



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4<sup>th</sup> of July 2022.

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

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) & Cllr Maggie McCarthy

### **033/22 To receive apologies for absence (agenda item 1)**

No apologies were received

### **034/22 To receive declarations of interest (agenda Item 2)**

No declarations of interest were received.

### **035/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6<sup>th</sup> of June 2022 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 6<sup>th</sup> of June 2022 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.

### **036/22 To note and comment upon planning applications (agenda item 4).**

#### **(i) 22/P/0896/FUH Stonebridge, Wolvershill Road, Banwell. BS29 6DR**

Proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage, with utility space. Erection of a new timber storage building within the garden and erection of a bespoke treehouse on a raised platform attached to an existing Oak tree.

**Resolved** – To not object to this application.

**The resolution was correctly proposed and seconded (unanimous)**

#### **(ii) 22/P/0921/LBC Stonebridge, Wolvershill Road, Banwell. BS29 6DR**

Listed Building consent for the proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage, with utility space. Erection of a new timber storage building within the garden and erection of a bespoke treehouse on a raised platform attached to an existing Oak tree.

**Resolved** – To not object to this application.

**The resolution was correctly proposed and seconded (unanimous)**

#### **(iii) 22/P/1192/FUH - The Old Chapel East Street, Banwell. BS29 6BN**

Renovation of existing pantile roof including replacement of existing roof tiles, insulation of general roof area, replacement of existing roof lights to rear elevation with new larger.

**Resolved** – To support this application.

**The resolution was correctly proposed and seconded (unanimous)**

#### **(iv) 22/P/1346/AOC – Western Trade Centre Knightcott Banwell North Somerset. BS29 6HS**

Discharge of condition No. 8 (Flood Risk Assessment and Sustainable Drainage) No. 9 (design, implementation, maintenance and management of the sustainable drainage scheme) No. 10

(samples of the materials) No. 18 (replacement night roost for lesser horseshoe bats) on application 15/P/0968/O.

This application was noted.

(v) **22/P/1430/FUH – 84, High Street, Banwell. BS29 6AQ.**

Proposed erection of a front Porch extension and a single storey rear extension. Dormer extension to the rear with raised patio and balcony.

**Resolved** – To not object to this application.

**The resolution was correctly proposed and seconded (unanimous)**

(vi) **22/P/1482/FUH – 14 Wolvershill Park, Banwell. BS24 6DQ.**

Proposed erection of a single storey side and rear extension to form an enlarged kitchen, utility and shower room.

**Resolved** – To not object to this application.

**The resolution was correctly proposed and seconded (unanimous)**

**037/22 To note planning decisions – (agenda item 5)**

(i) **22/P/0534/AOC Court Farm Moor Road Banwell North Somerset BS29 6ET**

Discharge of Condition No. 6 (Bat Mitigation) on application 19/P/2354/FUH. **APPROVE (discharge condition) (RDC)**

(ii) **22/P/0885/TRCA 9 High Street Banwell North Somerset BS29 6AA**

T1 - Monkey Puzzle – Fell. **NO OBJECTION (tree/hed) unconditional**

(iii) **22/P/0945/FUH 73 High Street Banwell North Somerset BS29 6AF**

Proposed erection of a single storey and partial first floor rear extension, and new front entrance porch. **APPROVE**

(iv) **22/P/0965/MMA Land Adjacent to Lower Laurel Farm Summer Lane Banwell North Somerset.**

Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. **APPROVE**

(v) **22/P/1051/AOC Land West of Wolvershill Road Wolvershill Road Banwell North Somerset**

Discharge of condition No. 2 (Play equipment) and No. 3 (arboricultural method statement) on application 21/P/1735/RM. **APPROVE (discharge condition) (RDC)**

(vi) **22/P/1099/TRCA 5 East Street Banwell North Somerset BS29 6BN**

T1 - Western Red Cedar – Fell. **NO OBJECTION (tree/hed) unconditional**

(vii) **22/P/1100/TRCA 12A Castle Hill Banwell North Somerset BS29 6NY**

T1 - Conifer - Fell. T2 - Conifer – Fell. **NO OBJECTION (tree/hed) unconditional**

**038/22 Date of the next meeting (agenda item 6)**

Planning Committee Meeting Monday 1<sup>st</sup> August 2022 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:15**

.....Chairman

.....Date

# Planning Committee

August 1<sup>st</sup> 2022

# To note the following planning applications

**(i) 22/P/1768/R3EIA Banwell Bypass, land to north and east of Banwell, including mitigation highway land in Sandford, Winscombe and Churchill.**

Construction of a 3.3km single carriageway road from the A371 Summer Lane to A368 Towerhead Road, including a 3m shared use path to Sandford, one bridge, ten culverts, associated infrastructure, and landscaping. Construction of a 0.63km (including junction link to Banwell Bypass) single carriageway Southern Link Road, including associated infrastructure and landscaping. Mitigation and enhancement measures, which consist of environmental mitigation and enhancement measures in connection with the Banwell Bypass and the Southern Link including flood compensation areas, planting and habitat creation, attenuation basins, associated infrastructure and landscaping. Placemaking improvements within Banwell, comprising mitigation and enhancement measures to the public realm. Active travel routes including works to footpaths, cycleways and bridleways. Improvements to the wider local road network in Sandford, Churchill, Locking and Winscombe and creation of shared use paths between Sandford & Churchill and Langford & Churchill. **Due to the potentially contentious nature of this application it will be discussed at a full Parish Council meeting rather than a committee meeting.**

**(ii) 22/P/1627/AOC 30 High Street Banwell North Somerset BS29 6AE**

Request to discharge Conditions 4 (Construction Method Statement) and 6 (Privacy Screen) on application 20/P/3070/FUH.

**(iii) 22/P/1682/AOC Mead Fields, Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell**

Discharge of condition No. 2 (walling and roofing materials) and No. 3 (Ecological Appraisal) on application 18/P/5209/RM

**(iv) 22/P/1683/AOC Mead Fields, Parklands Phase 3B Land South of Churchland Way Wolvershill Road Banwell**

Discharge of condition No 3 (Refuse Strategy ) on application 19/P/2662/RM

**(v) 22/P/1691/AOC Kings Field Land uff Moor Road Banwell**

Request to discharge conditions 7 (method of securing static caravan), and 8 (flood warning and evacuation plan) on application 20/P/2666/FUL.

# **22/P/1186/FUL Land South of Churchland Way and Wolvershill Road Mead Fields Banwell**

Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking.







SOUTH EAST ELEVATION



NORTH WEST ELEVATION

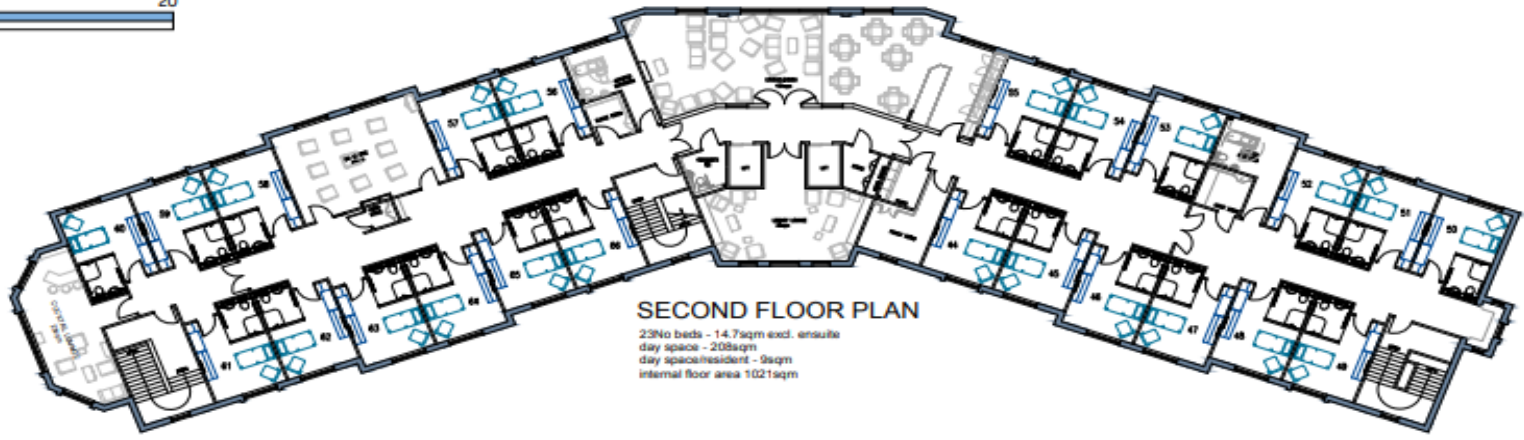


SOUTH WEST ELEVATION



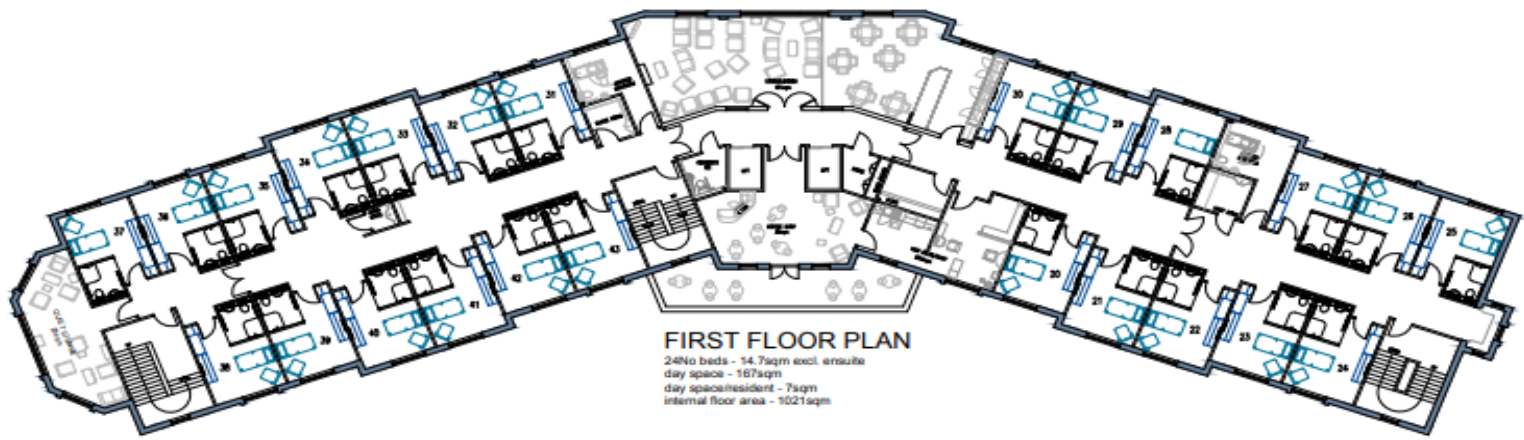
NORTH EAST ELEVATION





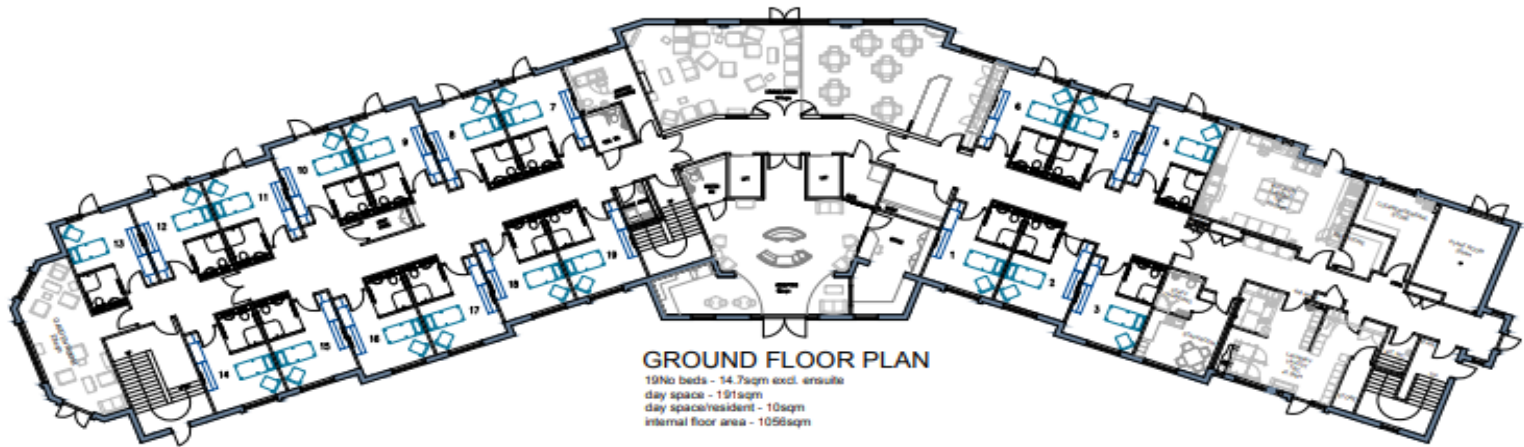
### SECOND FLOOR PLAN

23No beds - 14.7sqm excl. ensuite  
day space - 209sqm  
day space/resident - 9sqm  
internal floor area 1021sqm



### FIRST FLOOR PLAN

24No beds - 14.7sqm excl. ensuite  
day space - 167sqm  
day space/resident - 7sqm  
internal floor area - 1021sqm



### GROUND FLOOR PLAN

19No beds - 14.7sqm excl. ensuite  
day space - 191sqm  
day space/resident - 10sqm  
internal floor area - 1056sqm

# **22/P/1678/FUH Banwell Cross, 25 Castle Hill Banwell North Somerset BS29 6NX**

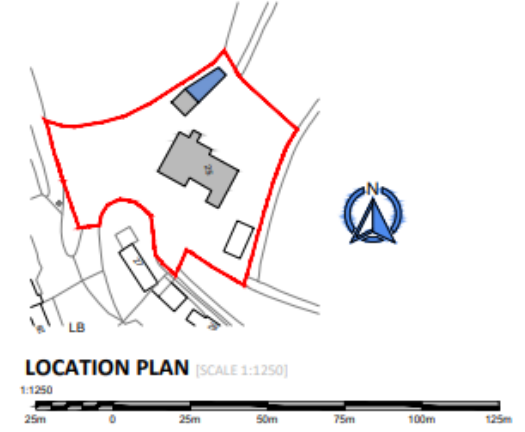
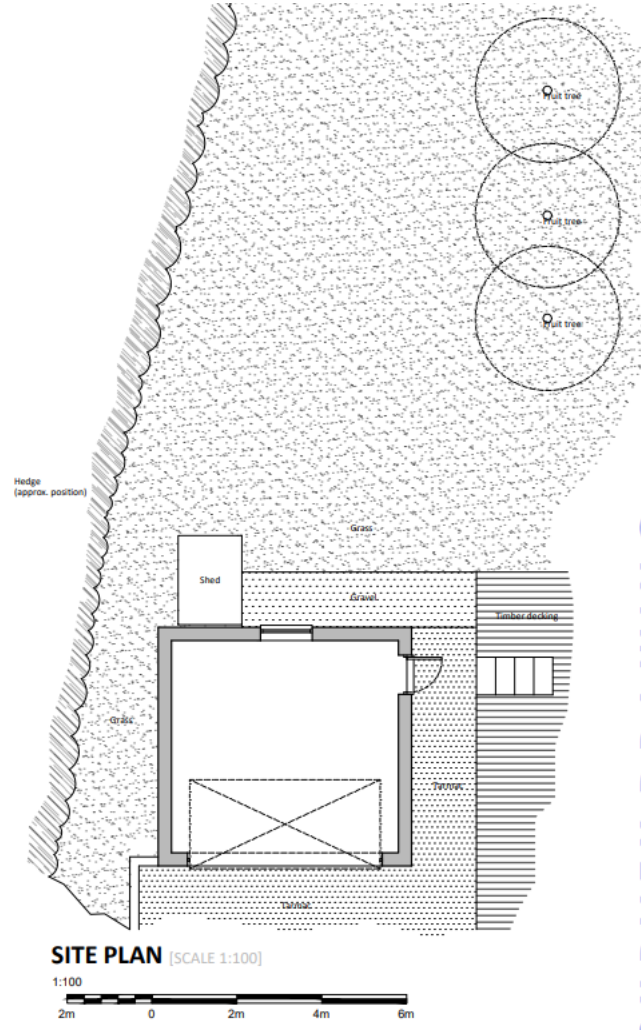
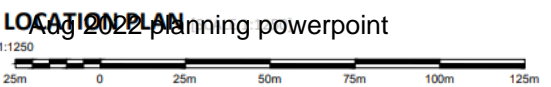
Proposed erection of a single storey flat roof extension to the existing detached garage to form a store room, pool table/games area and a WC.

### LEGEND

- Cill:** Floor to Cill Height
- Head:** Cill to Head Height
- Floor to Ceiling measurement in mm
- Step Up in mm
- Existing Walls
- Proposed Walls
- Overhead Structure
- Walls to be Demolished
- Inspection Chamber
- Boiler

### SCHEDULE OF MATERIALS:

- Reconstituted Stone Walls
- UPVC Doors
- UPVC Windows
- Double Roman Roof Tiles/Fibreglass/EPDM Roof

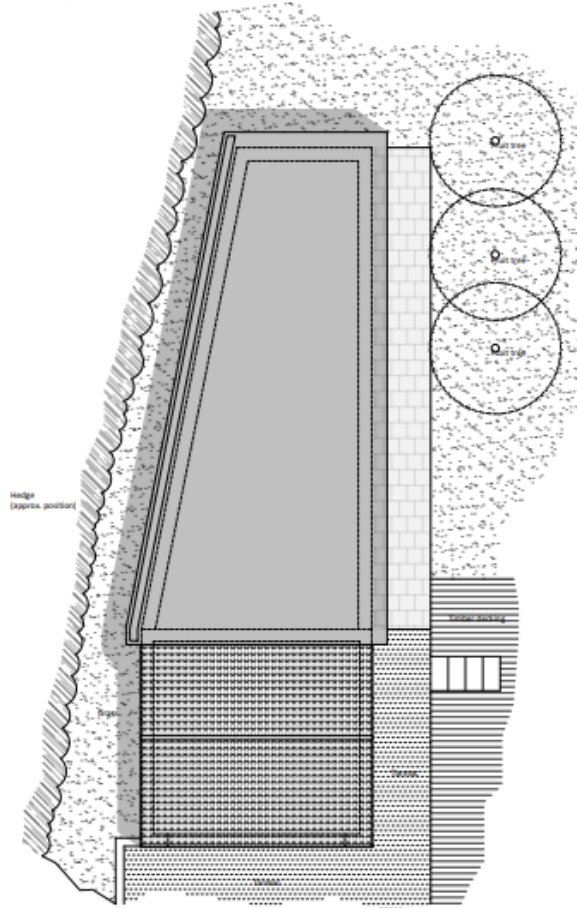


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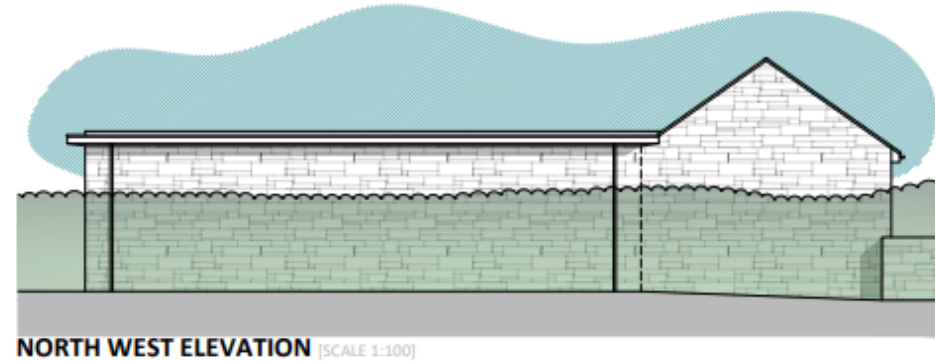
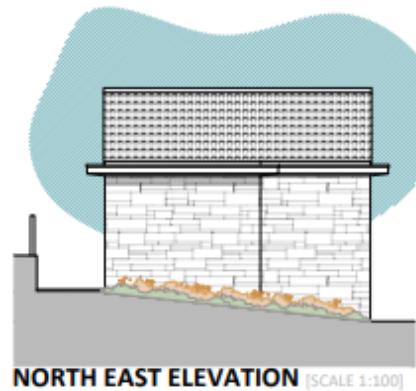
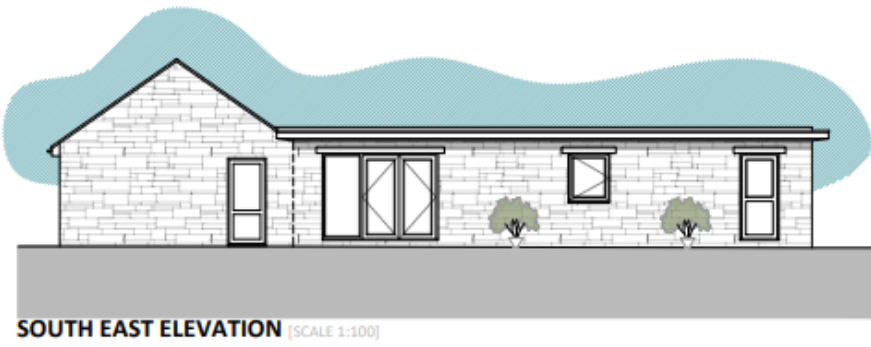
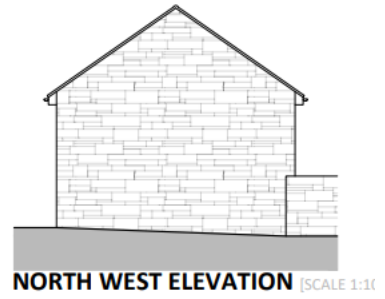
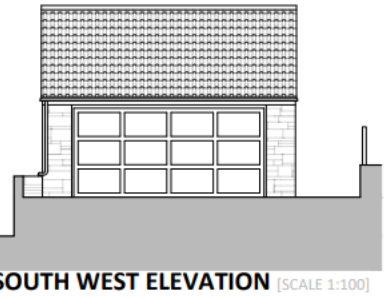
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### SCHEDULE OF MATERIALS:

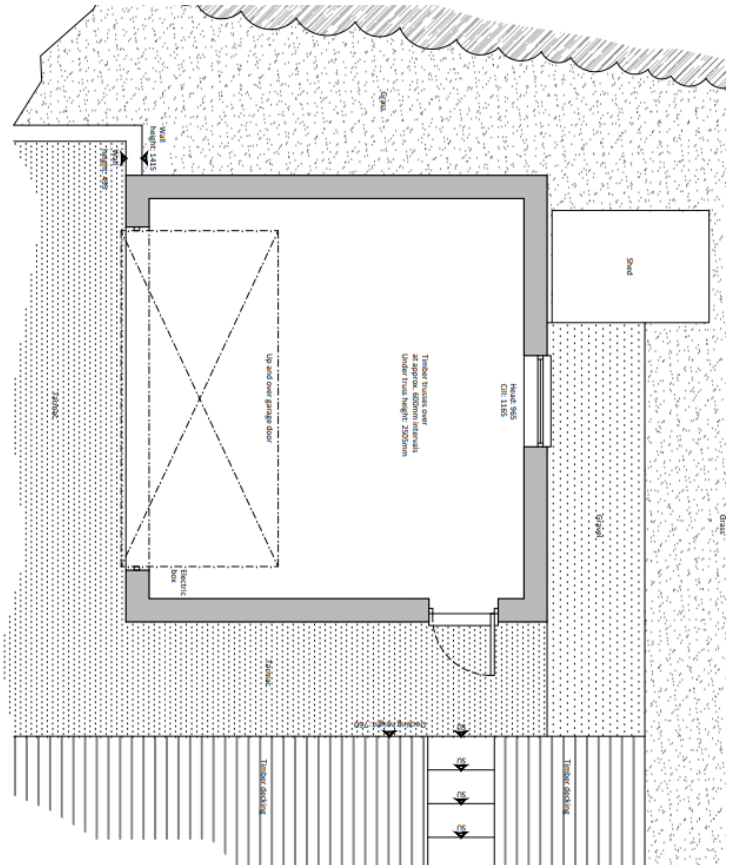
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- UPVC Doors
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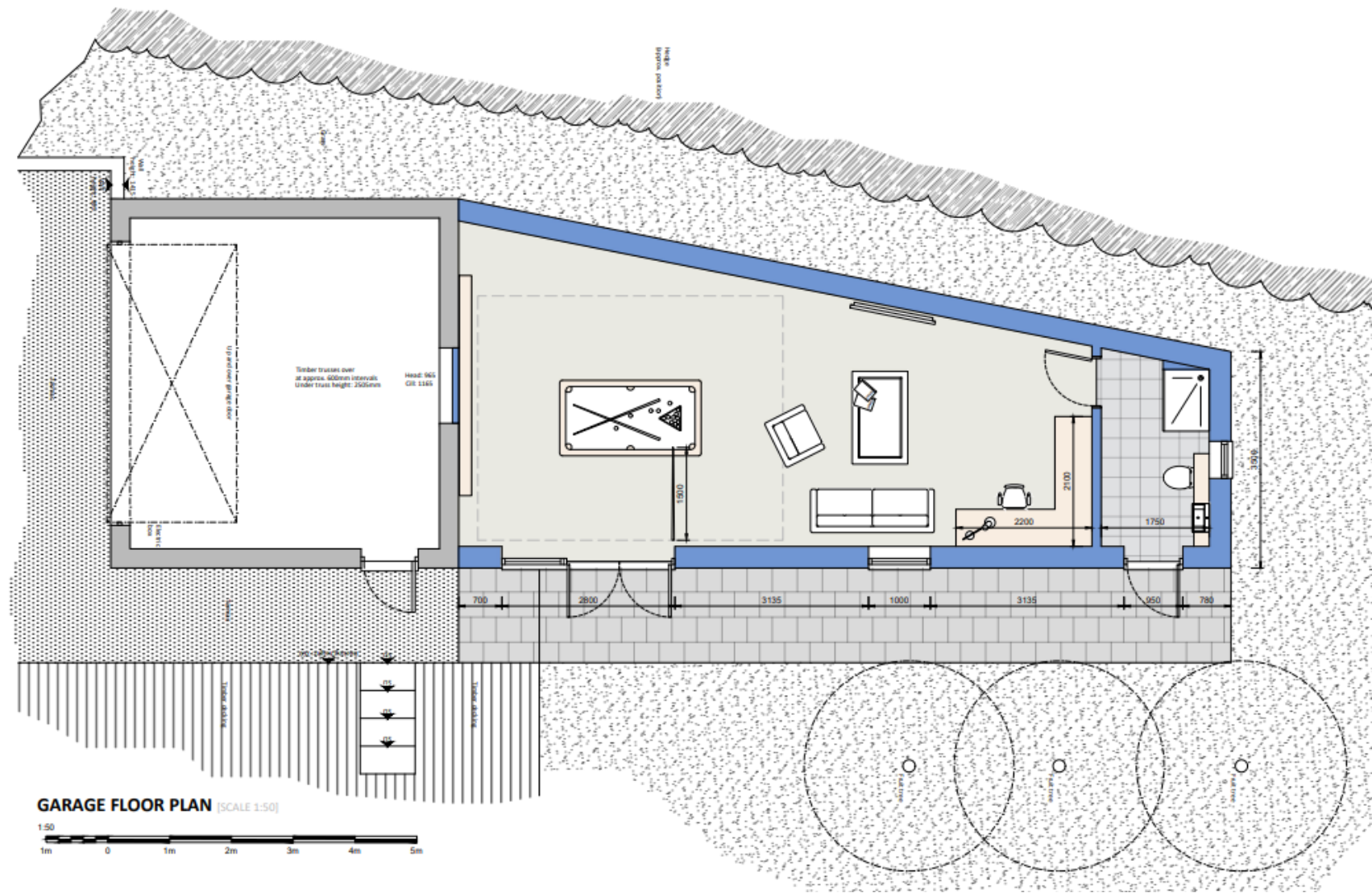
# Existing



# Proposed



Existing



GARAGE FLOOR PLAN [SCALE 1:50]

Proposed

## **21/P/1347/FUL West Hay Farm Summer Lane Banwell BS29 6LE**

Retrospective application for the change of use of land to Class B2 use and erection of 3no. buildings (Class B2). **APPROVE**

## **22/P/0689/AOC Land South Of Churchland Way Wolvershill Road Banwell North Somerset**

Discharge of condition No. 7 ( Timing ) No. 16 ( Landscaping ) No. 18 (Landscape Management Plan ) No.24 ( Lighting) No. 25 and 30 and 31(Ecology ) No. 32 ( Contamination ) No. 36 ( Energy ) No. 37 ( Levels ) No. 38 and 39( Materials ) No. 40 ( Enclosures ) and No. 42 (Archaeology ) on application 19/P/2662/RM. **APPROVE (discharge condition)(RDC)**

## **22/P/0856/FUH Stonebridge Cottage Wolvershill Road Banwell North Somerset BS29 6DR**

Erection of single story (East) side extension. **APPROVE**

## **22/P/0897/AOC Land To South Of William Daw Close Banwell North Somerset**

Discharge of condition No. 8 ( Parking Allocation ) No. 9 ( tree and hedgerow retention ) No. 10 ( method statement identifying measures to protect all trees ) No. 16 ( details of the fencing ) No. 17 ( Construction Environment Management Plan ) No. 18 ( a Landscape Ecological Management Plan ) No. 19 ( a Construction Method Statement ) No. 20 ( surface water drainage ) No. 21 ( sustainable drainage scheme ) No. 22 ( samples of the materials ) No. 23 ( storage and collection of waste ) and No.24 ( ongoing energy requirements ) on application 18/P/3334/OUT/20/P/1690/RM **APPROVE (discharge condition)(RDC)**

**22/P/0949/AOC Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road**

10 discharge of Conditions 7 ( Timing ), 10 ( CEMP ) 12, 14 and 15 (,Drainage ), 22 and 24 ( Landscaping ) 28, 29,30, 31, 33, 34 (Ecology ) 36 (Noise ), 37, 38, 39 and 40 (Remediation) 42 (Energy )46 ( Ecology / Street Lighting )47 (Archaeology) 48 (Levels) 49 and 50(Materials )54, ( Boundary Treatments ) and 57 ( Waste ) on application 12/P/1266/OT2/18/P/5209/RM. **APPROVE (discharge condition)(RDC)**

**22/P/0950/AOC Mead Fields, Parklands Phase 3B, Land South Of Churchland Way, Wolvershill Rd**

Discharge of condition No. 10 ( Construction Environment Management Plan ) No. 13 ( Drainage ) and No. 23 ( Ecology) on application 16/P/2744/OT2. **APPROVE (discharge condition)(RDC)**

**22/P/0965/MMA Land adjacent to Lower Laurel Farm Summer Lane Banwell North Somerset**

Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. **APPROVE**

**22/P/1050/AOC Land West Of Wolvershill Road Wolvershill Road Banwell North Somerset**

Discharge of condition No. 9 ( cycle storage ) No. 11 ( Travel Plan ) No. 12 ( retained trees and hedges ) 15 ( surface water drainage ) No. 17 ( sustainable drainage ) No. 18 ( Construction Environmental Management Plan) No. 20 ( Biodiversity Habitat and Green Open Spaces Management Plan ) and No. 26 ( fire hydrants ) on application 18/P/4735/OUT. **APPROVE (discharge condition)(RDC)**

**22/P/1123/LDP Stonebridge Cottage Wolvershill Road Banwell North Somerset BS29 6DR**

Certificate of Lawful Development for proposed structural and minor internal alterations to accommodate extra beds for guests for ancillary use to the main dwelling. **WITHDRAWN**