



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD REMOTELY AT 7pm ON MONDAY 7th DECEMBER 2020

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

Cllr Manley convened the meeting by welcoming everyone.

Before the meeting was reconvened Members of the public were invited to speak.

- The Planning agent for 20/P/2257/OUT Land at Former Western Trade Centre Knightcott Road Banwell spoke in favour of the application

The meeting was convened

78/20 To receive apologies for absence (agenda item 1)

No apologies were received

79/20 To receive declarations of interest (agenda Item 2)

Cllr Philcox declared an interest in 20/P/20/P/2341/FUL due to relationship with applicants. Cllr Blatchford and Cllr Davies declared an interest in application 20/P/2569/FUH due to the proximity of their properties to the application.

80/20 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2nd November 2020 (agenda item 3).

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd November 2020 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 Cllr Manley as a correct record.

81/20 To agree a response to North Somerset's Local Plan "Choices for the Future" consultation (agenda item 4).

Resolved – To use Cllr Manley's response which he had collated from Councillors submitted opinions.

The resolution was correctly proposed and seconded (6 for, 1 against).

Cllr Davies joined the meeting

82/20 To note and comment upon planning applications (agenda item 5)

- (i) **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.

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

- Outside settlement boundary
- It is ribbon development which will have a detrimental effect on the Mendips Area of Outstanding Natural Beauty in terms of additional vehicular movements & light pollution

The resolution was correctly proposed and seconded (Unanimous)

(ii) **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).

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

- That the fence and storage units are intrusive and out of keeping in the Locking and Banwell Moors area effecting the openness of the area.
- that hardstanding is not appropriate in a flood zone 3 area.
- Concern about the volume of equestrian in this area which if not managed properly can lead to leaching of nutrients into the rhyne and a detrimental effect on the ecosystem of the moors.

The resolution was correctly proposed and seconded (unanimous).

(iii) **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

Resolved - Not object if all of the requirements of North Somerset's guidance on horse related development in the Area of Outstanding Natural Beauty are met.

The resolution was correctly proposed and seconded (3 in favour, 2 against, 3 abstentions).

(iv) **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

Resolved – To object to this application due to the detrimental impact on the Area of Outstanding Natural Beauty (AONB) in the following ways.

- Concern of impact of the lighting for the caravan pitches and shower block
- The loss of a green field site.
- Increase in volume of traffic and larger vehicles along an inappropriate road network
- The access is too restricted for Caravans turning into and out of the property.
- Lack of associated car parking onsite
- Unsustainable due to safety of pedestrians accessing the site
- Not enough detail in the application to show the impact on the AONB
- This application is not linked to a specific construction project

The resolution was correctly proposed and seconded (unanimous).

(v) **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.

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

- Outside of Settlement boundary
- Concerns of impact on the flood plain

The resolution was correctly proposed and seconded (unanimous).

(vi) **20/P/2565/FUH Towerhead Barn Towerhead Road Banwell BS29 6PQ**

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

This application was noted

(vii) **20/P/2569/FUH 20 Church Street Banwell BS29 6EA**

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

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

- Overbearing impact on neighbouring properties
- Detrimental alteration of the street scene next to a grade II listed building and in a conservation area
- Proposed bedroom 3 does not appear to have a window
- Change to access would increase traffic movement from property on a dangerous corner.
- Increase in size of property meaning potential increase in associated vehicles.
- Seems to break the 45-degree rule

The resolution was correctly proposed and seconded (unanimous with two abstentions due to proximity of their properties to the application).

(viii) **20/P/2601/FUH 22 Knightcott Park Banwell BS29 6HB**

Proposed dormer extension to the front elevation

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

- The dormer window will become the dominant feature of the property
- No other property in the area has this making it out of keeping in relation to the characteristics of the street scene
- It will set a precedent for other properties to do the same.

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

(ix) **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).

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

- Outside of Settlement boundary
- Intrusive and out of keeping in the Locking and Banwell Moors area effecting the openness of the area
- Loss of greenfield site
- It is within flood level 3 so therefore unsuitable for a traveller / gypsy site.

The resolution was correctly proposed and seconded (unanimous).

(x) **20/P/2695/MMA Land South Of Churchland Way Wolverhill 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.

This application was noted

(xi) **20/P/2715/TRCA Abbey Cloisters East Street Banwell BS29 6BW**

Holm Oak - Fell | Abbey Cloisters East Street Banwell BS29 6BW

This application was noted

(xii) **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)

Resolved – Whilst in the past the Parish Council have supported diversification of local farms however in this case due to the Impact on the Area of Outstanding Natural Beauty to object to this application for the following reasons.

- Increase in volume of traffic and larger vehicles along an inappropriate road network including large vehicles using a road with a weight limit (Castle Hill)
- The access is too restricted for Caravans turning into and out of the property.
- Noise for neighbours
- Not enough detail in the application to show the possible impact of the AONB

The resolution was correctly proposed and seconded (unanimous).

(xiii) **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
This application was supported

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous).

(xiv) **20/P/2925/TRCA 6 High Street Banwell BS29 6AA**

T1 – Monkey Puzzle – Fell

This application was noted

(xv) **20/P/2927/TRCA 16 East Street Banwell BS29 6BN**

T1 - Magnolia – Crown reduce by 1m

This application was noted

(xvi) **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

This application was noted

83/20 To note planning decisions – (agenda item 6)

(i) **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**

(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. **APPROVED (Lawful)**

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

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

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

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

84/20 Date of the next meeting (agenda item 7)

21st December, 7:30pm Parish Council Meeting remotely <https://us02web.zoom.us/j/308292669>

4th January 2021, 7pm Planning Meeting remotely <https://us04web.zoom.us/j/279564797>

The Chairman closed the meeting at 20:20

.....Chairman

.....Date

Planning Committee

January 4th 2021

20/P/2896/APPCON Bristol Airport, North Side Road, Felton, Wrington, BS48 3DP

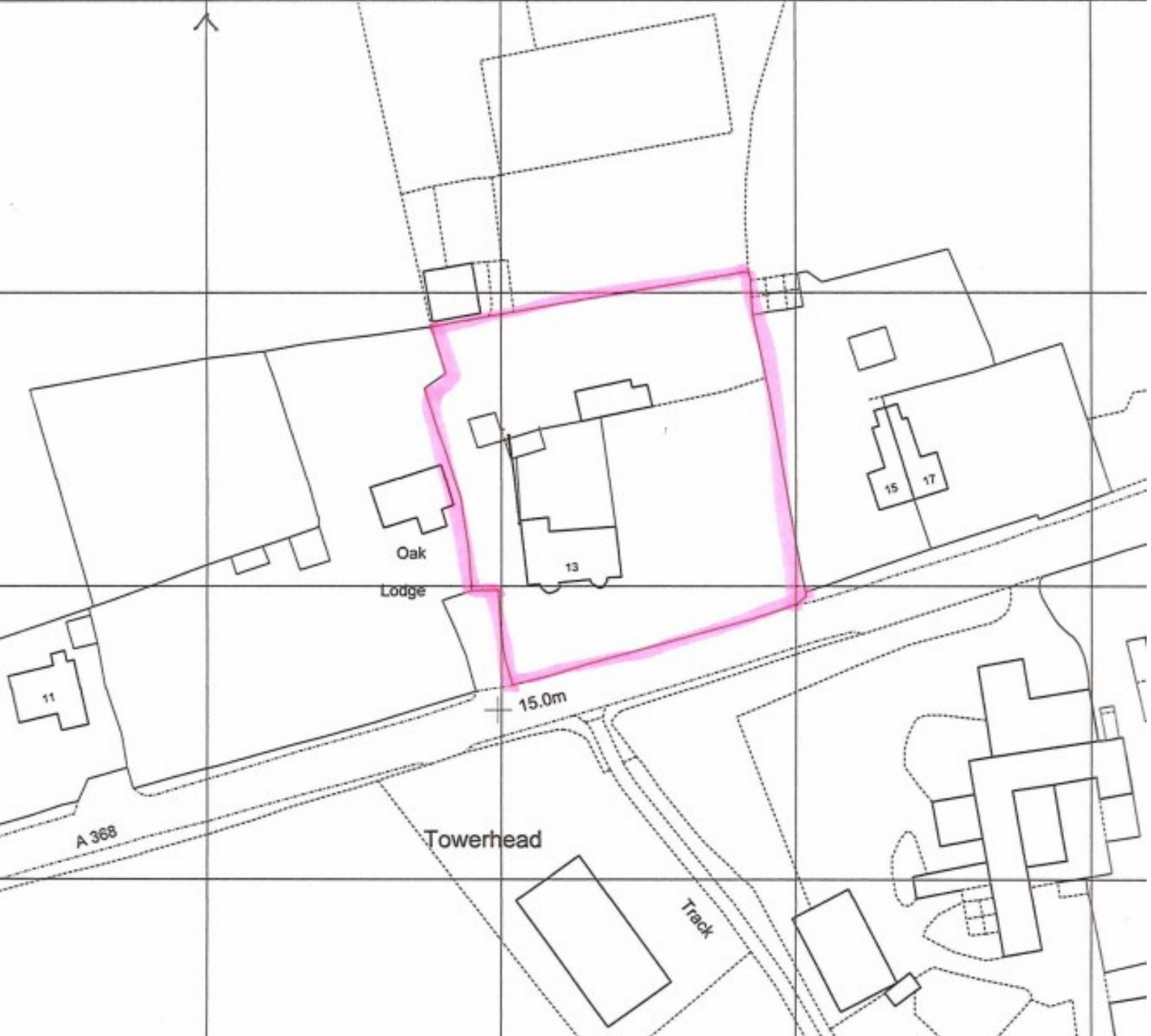
Submission of addendum to Environmental Statement and associated documents by Bristol Airport Limited in relation to its appeal against the decision of North Somerset Council on 13.3.2020 to refuse planning application 18/P/5118/OUT for outline planning permission for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12 month calendar period and operating within a rolling annualised cap of 4,000 night flights between the hours of 11.30pm and 6am with no seasonal restrictions.

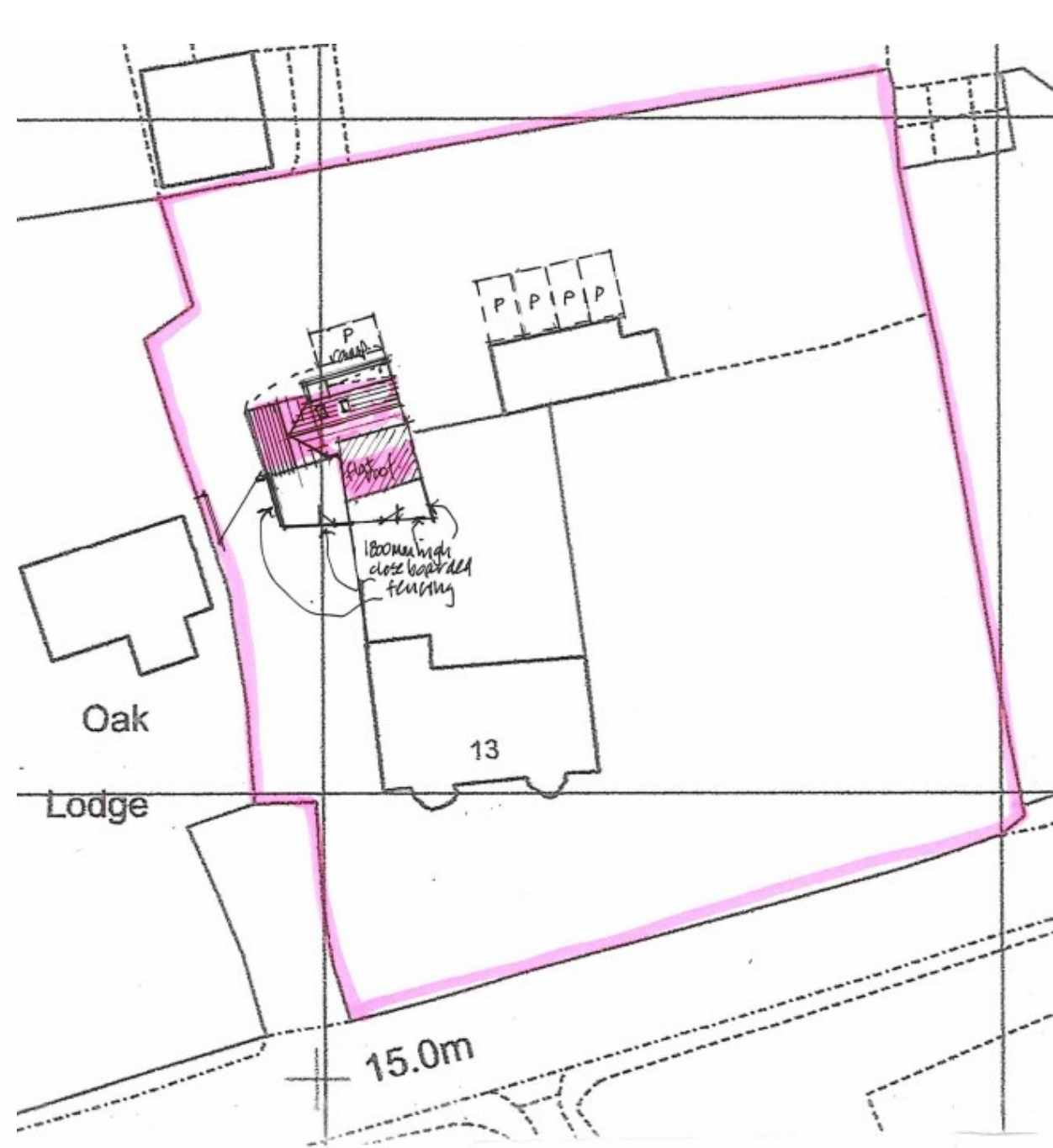
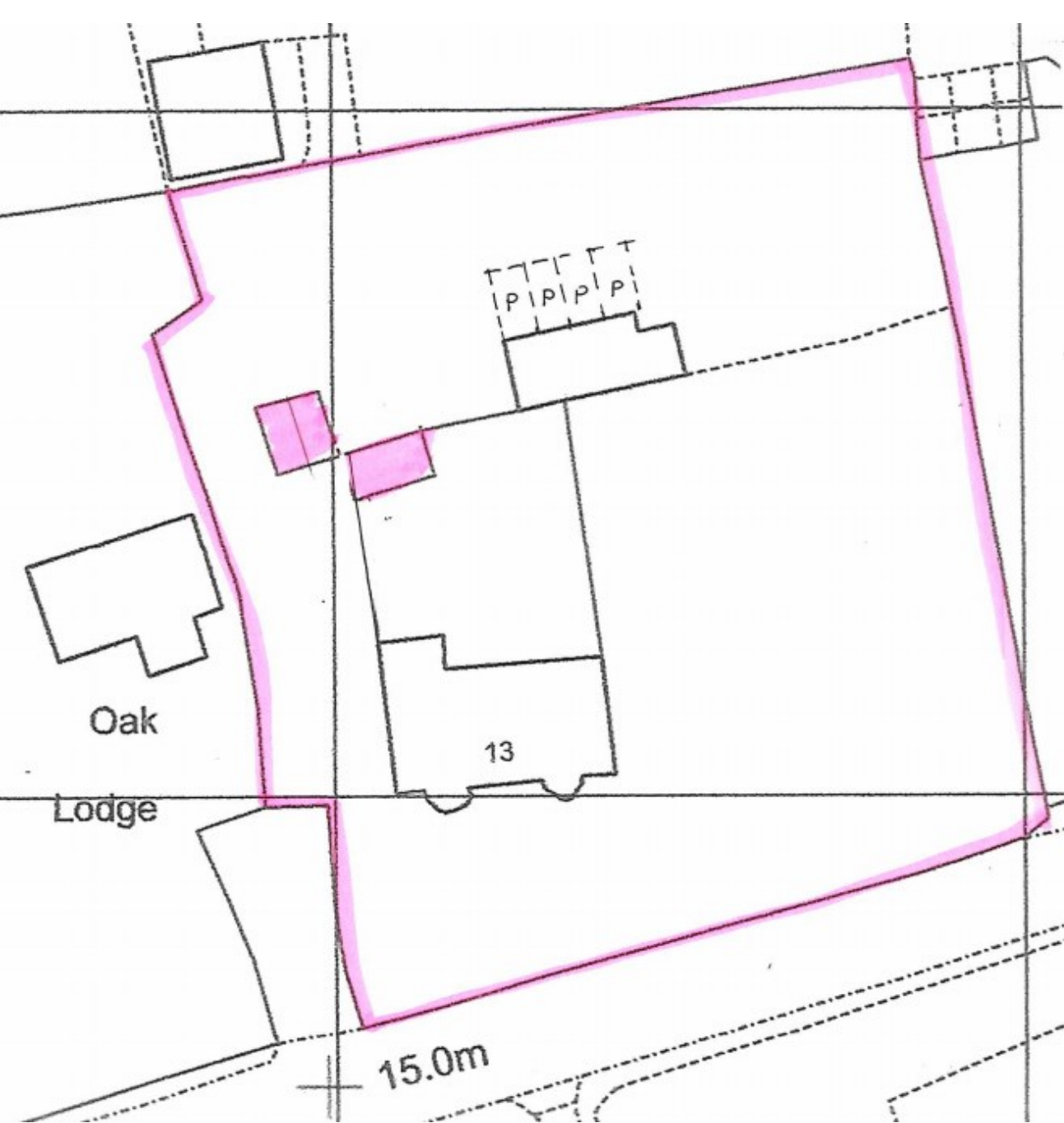
Documents can be found here

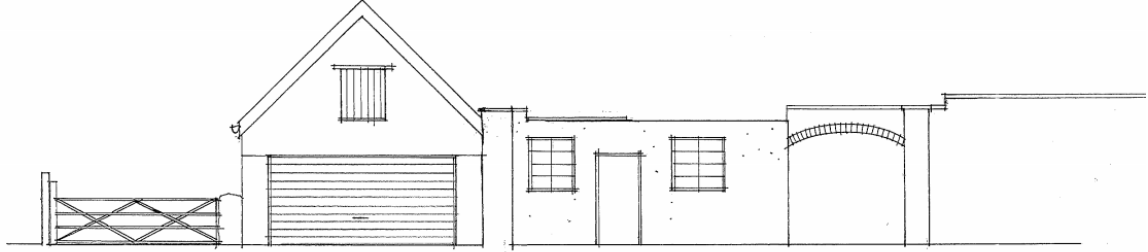
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20/P/2875/FUH 13 Towerhead Road Banwell BS29 6PQ

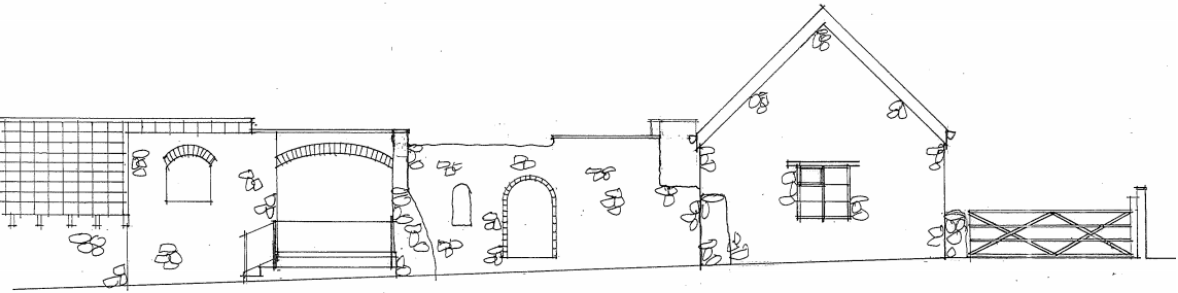
Conversion/extension of existing garage/outbuilding to North West of main house.







EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

EXISTING EXTERNAL FINISHES

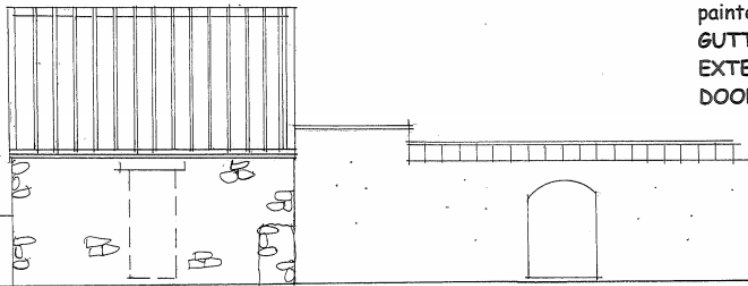


PROPOSED SOUTH ELEVATION

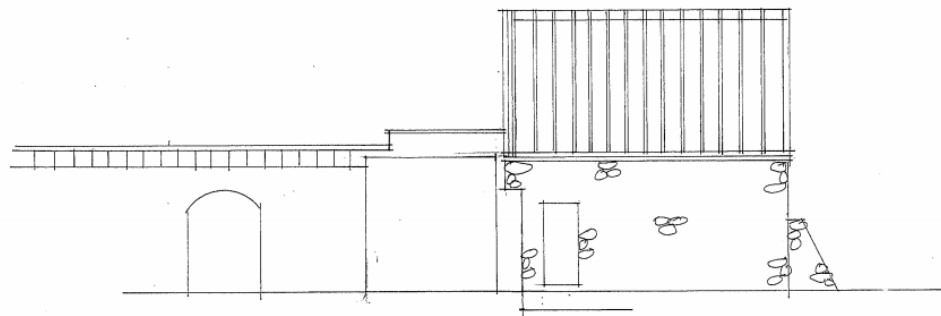


PROPOSED NORTH ELEVATION

ROOF: Red profiled clay tiles
FASCIA/SOFFITS: Exterior grade timber painted to match house
GUTTERS/DOWNPINES: Grey upvc
EXTERNAL WALLS: White render/Natural Stone
DOORS/WINDOWS: Timber double glazed units

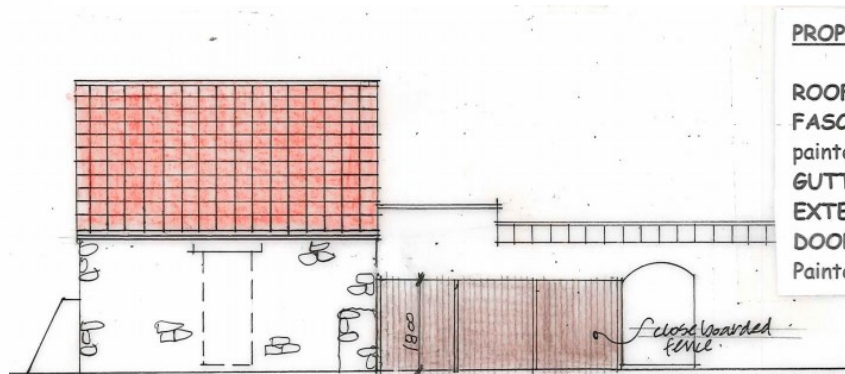


EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

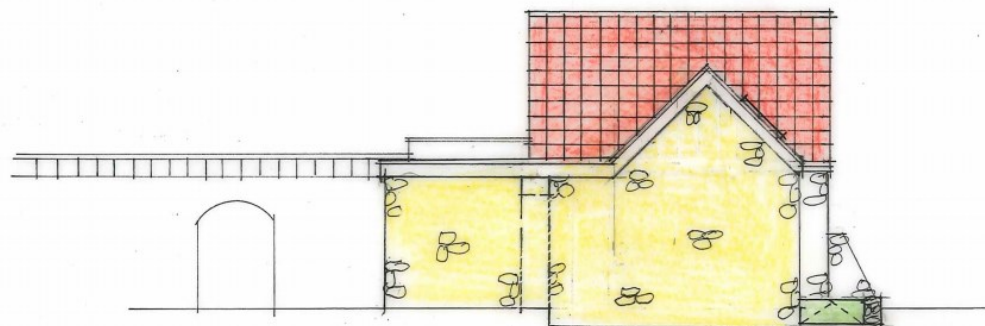
CONVERSION/EXTENSION OF
 GARAGE/OUTBUILDING
 'TOWERHEAD', 13 TOWERHEAD ROAD, BANWELL
 EXISTING ELEVATIONS



PROPOSED WEST ELEVATION

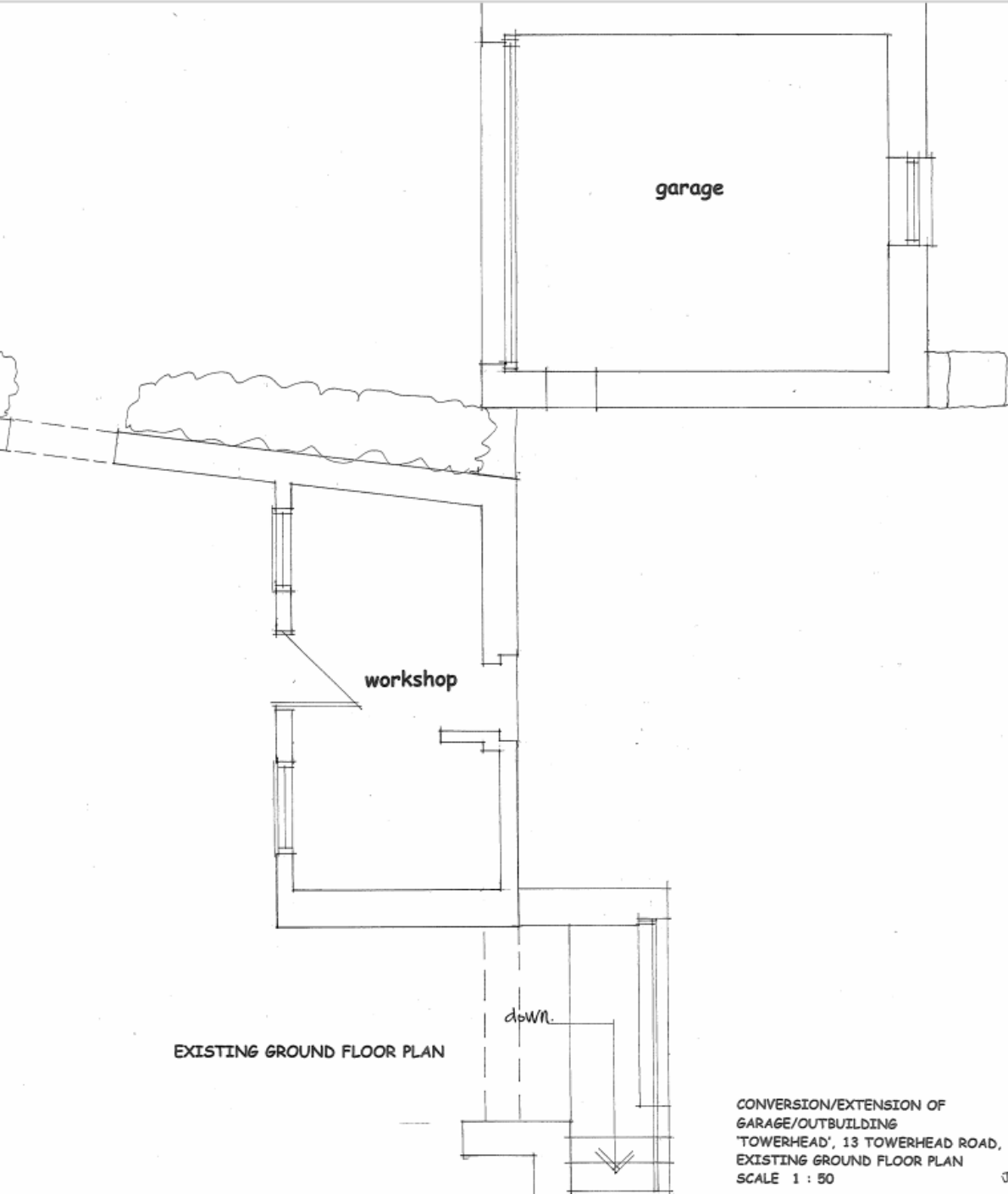
PROPOSED EXTERNAL FINISHES

ROOF: Concrete tiles to match existing
FASCIA/SOFFITS: Exterior grade timber painted to match
GUTTERS/DOWNPINES: Grey upvc
EXTERNAL WALLS: Render/Natural stone
DOORS/WINDOWS: Timber double glazed units
 Painted to match house



PROPOSED EAST ELEVATION

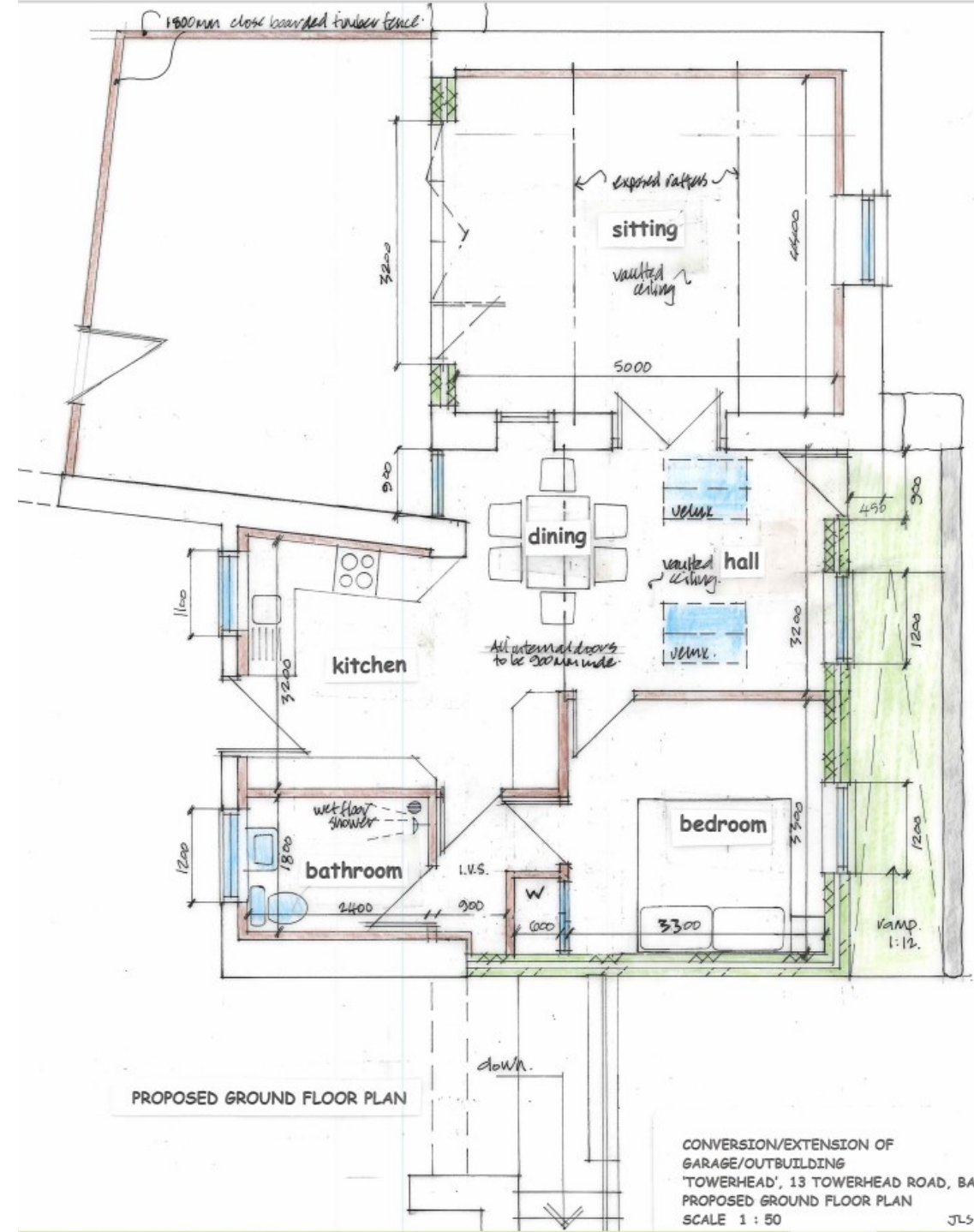
CONVERSION/EXTENSION OF
 GARAGE/OUTBUILDING
 'TOWERHEAD', 13 TOWERHEAD ROAD, BANWELL
 PROPOSED ELEVATIONS



EXISTING GROUND FLOOR PLAN

CONVERSION/EXTENSION OF
GARAGE/OUTBUILDING
'TOWERHEAD', 13 TOWERHEAD ROAD, BANWELL
EXISTING GROUND FLOOR PLAN
SCALE 1 : 50

JLS-4



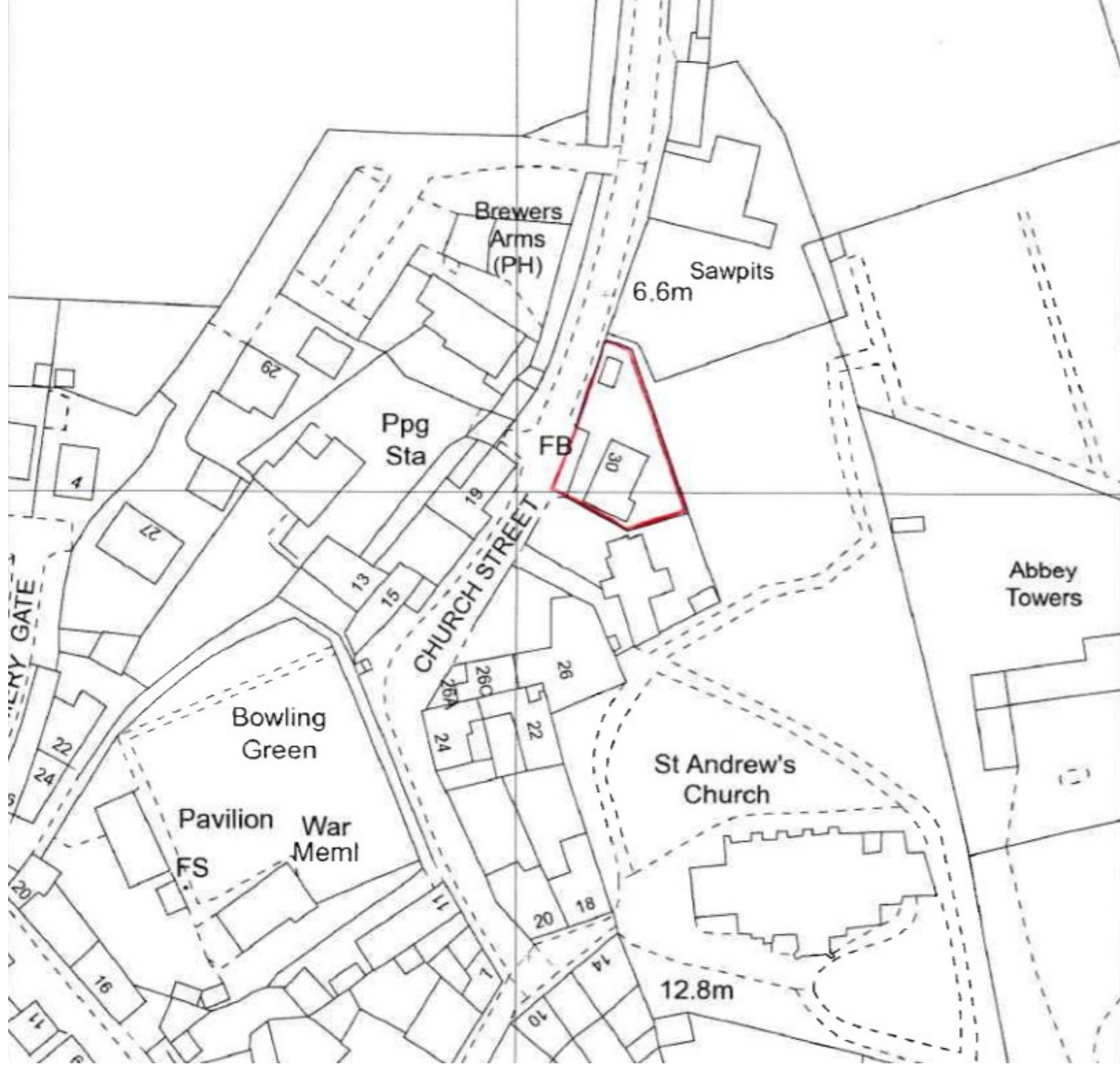
PROPOSED GROUND FLOOR PLAN

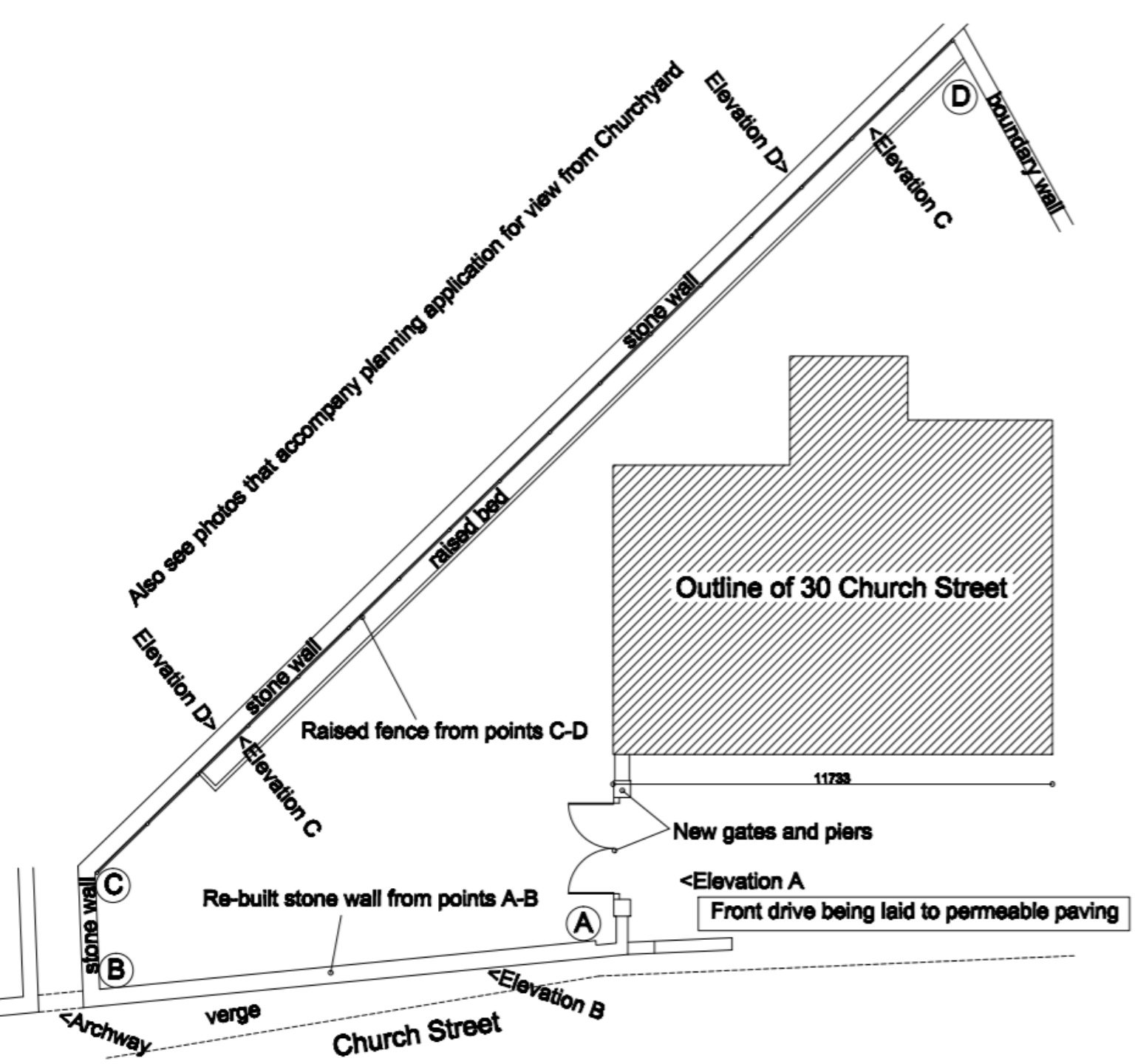
CONVERSION/EXTENSION OF
GARAGE/OUTBUILDING
'TOWERHEAD', 13 TOWERHEAD ROAD, BANWELL
PROPOSED GROUND FLOOR PLAN
SCALE 1 : 50

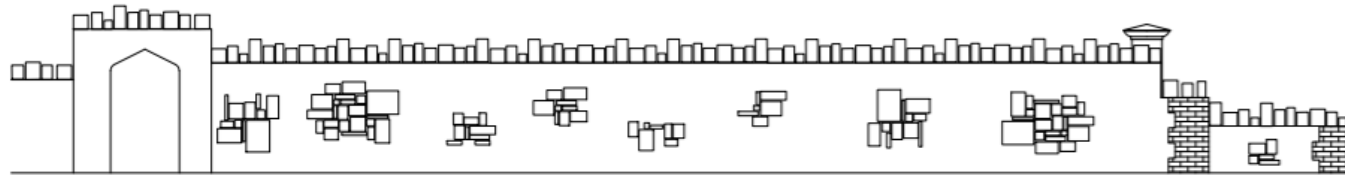
JLS-6

20/P/3015/FUH 30 Church Street Banwell BS29 6AE

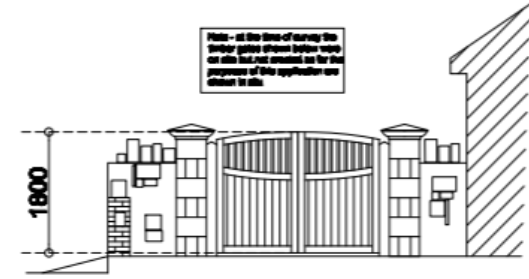
Retrospective application for the re-building and raising of the front boundary stone wall, the erection of piers and gates and the erection of fencing to the rear.



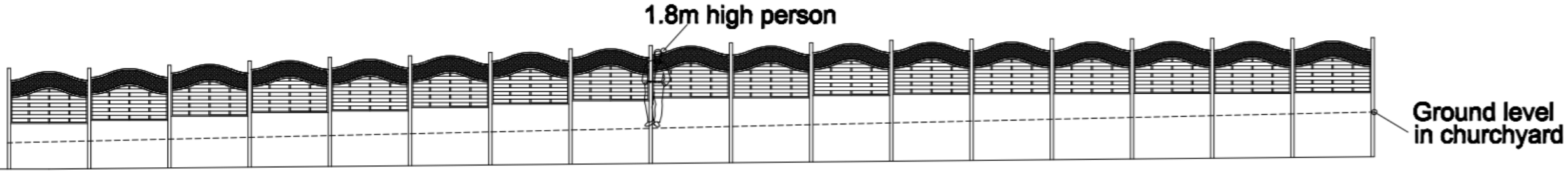




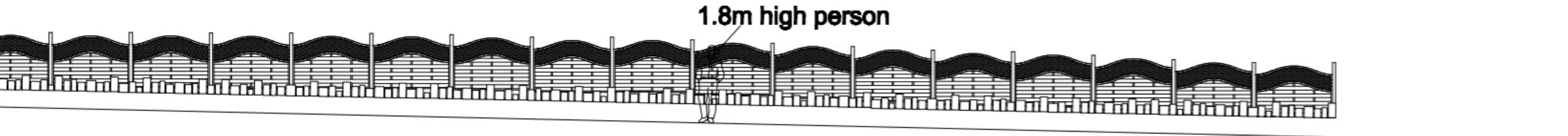
Elevation B - from Church Street



Elevation A



Elevation C (from inside 30 Church Street towards Churchyard)



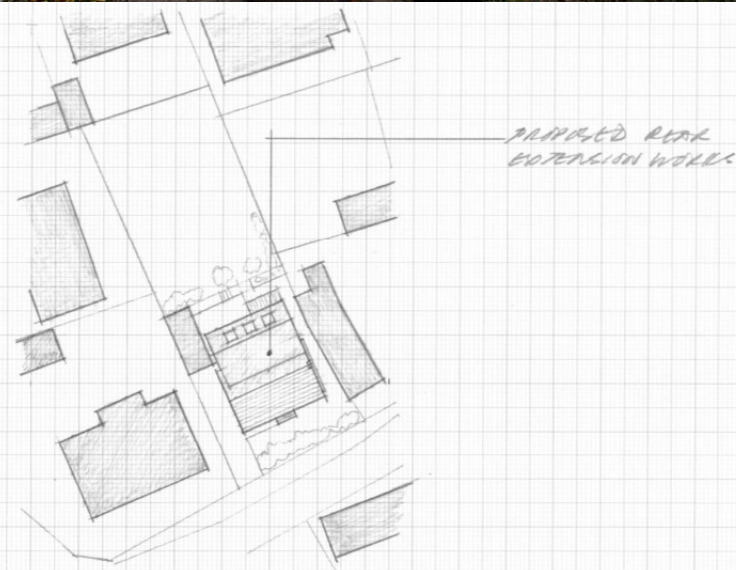
Elevation D - from Churchyard

20/P/3070/FUH 30 High Street Banwell BS29 6AE

Proposed erection of a ground floor and first floor rear extension, rear raised patio at ground floor level and associated external alterations.



GENERALLY 1.8m HIGH FENCE
BOUNDARIES



FLAT GREEN
REAR SINGLE GARAGE
DRIVEWAY

HIGH ST ROAD
LAY-BY PARKING AREA
No. 32

SIDE ELEVATIONS - VIEW FROM NORTHWEST

EXISTING

PROPOSED

CONCRETE DOUBLE PARTIAL
ROOFED INWARDS LEAD
TO FIRST FLOOR EXTENSION
GREEN FEAT LEAD TO
EXISTING SINGLE GARAGE

MATCHING EXTERNAL
MATERIALS (TILES, RENDER
& LIGHT OAK PINE WINDING)

USE TREES/BUSHES NOT
TERRACE FOR SECURITY

WHITE PVA CONCRETE
WIND OAK PINE WINDOWS

GARY REINFORCED STEELWORK

SUGGESTED CLEAR TOUGHENED GLASS FULL
FILL ABOVE GARAGE

EXISTING

PROPOSED

WHITE ROUGHCAST RENDER
FLAT ROOF GARAGE

STAIRS - 372mm GO - 150mm
RISE

SUGGESTED POSITION OF
DOOR ACCESS TO CELLAR

SIDE ELEVATIONS - VIEW FROM NORTH EAST

SIDE ELEVATIONS - VIEW FROM SOUTH WEST

PROPOSED

EXISTING

HI-LEVEL ABOVE WINDS HEIGHT
SIDE ELEVATION WINDOWS

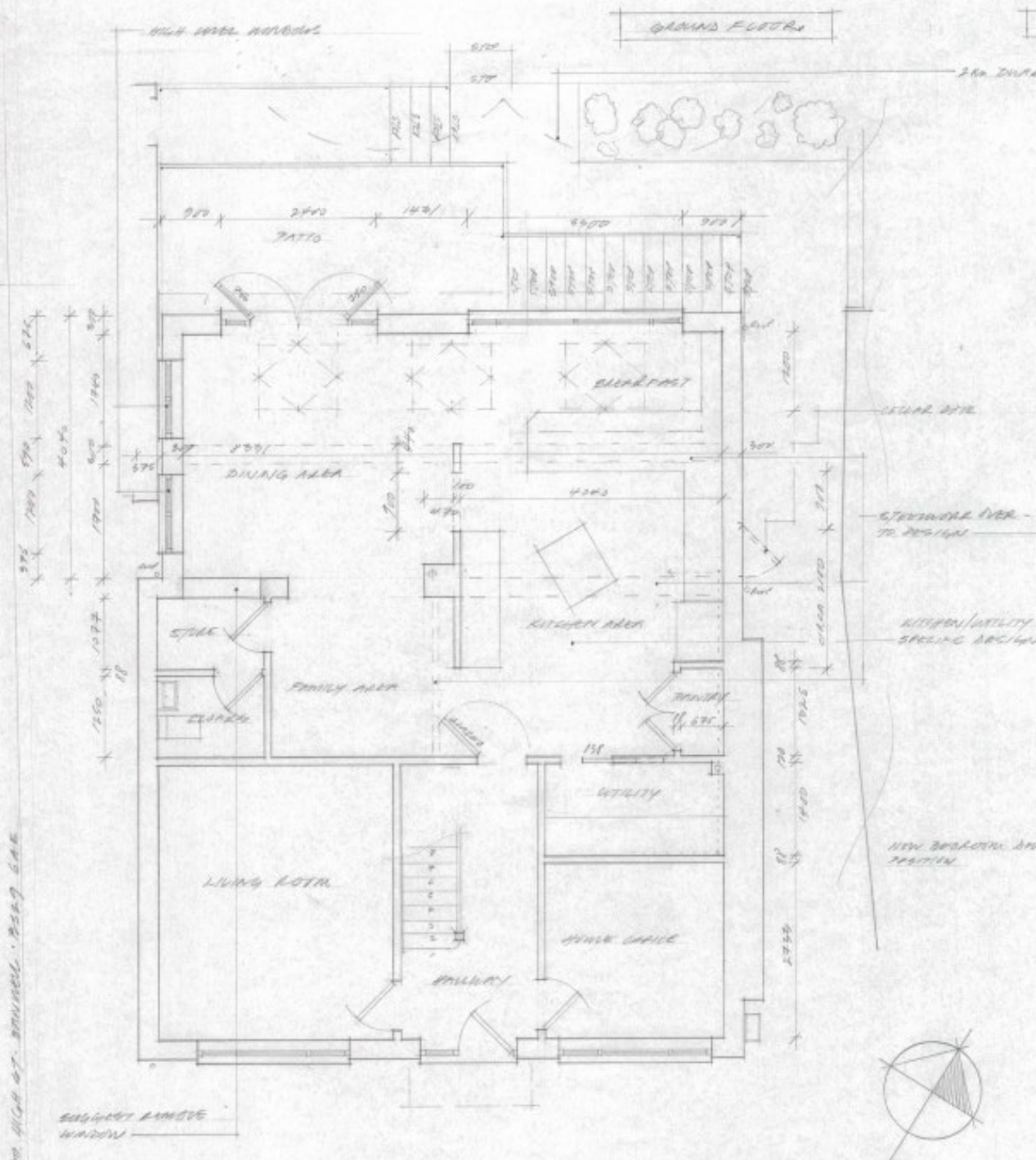
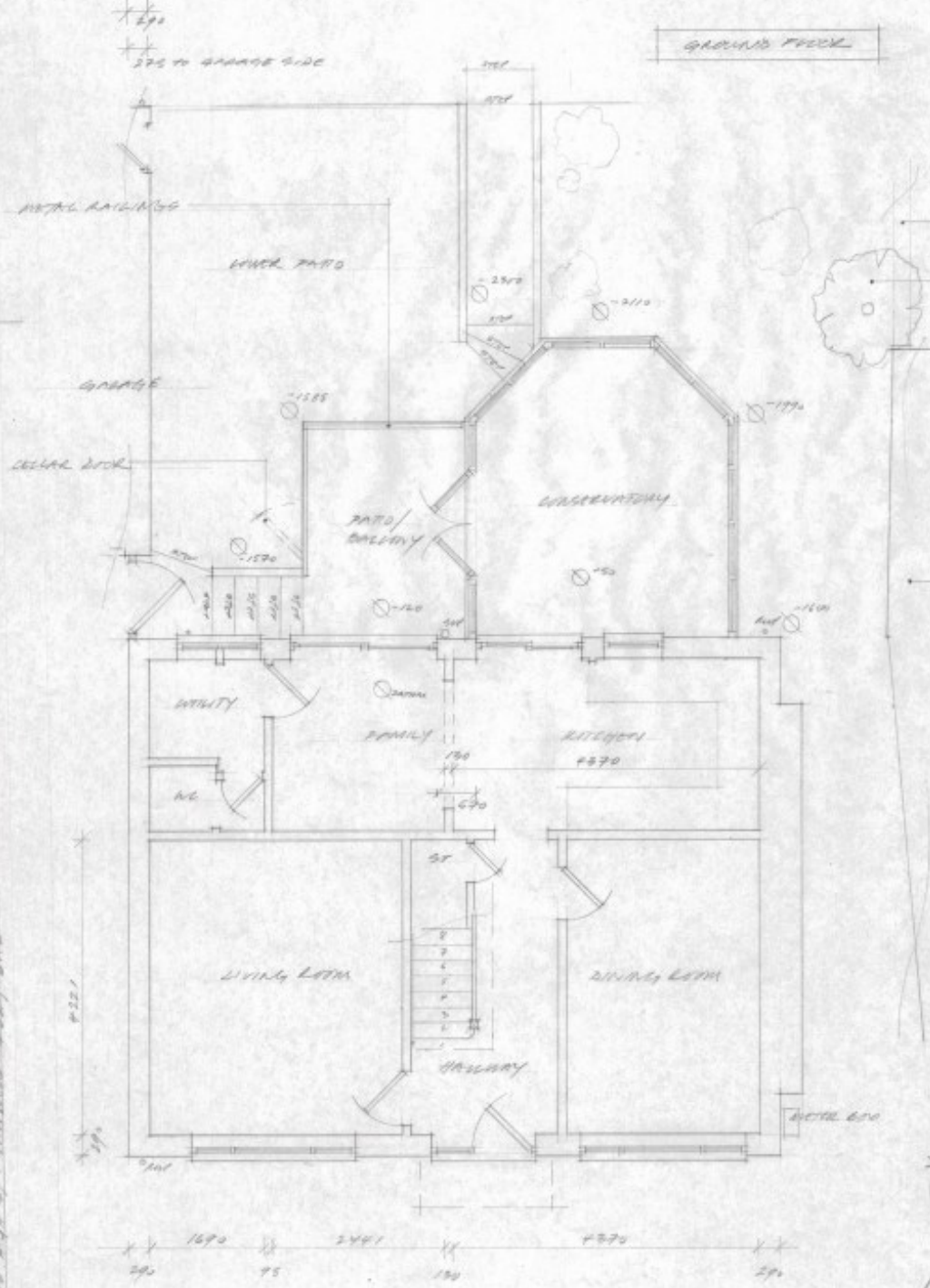
GARY REINFORCED STEELWORK
LOADING POSSIBLE
EXISTING CELLAR DOOR

FRONT PORCH
ENTRANCE GARAGE

WINDY ACT 30 00 04

ELEVATIONS
SCALE 1:100 0 A2
NOVEMBER 2020

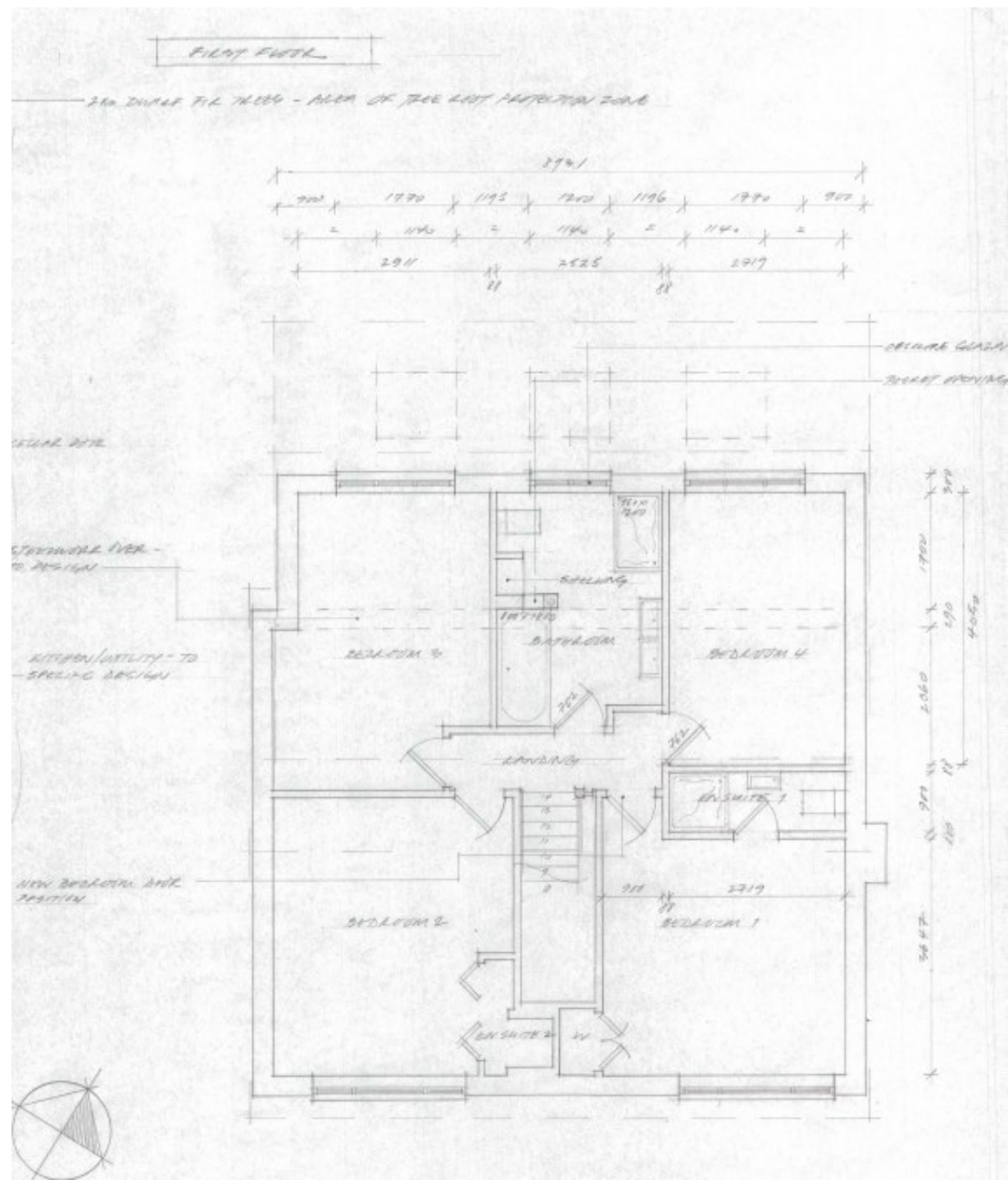
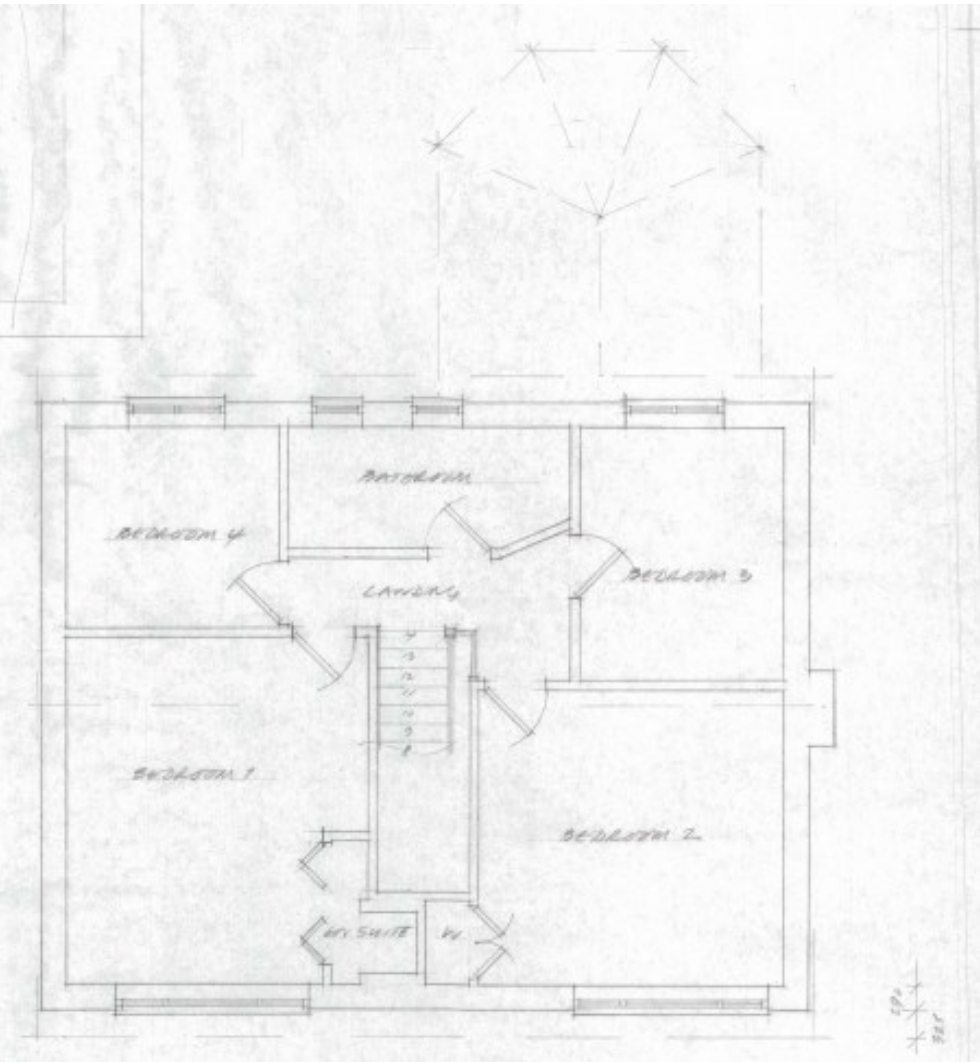
2 5



50 EYE ST. BOSTON MASS 02109

50 EYE ST. BOSTON MASS 02109





19/P/3100/RM Land South of Churchland Way Wolvershill Road Banwell.

Submission of reserved matters for appearance, landscaping, layout and scale for Road Infrastructure pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**

20/P/0560/FUH The Coach House Cooks Lane Banwell BS29 6DS

Demolition of existing timber garden house. New timber framed home work unit within front garden. **APPROVED**

20/P/0620/FUL Bowerhouse Land, Havage Drove, Off Box Bush Lane, Rolstone. BS24 6UA.

Installation of ground mounted photovoltaic units and associated works to extend the existing solar farm. **APPROVED**

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

Proposed detached garage with extension of driveway to form access to same. **WITHDRAWN**

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

Proposed dormer extension to the front elevation. **REFUSED**

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

Holm Oak - Fell | Abbey Cloisters East Street Banwell BS29 6BW **NO OBJECTION**

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. **APPROVED**

20/P/2925/TRCA 6 High Street Banwell BS24 6AA

T1 – Monkey Puzzle – Fell. **NO OBJECTION**

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

T1 - Magnolia – Crown reduce by 1m. **NO OBJECTION**

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 **NO OBJECTION**