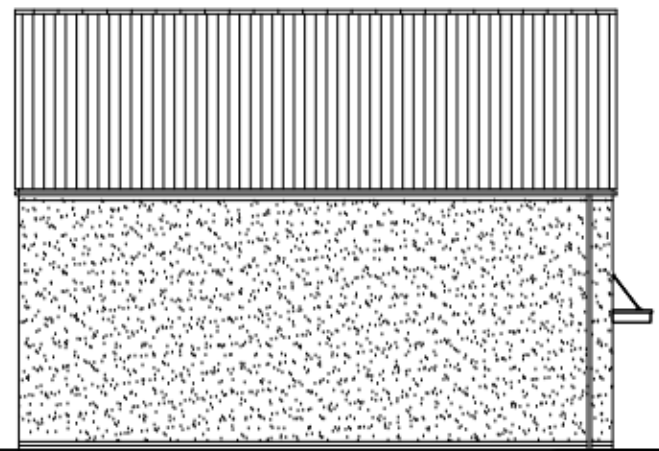
SIDE ELEVATION



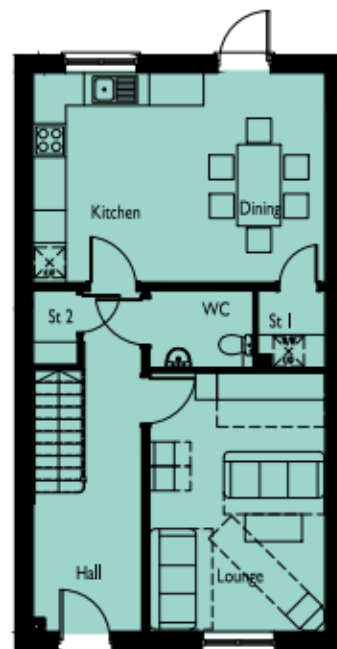
FIRST FLOOR PLAN



REAR ELEVATION

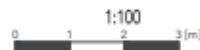


SIDE ELEVATION



GROUND FLOOR PLAN

1 BED HOUSE
1 STOREY
AFFORDABLE
207 SQFT / 1112.1 SQM
1186 SQFT / 110.2 SQM NET)



Grumbleap

21/P/0587/LDE Western Fields Whitley Road Banwell BS29 6NA

Certificate of Lawful Development for the change of use of a building from agricultural to Class B8 (Storage). **APPROVED (lawful)**

21/P/1749/FUH 42, 44, 52 And 54 West Street Banwell Somerset BS29 6DB

Re-roofing of existing plain tiles roofs with single interlocking pantiles. **APPROVED**

21/P/2064/FUL The Moor Dairy Moor Road Banwell BS29 6ET

Proposed change of use of an agricultural welfare building to Class E(g)(i) (Office). **REFUSED**

21/P/2576/AGA Land Between Puxton Park, Cowslip Lane And The Laurels, West Rolstone Road Banwell.

Application to determine if prior approval is required for a proposed formation of track for agricultural use. **Prior approval refused.**

21/P/2600/AOC Court Farm Moor Road Banwell North Somerset BS29 6ET

Discharge of condition No. 4 (Flood Warning Evacuation Plan) on application 21/P/1085/FUL
APPROVED

21/P/2753/HHPA The Ranch Wolverhill Road Banwell North Somerset BS29 6DR

Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3.84 metres; 2) have a maximum height of 3.34 metres and 3) have eaves that are 2.99 metres high. **WITHDRAWN**