



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2nd August 2021.

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

IN ATTENDANCE: Mrs Liz Shayler (Clerk) & 3 members of the public

34/21 To receive apologies for absence (agenda item 1)

Cllr Dawn Parry sent her apologies.

35/19 To appoint a Chairman for the Planning Committee for 2020/21 (agenda item 2)

Resolved: To appoint Cllr Manley as Chairman.

The resolution was correctly proposed and seconded (unanimous)

36/19 To appoint a Vice-Chairman for the Planning Committee for 2020/21 (agenda item 3)

Resolved: To appoint Cllr Blatchford as Vice Chairman.

The resolution was correctly proposed and seconded (unanimous)

37/21 To receive declarations of interest (agenda Item 4)

No interests were declared.

38/21 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th May 2021 (agenda item 5)

Resolved – That the minutes of the Planning Committee Meeting held on the 4th May 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.

39/21 To discuss North Somersets 'Banwell Bypass' consultation and agree a response

Resolved – To agree the following submission.

Banwell Parish Council supports the need for a bypass and the need for wider road improvements to mitigate potential impacts.

Our preferred route is Route 2 as a single carriageway road with a 40mph speed limit. This route passes far enough away from the village to ensure there is a clear separation between the village and the bypass, protecting residents from unnecessary noise pollution, but also is close enough to prevent the parish's roads from being used as 'rat runs' by motorists looking for a short cut. Ideally, we would wish for route 2 to be modified (as much as possible) to avoid the ancient orchard next to Riverside and the football pitches from Banwell Football Club.

The Southern Link Road is vitally important and without it the bypass will not deliver its aims.

Any route must be delivered with the natural environment in mind, ensuring the ecological impact is mitigated by flood prevention schemes where the flood zone is crossed and the natural ecology and biodiversity is maximised by a clear 'green infrastructure plan.'

Imperative to the project would be the delivery of a cycle and walking route to the neighbouring villages. This will provide school children, cyclists and pedestrians with a safe corridor allowing access to the Strawberry Line at Sandford, achieving a green link around the village and allowing nearby amenities to be accessed via a method of sustainable transport. With the delivery of the southern link road, Dark Lane and Castle Hill can become dead-ends and, along with enhancements to the street scene, the village can become a safe and welcoming environment for pedestrians and residents.

Similarly, the bypass should be delivered with improvements to the existing road networks. A junction with Riverside would allow residents to access to the road rather than going back through the village. This will also protect against the damage to the landscape any crossing bridge would have, especially against the backdrop of the Mendips AONB.

A junction with Wolvershill Road, alongside associated road improvements to the north, will help deter traffic from creeping south back into the village.

We understand the bypass will lead to more homes being built by unlocking land for development. Our ambition would be for a 'green gap,' comprising a nature reserve and / or green open spaces, to separate the existing village from any new development. We would encourage the planning of the bypass to accommodate for these future developments by preventing 'Weston Sprawl' engulfing the village and providing for any future development to have a 'sense of place' and a clear identity.

We welcome the opportunity to work with the bypass delivery team, and North Somerset Council, to ensure the best possible outcome is secured for the future of the village.

The resolution was correctly proposed and seconded (unanimous)

40/21 To ratify the concerns of the Planning Committee in relation to the following applications whose deadline passed during the time in which the planning committee were unable to meet agenda item 7)

(i) 20/P/2179/OUT - The Cottage, West Rolstone Road, Hewish BS24 6UR

Outline application for an enclosure to be constructed over the existing menage, to allow all year use of facility for equestrian and dog training, with all matters reserved for subsequent approval.

Resolved: to ratify the following comment - Banwell Parish Council planning committee members have concerns that this application will result in a visually intrusive feature on the landscape and that it will mean the permanent loss of footpath AX3/35 which goes through the middle of the proposed development.

The resolution was correctly proposed and seconded (unanimous)

(ii) 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.

Resolved: To ratify the following comment - Banwell Parish Council Planning Committee had objections to phase One of this development (18/8/3334OUT) it is felt that those objections still apply to this further application. It is strongly felt that this application should be considered with the initial application and should therefore be considered as 37 houses in total. As such it conflicts with CS32 and CS14 of North Somerset's Core Strategy.

Banwell is not currently an appropriate location for the scale of the development proposed and this development will be unsustainable through an over reliance on private car use therefore harming the character of the area. Consequently, this development should be refused under the tilted balance approach.

Specifically, the following concerns raised were.

- It is outside the settlement boundary.
- It has an adverse impact on the character and function of the village given the cumulative effect of the number of developments in the area.
- It has an adverse effect on the AONB and the land adjacent to it.
- It further increases traffic on the village road system including the problems that arise during construction.
- Concerns regarding increased runoff and the capacity of the sewage system.
- There remains a lack of community support due to increased burden on the village services.
- The concern that the original development would increase the potential for planning creep into fields to the west has been proven by this application and therefore remains.

Should this development be granted, considering the local highway network and the volume of material that may need to be removed / brought to site, the Parish Council request that there is a condition requiring a construction management plan is submitted to the North Somerset for approval prior to the commencement of development on site. This should include but not be limited to a construction programme including phasing of works, HGV routing, provision for staff car parking, times of site operation, on-site contact information, volume of HGV movements throughout the day, highway safety measures such as wheel washing facilities and mitigation measures for any remedial works required.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **21/P/1846/NMA & 21/P/1847/AOC Bowerhouse Land at Havage Drove Box Bush Lane Rolstone**
Non material amendment to application 20/P/0620/FUL to allow the following 1/ amendments to the approved module layout, 2/ Amendments to the security perimeter fence, 3/ Amendments to the CCTV cameras and poles and communication cabinet, 4/ Amendments to approved transformer units, 5/ Amendments to the PV solar mounting table and structure and 6/ Amendments to the equipment storage unit.

Resolved: To ratify the following comment - Whilst the Parish Council do not normally comment on non-material applications however it has been brought to our attention that there seems to be a discrepancy in the block plans.

The block plan agreed in December 2020 showed the inclusion of a new hedge within the boundary of field 14 at a distance from the existing hedge (we understand to provide a buffer strip) whereas the current plan shows this to have been removed meaning that the panel layout runs adjacent to the existing boundary hedge seemingly to mean that there is no buffer strip. The panels could therefore end up being adjacent to the existing property and bridlepath.

We therefore urge North Somerset to refuse this application with the removal of the new hedge or insist that the hedge is put back into the block plan.

The resolution was correctly proposed and seconded (unanimous)

41/21 To note and comment upon planning applications (agenda item 8).

- (i) **21/P/0058/MOD Land South of Churchland Way Banwell**
Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to allow amendments to the timing and level of obligations.

This application was noted.

- (ii) **21/P/1617/LDP 6 Wolvershill Park Banwell BS29 6DQ**
Certificate of Lawful Development for the proposed erection of a single-storey, flat-roof rear extension and partial garage conversion

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(iii) **21/P/1626/MMA 86 High Street Banwell BS29 6AQ**

Minor material amendment for the variation of Condition 2 of permission (approved plans) of permission 18/P/5132/FUH (Erection of two storey side extension and reconfiguration of internal layout to create an annex within dwelling) to reduce the proposal in size with the inclusion of a dormer

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) **21/P/1682/HED Knightcott Park, Banwell BS29 6DQ**

Removal of 40m hedgerow (8 x 5m Sections)

This application was noted.

(v) **21/P/1735/RM Land west of Wolvershill Rd, North Of Wolvershill Pk & Knightcott Pk Banwell**

Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT.

Resolved – To not support this application for the following reasons

- It is unclear as to the rationale behind the new road layout
- The lack of detail in relation to the road layout relating to whether they are one way or two roads and the confirmed widths of the roads.
- The lack of visitor parking in addition to 30% of parking spaces are allocated garages (generally too small for a lot of modern cars). This, combined with the narrow width of the roads is not practical long term.
- The lack of provisions for sustainable transport there should be the inclusion of additional cycle storage units. Furthermore, there is no detail regarding the provision of electric car charging points.
- The lack of clarity regarding the future management and maintenance of the green spaces, green perimeter and 'local area of play.' It appears the green perimeter behind the houses to the north and south will not be under any management company meaning no one will be responsible for their maintenance.
- Whilst additional storage is mentioned at the back of the garage this is only one metre wide.
- The house design is out of keeping for the local area and Banwell as a whole, for example the roof tiles as referenced in the Draft Banwell Conservation Area Management Plan.

The resolution was correctly proposed and seconded (unanimous)

(vi) **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

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(vii) **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.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

- (viii) **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

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

- (ix) **21/P/2111/TRCA The Grange 60B West Street Banwell North Somerset BS29 6DB**
T1 - Magnolia - Crown reduction by 1m, T2 - Dogwood - Cut back over lawn by 3m

This application was noted.

42/21 To note planning decisions – (agenda item 9)

- (i) **18/P/4735/OUT Land west of Wolvershill Rd, North of Wolvershill Pk & Knightcott Pk.**
Outline planning application for the erection of up to 54no. dwellings (including 16 no. affordable housing units (30). **APPROVED**
- (ii) **20/P/2695/MMA Land South of Churchland Way Wolvershill Road Banwell**
Minor material amendment to permission 18/P/4723/RM to allow for alteration to design of noise bund. **WITHDRAWN**
- (iii) **21/P/0414/FUH Hollingworth Dark Lane, Banwell BS29 6BP.**
Proposed erection of a ground-floor and first-floor extension to provide additional accommodation, with balcony to the rear at first floor level. Erection of a detached garage to the front of property. **APPROVED**
- (iv) **21/P/0756/AOC Land South Of Churchland Way Wolvershill Road Banwell**
Discharge of condition No. 7 Phasing Plan, No.10 Construction Management, No. 12. Surface Water Drainage, No.14. Construction Surface Water Run Off, No. 15. Foul Water Drainage and Nos. 38/39 Land Remediation on application 12/P/1266/OT2. **APPROVED**
- (v) **21/P/0796/TPO T1 Land South Of Churchland Way Wolvershill Road Banwell.**
Oak - Fell. G2 - Ash - Fell. G3 - Willow - Fell. Due to planned development of Weston Parklands project. **APPROVED**
- (vi) **21/P/0901/FUH 4 Gables Close Banwell BS29 6DD**
Proposed french doors to side elevation. **APPROVED**
- (vii) **21/P/1032/AGA Land between Puxton Park, Cowslip Lane & The Laurels, West Rolstone Rd.**
Application to determine if prior approval is required for a proposed private road for agricultural use. **REFUSED**
- (viii) **21/P/1085/FUL Court Farm Moor Road Banwell BS29 6ET**
Proposed single storey side extension to existing holiday cottage. **APPROVED**
- (ix) **21/P/1111/FUH Brick House Farm Waywick Lane Weston-super-Mare BS24 6UZ**
Erection of a two storey and single storey front extension, formation of an annexe and cart store to west side elevation. **APPROVED**
- (x) **21/P/1143/FUL Land at Gas PR Station Haybow Hewish Weston-super-Mare BS24 6RD**
Upgrading of existing 15m monopole with installation of sector/dish antennas on mast with ancillary antenna support apparatus; installation of ground-based radio housing equipment within compound and installation of cabling and associated development. **APPROVED**
- (xi) **21/P/1158/FUL & 21/P/1159/LBC Stuntree Farm West Rolstone Road Hewish BS24 6UR**
Conversion of redundant outbuildings to create a residential annexe and a home office. Demolition of redundant workshop, erection of replacement residential annexe and re-roofing of existing barn structure. **APPROVED**
- (xii) **21/P/1181/TRCA 13 High Street Banwell BS29 6AA.**
T1 - Holly - Crown Reduction 2m, T2 - Pitto - Crown Reduction 2m. **APPROVED**
- (xiii) **21/P/1375/FUL Land Adjacent to Lower Laurel Farm Summer Lane Banwell**
Request Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757; additional window to south elevation, 2no. additional windows to east elevation, change of window to door on west elevation. **APPROVED**
- (xiv) **21/P/1500/FUL Catworthy Barn Towerhead Road Banwell BS29 6PQ**
Retrospective change of land use from agricultural land to domestic curtilage. **APPROVED**
- (xv) **21/P/1612/TRCA 16-18 Castle Hill Banwell BS29 6NY**
T1 - Laurel - Remove overhang over road and streetlight. **APPROVED**

(xvi) **21/P/1762/AOC 1 Littlefields Avenue Banwell North Somerset BS29 6BE**
Discharge of condition 7 (renewable energy) on application 20/P/0767/FUL. **APPROVED**

(xvii) **21/P/1974/TEN Land at Boulters Yard Summer Lane Banwell**
Notification under Regulation 5 of the Electronic Communications Code Regulations of the proposed upgrade to the existing telecommunications apparatus. **PN reg5 noted (unconditional)**

43/21 Date of the next meeting (agenda item 10)

Planning Committee Meeting 6th September 2021 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:50

.....Chairman

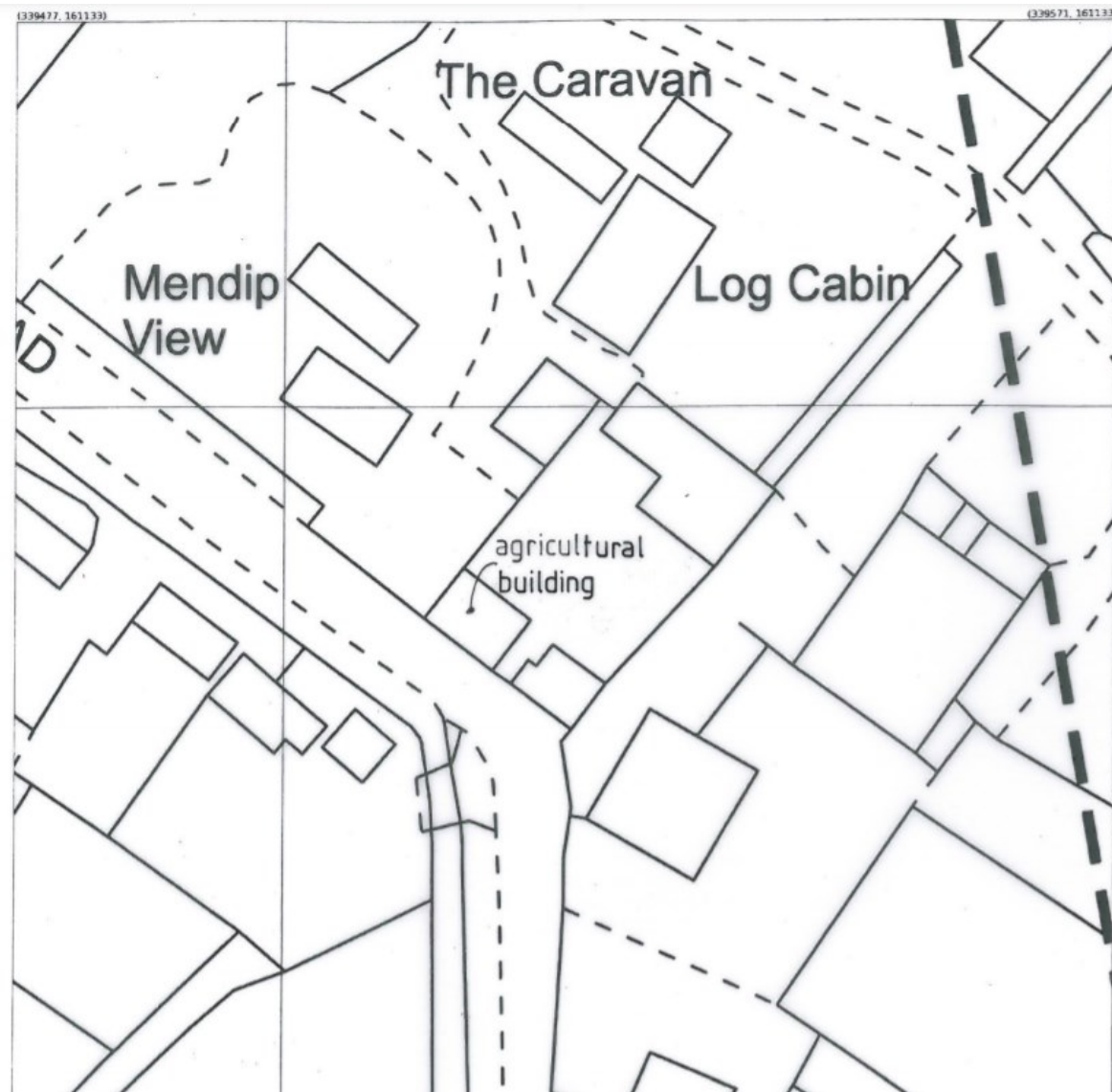
.....Date

Planning Committee

September 6th 2021

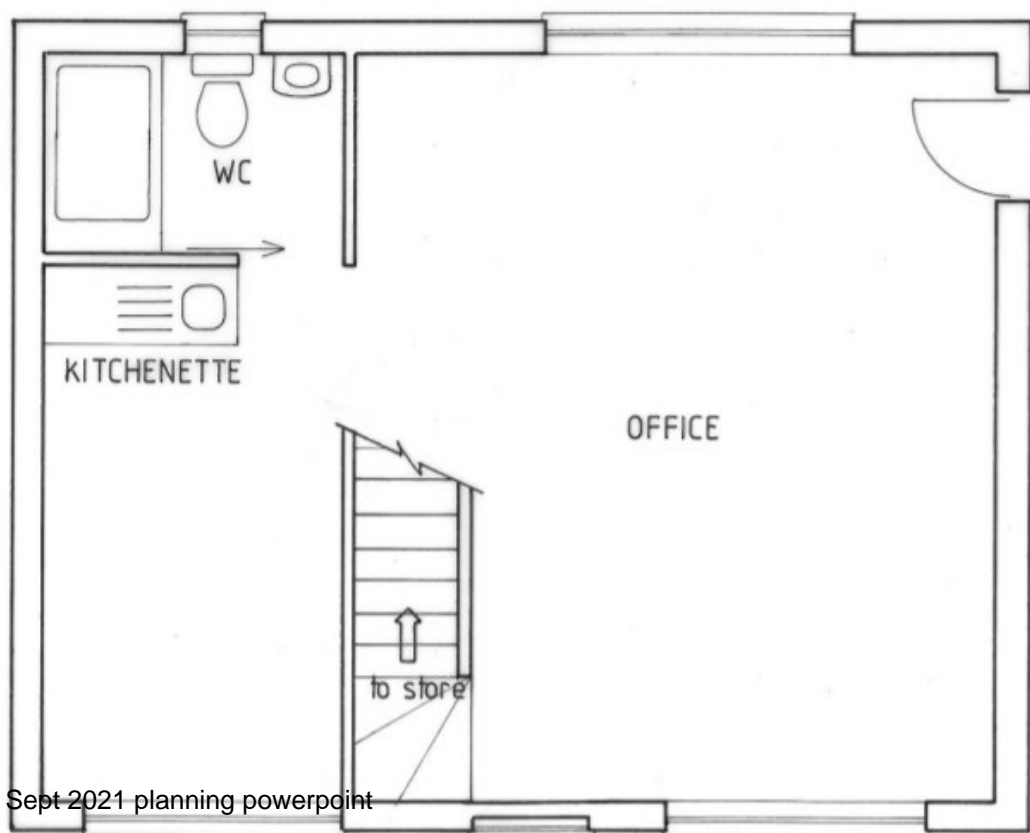
21/P/2064/FUL The Moor Dairy, Moor Road, Banwell. BS29 6ET

Proposed change of use of an agricultural welfare building to Class E

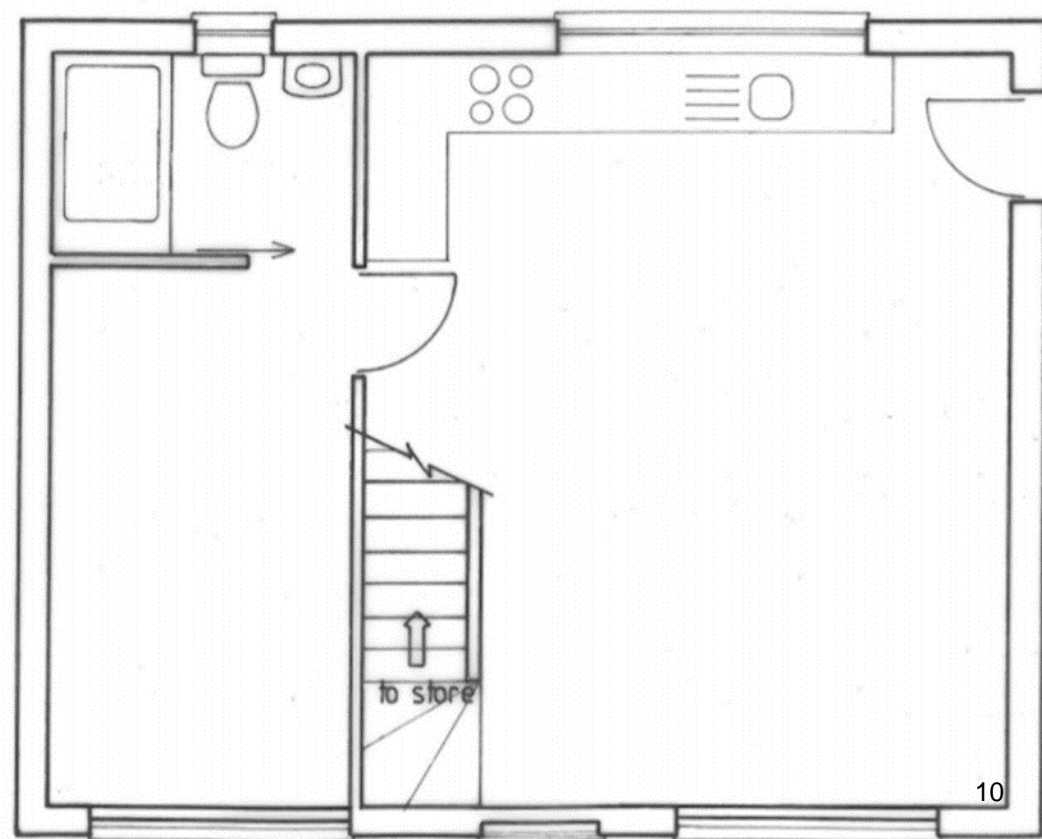




Proposed



Existing

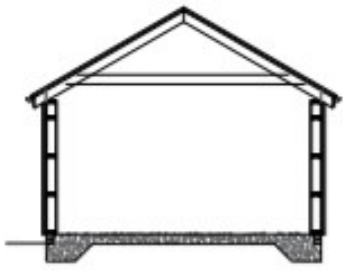


21/P/2431/FUH Woodcutters Barn, Riverside, Banwell. BS29 6EE

Replacement garage / store building







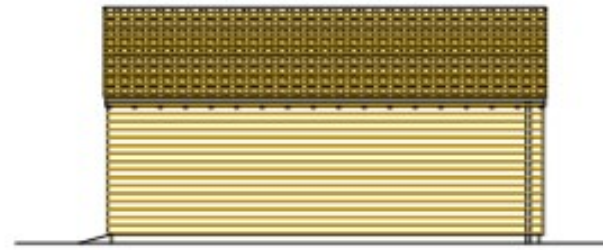
PROPOSED SECTION
1:100 SCALE



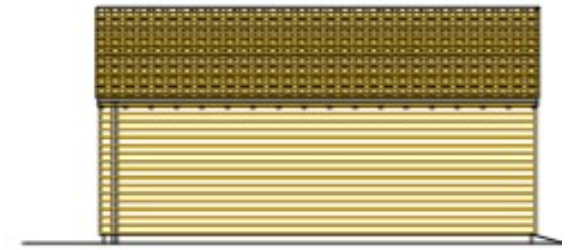
PROPOSED SOUTH ELEVATION
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PROPOSED NORTH ELEVATION
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PROPOSED EAST ELEVATION
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PROPOSED WEST ELEVATION
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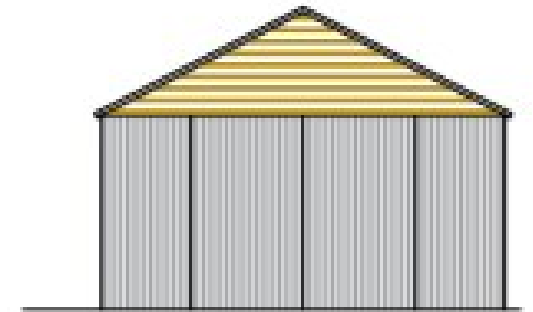
PROPOSED FLOOR PLAN
1:100 SCALE



EXISTING FLOOR PLAN
1:100 SCALE



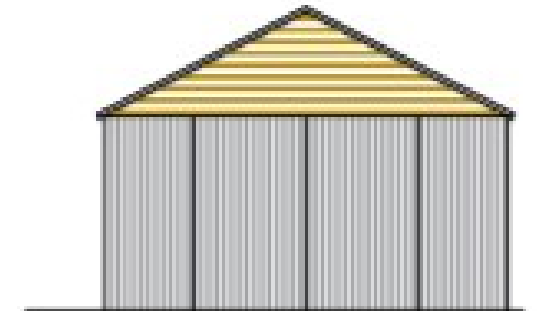
EXISTING SOUTH ELEVATION
1:100 SCALE



EXISTING NORTH ELEVATION
1:100 SCALE



EXISTING EAST ELEVATION
1:100 SCALE



EXISTING WEST ELEVATION
1:100 SCALE

20/P/3081/RM Parcels 2.1a, 2.1b, 2.2a and 2.2b at Parklands, Churchland Way, Weston.

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. **APPROVED**

21/P/0192/FUL Waterloo Farm, Silvermoor Lane, Banwell BS29 6LL.

Change of use to light industrial use (Use Class E). **APPROVED**

21/P/0201/AOC Land at Parklands, Churchland Way, Weston.

Request to discharge condition Nos. 12, 28, 30, 31, 34, 37, 38, 39, 40, 46 and 48 on application 17/P/5586/RM. **APPROVED**

21/P/1083/FUH Meliden, Summer Lane, Banwell. BS29 6LE

Proposed erection two of single storey rear extensions to the North elevation. Demolition of the existing garage & store and erection of a replacement double garage and re-surfacing of driveway. **APPROVED**

21/P/1626/MMA 86 High Street Banwell BS29 6AQ

Minor material amendment for the variation of Condition 2 of permission of permission 18/P/5132/FUH to reduce the proposal in size with the inclusion of a dormer **APPROVED**

21/P/1847/AOC Bowerhouse Land at Havage Drove, Box Bush Lane, Rolstone.

Discharge of condition No. 9 Construction Environmental Management Plan, No.12 (part) road condition survey and No. 14 design of the panels and inverters on application 20/P/0620/FUL. **(Discharge Condition) (RDC)**

21/P/2111/TRCA The Grange 60B West Street Banwell North Somerset BS29 6DB

T1 - Magnolia - Crown reduction by 1m, T2 - Dogwood - Cut back over lawn by 3m **NO OBJECTION**