



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 6th of June 2022.

PRESENT: Councillors Nick Manley (Chairman), Paul Blatchford (Vice Chairman), Steve Davies, Paul Harding, and Matthew Thomson
IN ATTENDANCE: Mrs Liz Shayler (Clerk)

025/22 To elect a Chairman of the Planning Committee for 2022/23 (agenda item 1)

Resolved – That Cllr Manley be elected as Chairman of the Planning Committee for 2022/23

The resolution was correctly proposed and seconded (unanimous).

Cllr Thomson joined the meeting

026/22 To elect a Vice Chairman of the Planning Committee for 2022/23 (agenda item 2)

Resolved – That Cllr Blatchford be elected as Vice Chairman of the Planning Committee for 2022/23

The resolution was correctly proposed and seconded (unanimous).

027/22 To receive apologies for absence (agenda item 3)

No apologies were received

028/22 To receive declarations of interest (agenda item 4)

A personal interest was declared by Cllr Thomson in relation to application 22/P/0965/MMA – Land Adjacent to Lower Laurel Farm, Summer Lane

029/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 9th of May 2022 (agenda item 5)

Resolved – That the minutes of the Planning Committee Meeting held on the 9th of May 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.

030/22 To note and comment upon planning applications (agenda item 6).

(i) **22/P/1099/TRCA 5 East Street, Banwell. BS29 6BN**

T1 - Western Red Cedar - Fell.

This application was noted.

(ii) **22/P/1100/TRCA - 12A Castle Hill, Banwell. BS29 6NY**

T1 - Conifer - Fell. T2 - Conifer - F.

This application was noted.

(iii) **22/P/1123/LDP - Stonebridge Cottage, Wolvershill Road, Banwell. 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.

Resolved – To object to this application as the proposed barn conversion should be considered via a full planning application and not through a lawful development certificate application. This is effectively for a separate dwelling and is outside of the settlement boundary.

The resolution was correctly proposed and seconded (unanimous)

(iv) **22/P/1113/FUH – Gout House Farm West Rolstone Road, Hewish. BS24 6UH**

Demolition of a single storey lean to, the erection of a two-storey extension to the east elevation and a single storey porch to the rear elevation.

Resolved – To object to this application as it is not a two-story side extension but a new dwelling with separate kitchens, bathrooms and bedrooms. It is outside of the settlement boundary and as such a new dwelling in flood zone 3 is not appropriate.

The resolution was correctly proposed and seconded (unanimous)

(v) **22/P/1108/FUH – ‘Winfield’ Winthill, Banwell. BS29 6NQ.**

Increase the height of the existing property to allow for bedroom spaces at first floor level.

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

- With the widescale changes proposed this is a replacement dwelling and therefore clearly exceeds 50% increase in the size of the dwelling replaced.
- The proposal will be harmful to the landscape and scenic beauty of the AONB
- Concern was raised about the amount of windows and the resulting light pollution in the AONB

The resolution was correctly proposed and seconded (unanimous)

(vi) **22/P/0965/MMA – Land Adjacent to Lower Laurel Farm, Summer Lane, Banwell.**

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 Cedar cladding and PV panels added to roof. Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

031/22 To note planning decisions – (agenda item 7)

(i) **21/P/0094/FUL Rolstone Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UU**

Change of use of part of existing agricultural building and associated external alterations to create 5no. light industrial units (use class E(g) (iii)) within the existing covered steel-framed barn structure. Outdoor storage for Ad Blue containers and outdoor storage of cars in connection with on-line sales administered from Unit 2. Change of use, widening and landscaping of the agricultural access track approved under planning approvals 14/P/0870/PDA, 19/P/0408/FUL and 19/P/1518/AGA to enable the access track to be used to serve all authorised industrial and agricultural uses at Rolstone Farm (part retrospective). **APPROVE WITH LEGAL AGREEMENT**

(ii) **21/P/1569/AOC Land At Former Western Trade Centre Knightcott Road Banwell**

Discharge of condition No. 5 Contamination No. 6 detailed remediation scheme No.7 timetable of works No . 8 surface water drainage No 9 sustainable drainage scheme No. 10 samples of the materials No. 11 parking area No. 12 cycle parking No. 13 storage and collection of waste No. 14 landscaping scheme No. 18 mitigate the loss of bat roosts & No. 20 Construction Environmental Management Plan. **WITHDRAWN**

(iii) **21/P/3146/FUL Cannaways Barns Silver Moor Lane Banwell North Somerset BS29 6LQ**

Proposed demolition of 2no. dwellings and existing agricultural buildings and the erection of 2no. replacement dwellings and associated detached garages. **REFUSED**

- (iv) **21/P/3467/FUL Royston Wolvershill Road Banwell BS29 6DG**
Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan. **WITHDRAWN**
- (v) **22/P/0245/LDE Muddle End Moor Road Banwell North Somerset**
Certificate of lawfulness for the change of use of land from agricultural to a mixed use of agriculture/equestrian at Muddle End, Moor Road, Banwell. **APPROVE (LAWFUL)**
- (vi) **22/P/0619/TRCA 11 School Close Banwell North Somerset BS29 6DT**
T1 - Yew - Crown reduction by 2m in height, 1.5m laterally. **NO OBJECTION - UNCONDITIONAL**
- (vii) **22/P/0701/FUH 3 Emery Gate Banwell North Somerset BS29 6DN**
Demolition of the existing conservatory and alterations to the existing openings. **APPROVED**
- (viii) **22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA**
Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension. **APPROVED**
- (ix) **22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ**
Alteration/extension of existing side carport to form pitched tiled roof garage. **APPROVED**

032/22 Date of the next meeting (agenda item 8)

Planning Committee Meeting Monday 4th of July 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:20

.....Chairman

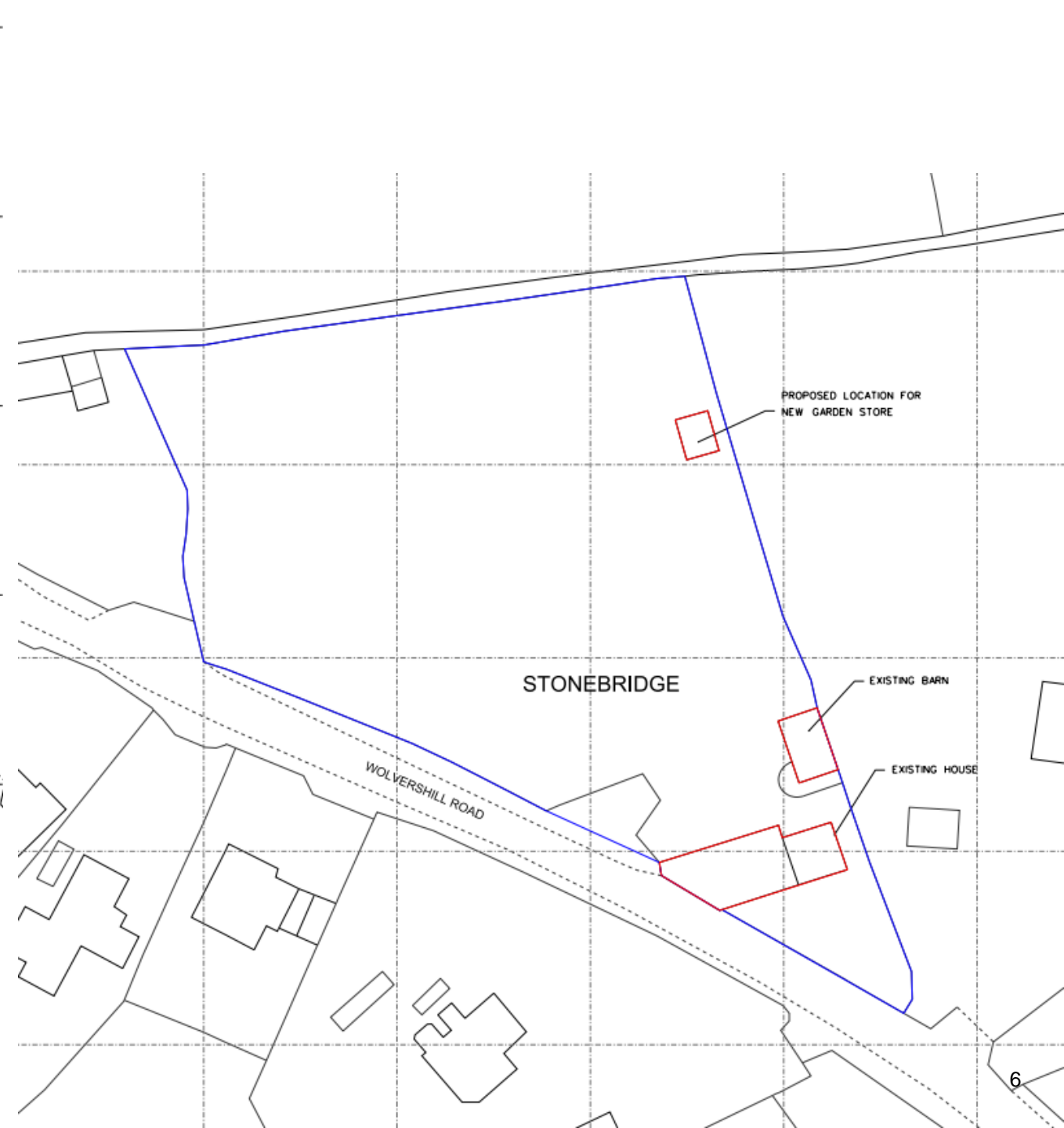
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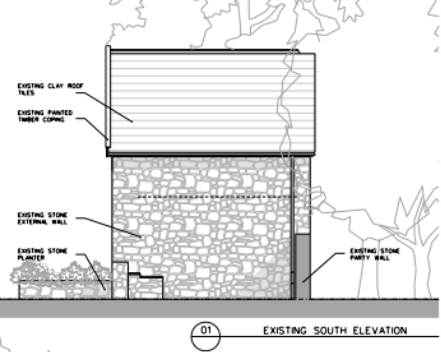
Planning Committee

June 6th 2022

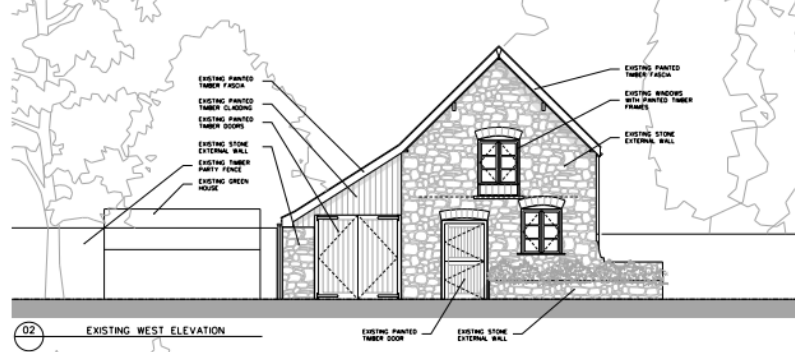
22/P/0896/FUH & 22/P/0921/LBC Stonebridge, Wolverhill Road, Banwell. BS29 6DR

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.

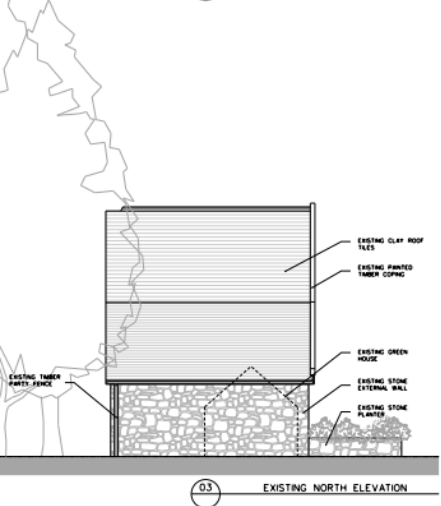




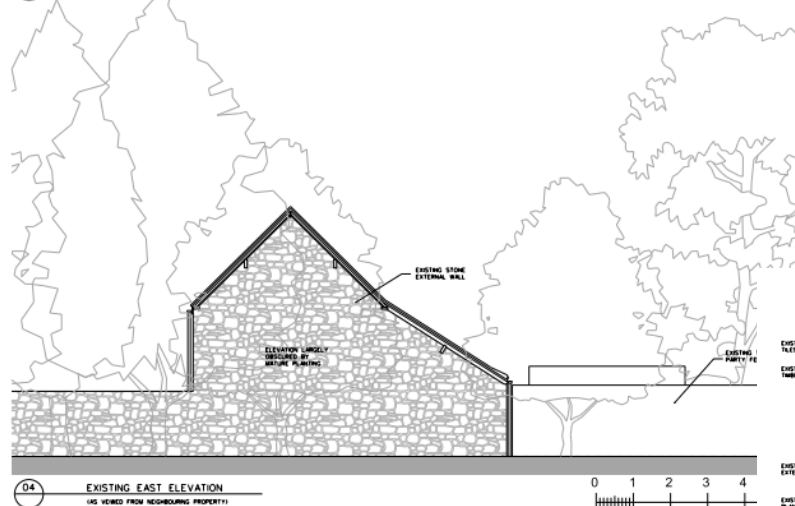
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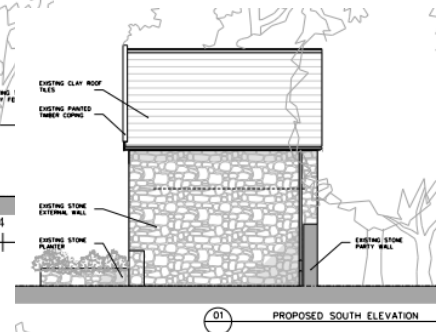
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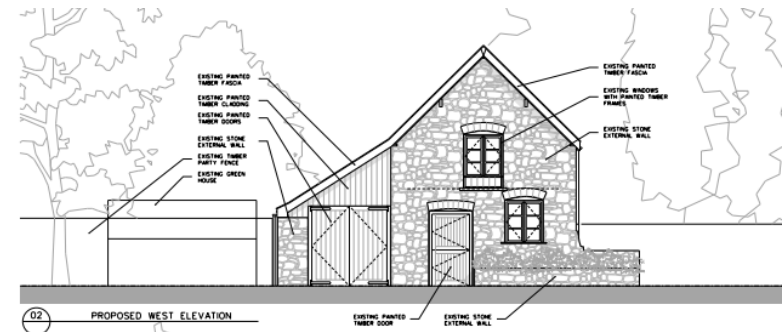
03 EXISTING NORTH ELEVATION



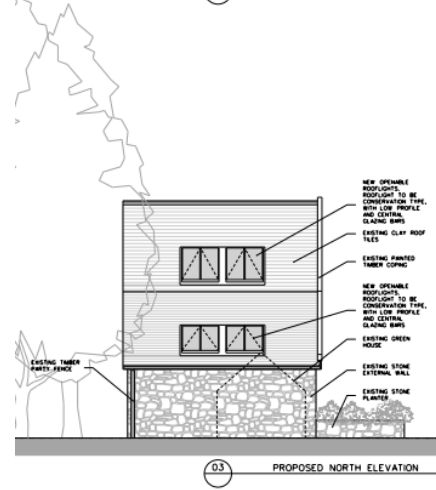
04 EXISTING EAST ELEVATION
(AS VIEWED FROM NEIGHBOURING PROPERTY)



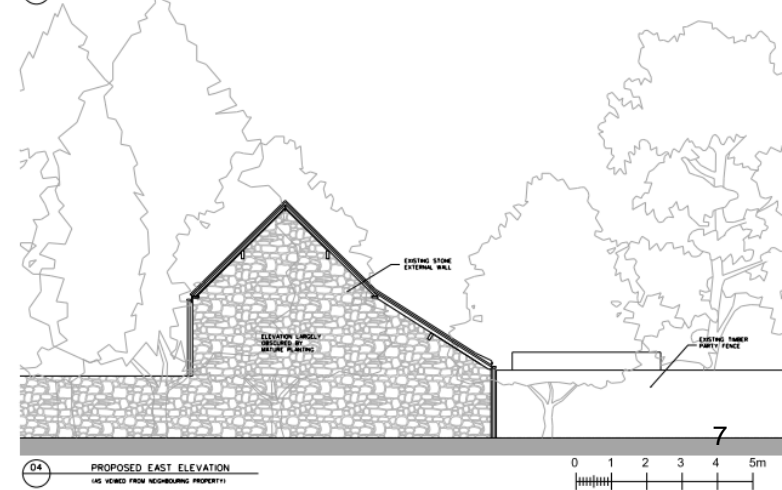
01 PROPOSED SOUTH ELEVATION



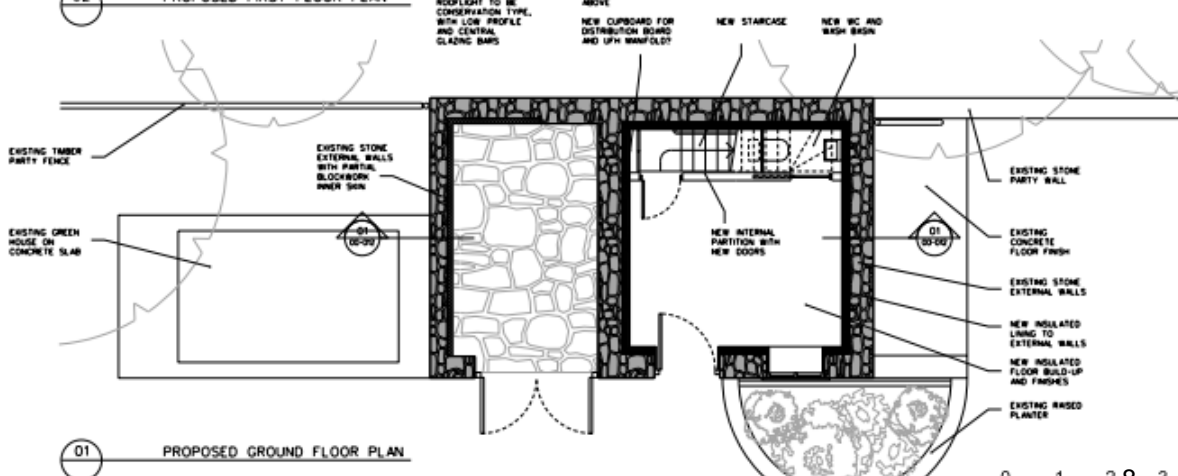
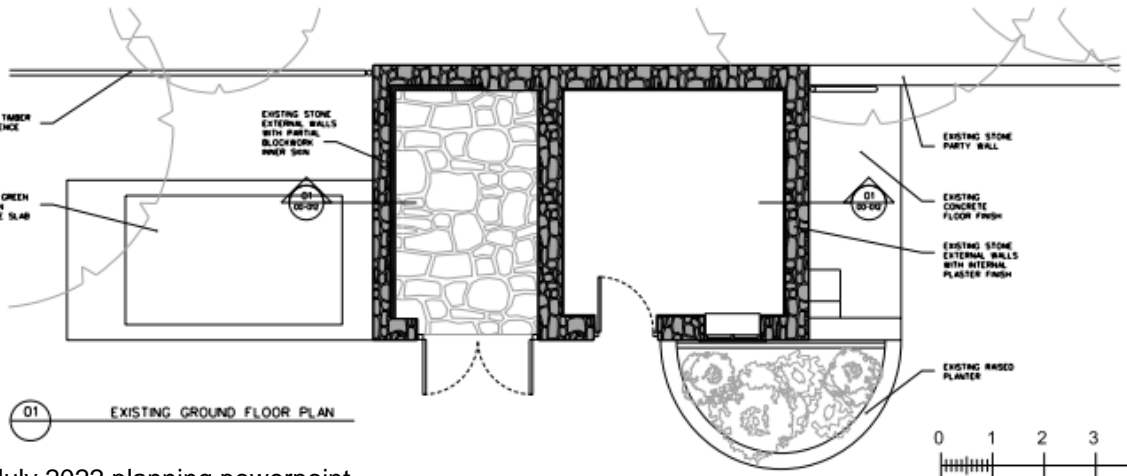
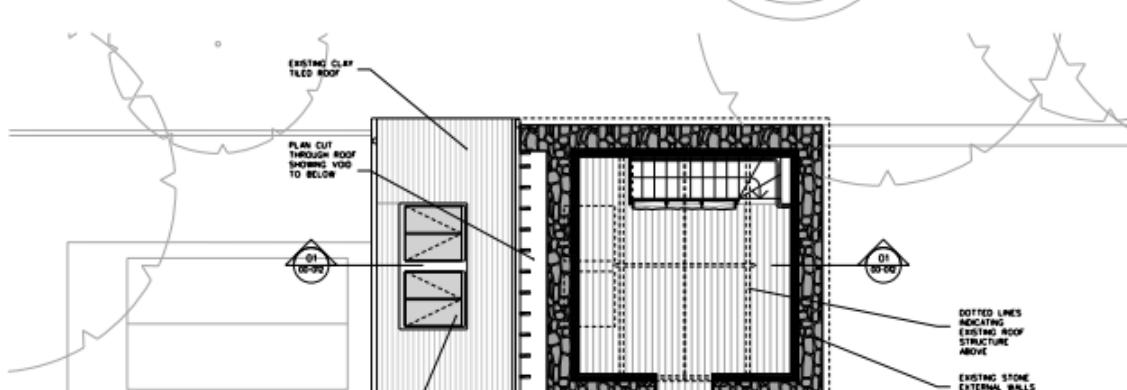
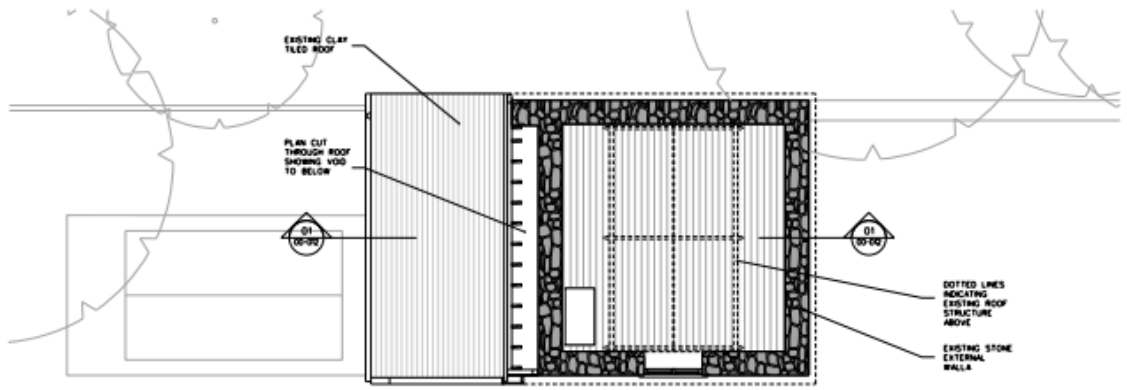
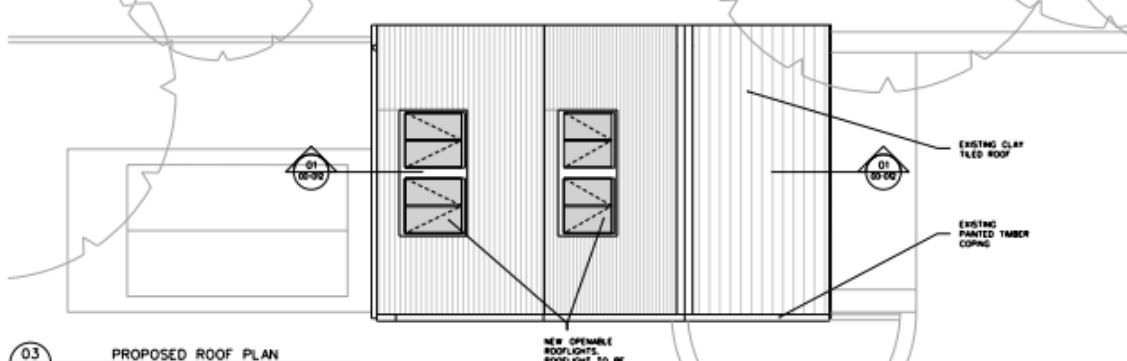
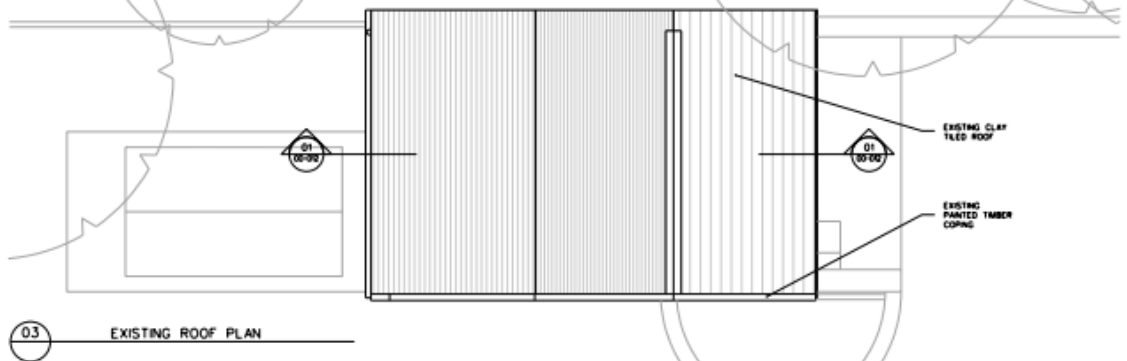
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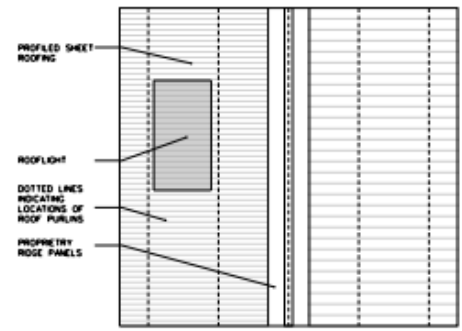


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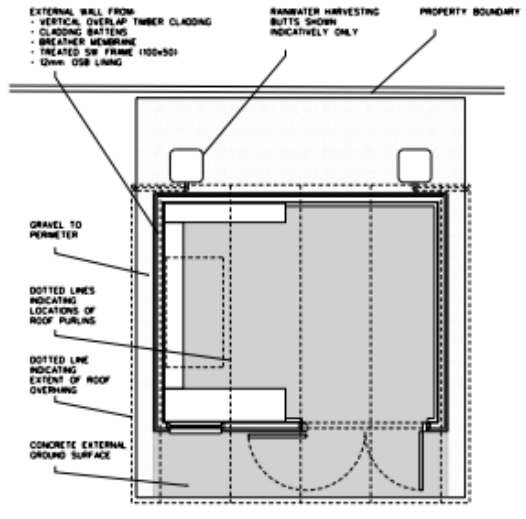


04 PROPOSED EAST ELEVATION
(AS VIEWED FROM NEIGHBOURING PROPERTY)

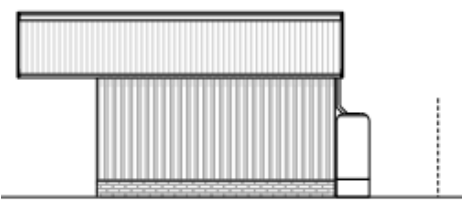




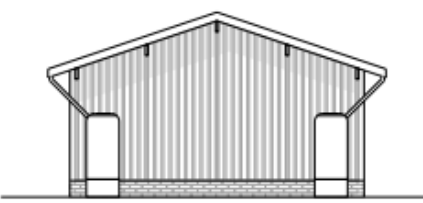
06 PROPOSED ROOF PLAN



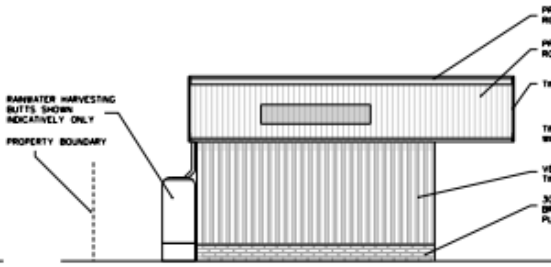
05 PROPOSED GROUND FLOOR PLAN



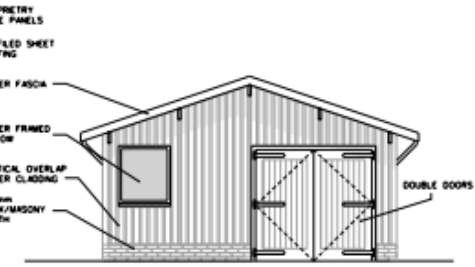
01 PROPOSED SOUTH ELEVATION



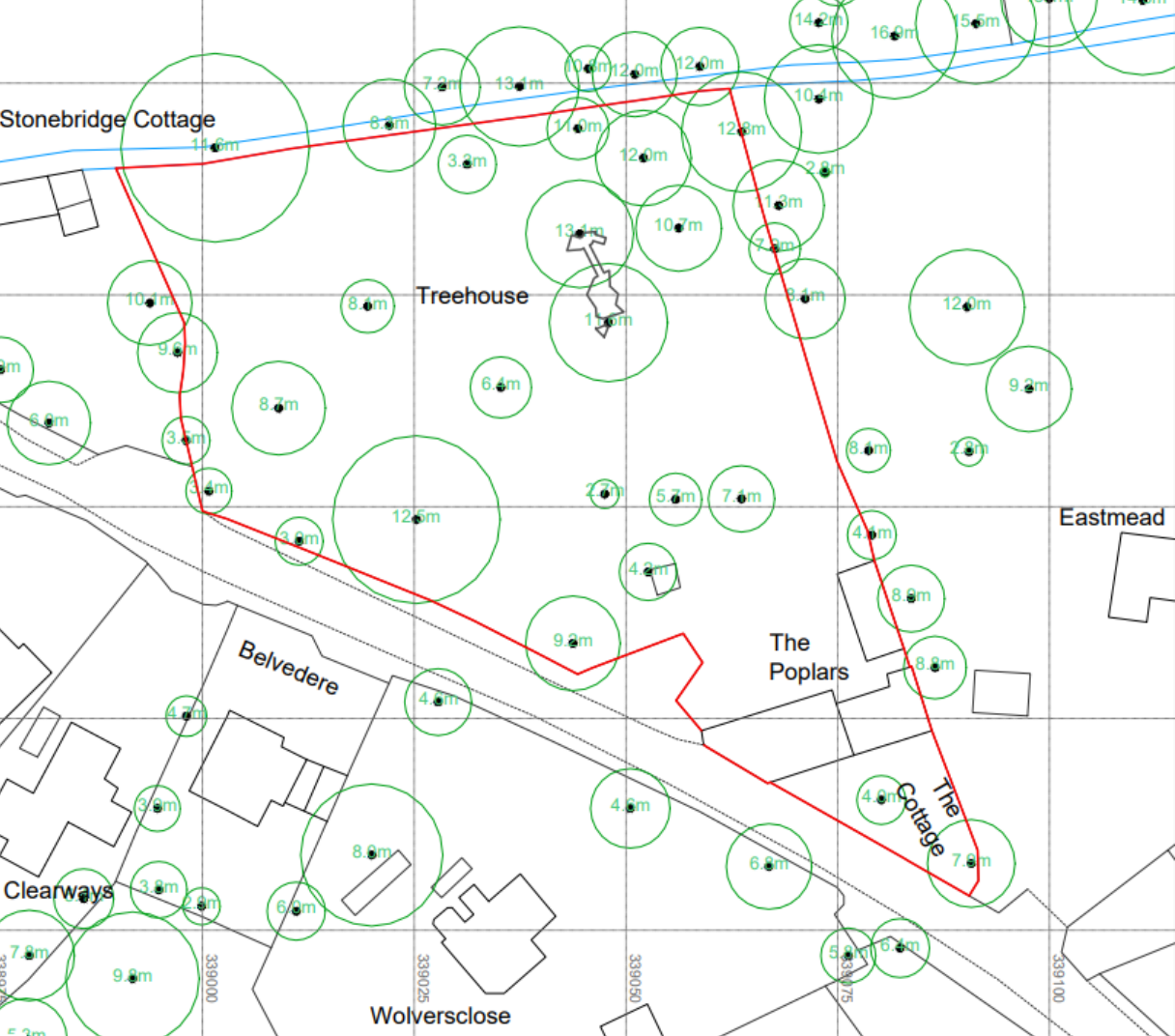
02 PROPOSED EAST ELEVATION



03 PROPOSED NORTH ELEVATION



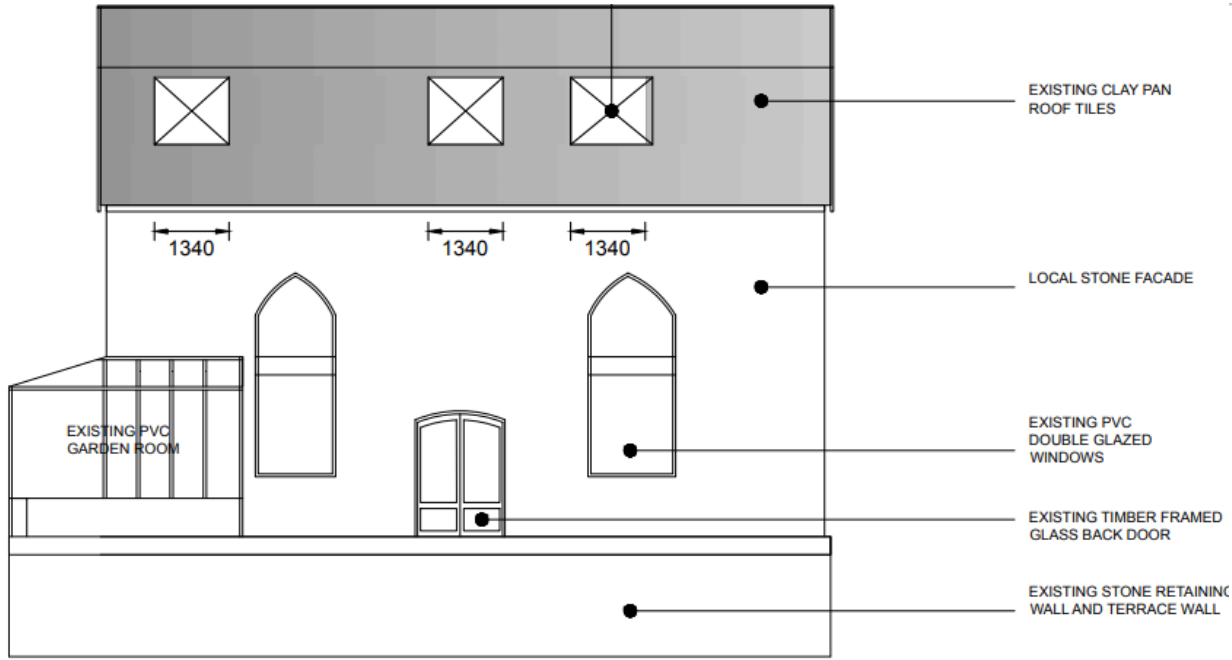
04 PROPOSED WEST ELEVATION



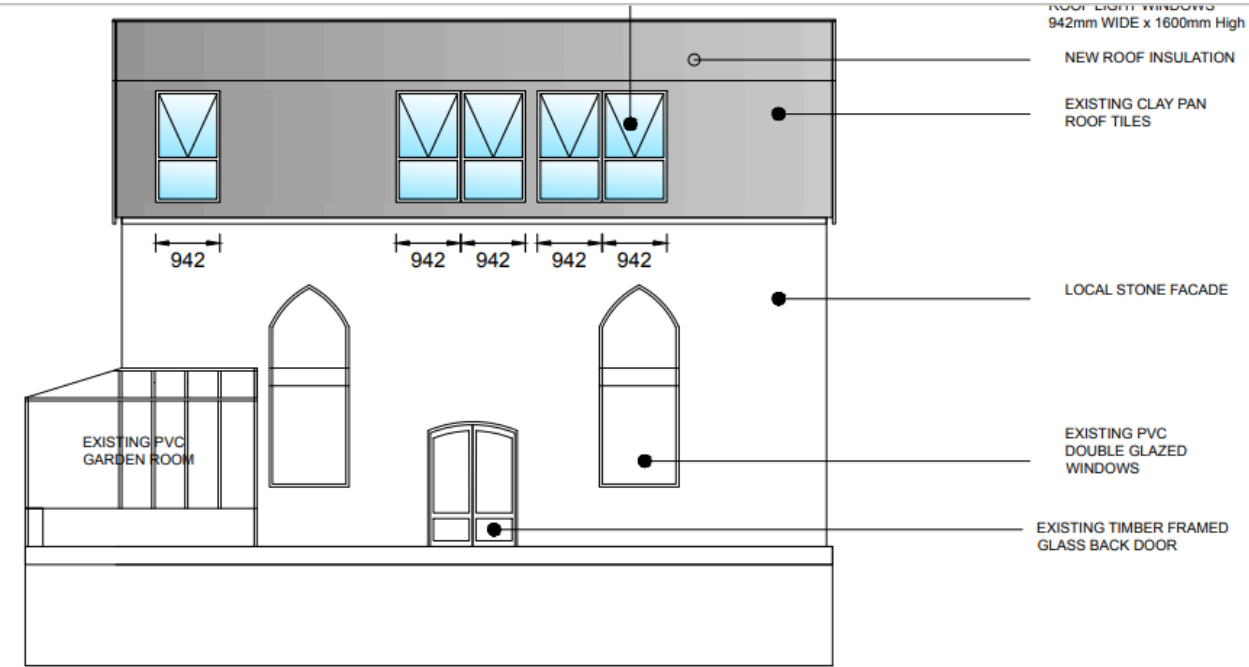
22/P/1192/FUH The Old Chapel East Street, Banwell. BS29 6BN

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 units

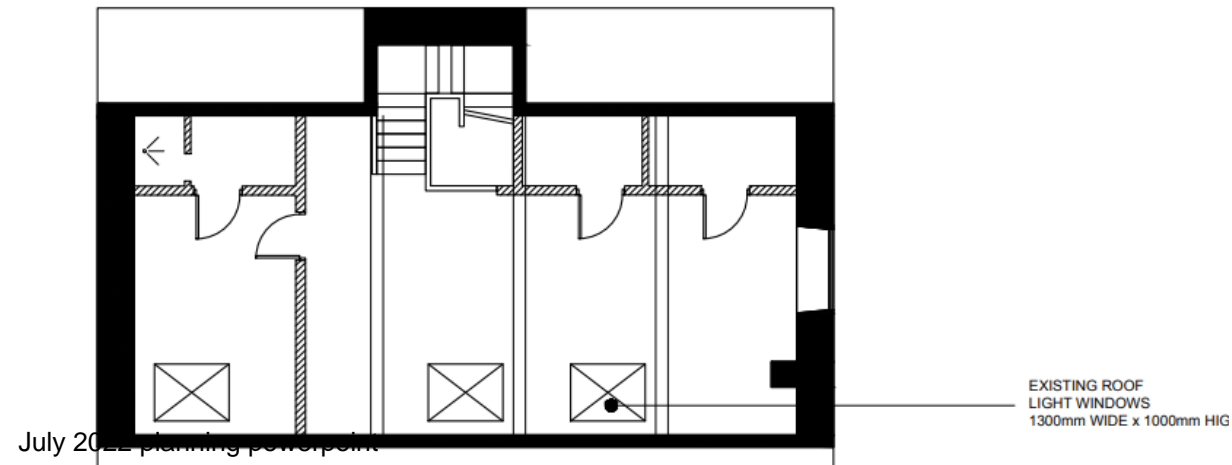




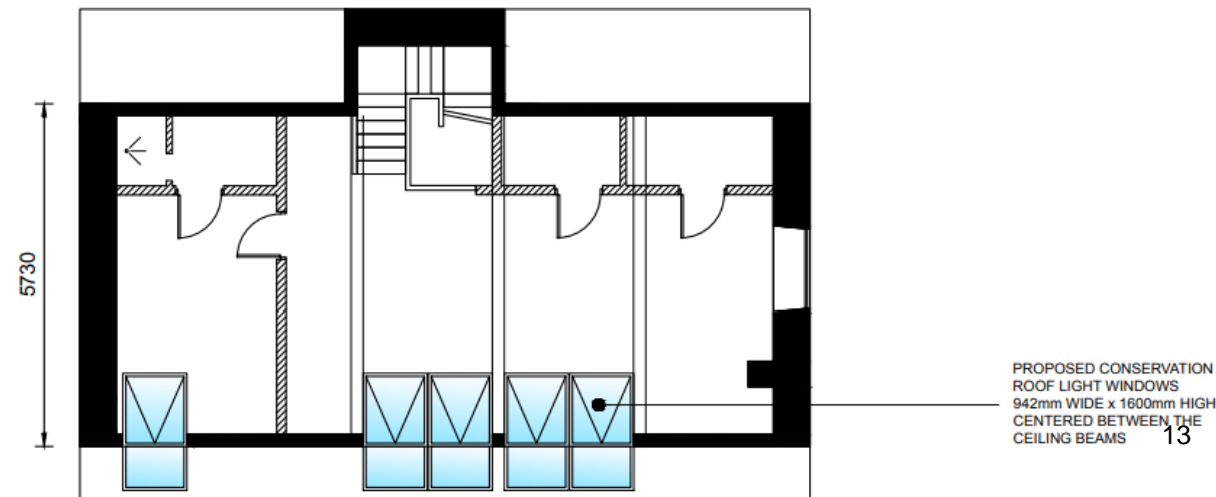
EXISTING NORTH FACING REAR ELEVATION
SCALE 1:100

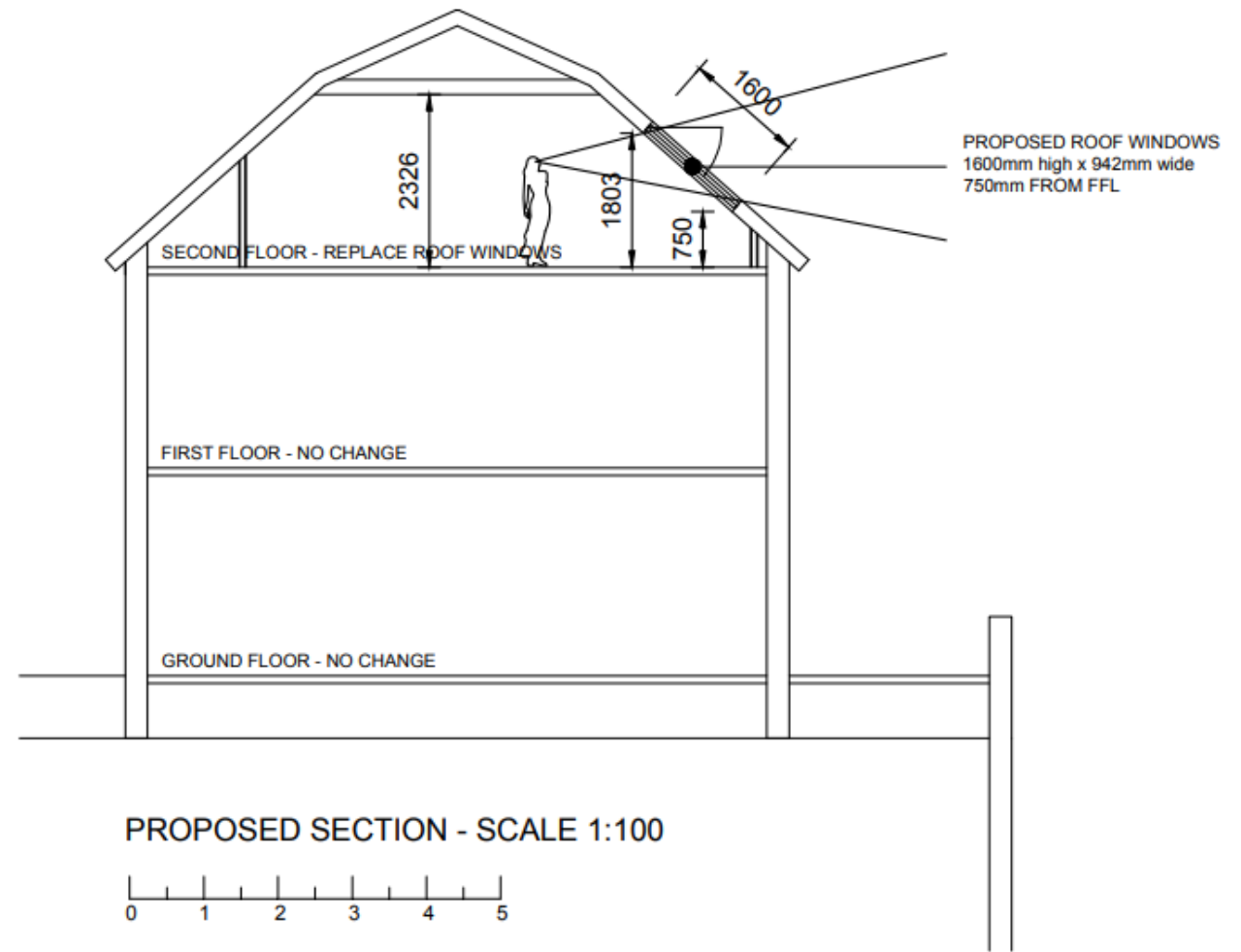
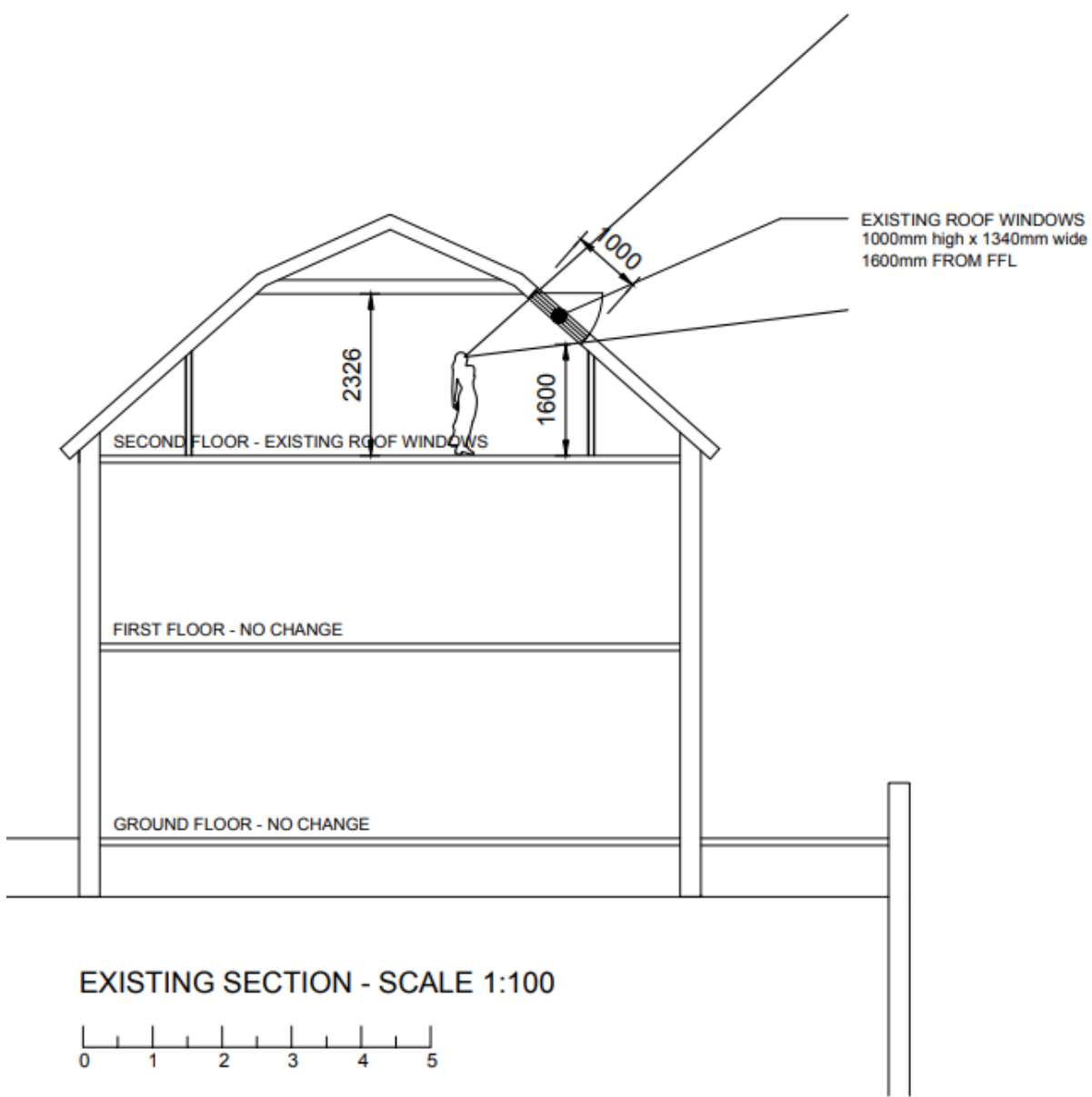


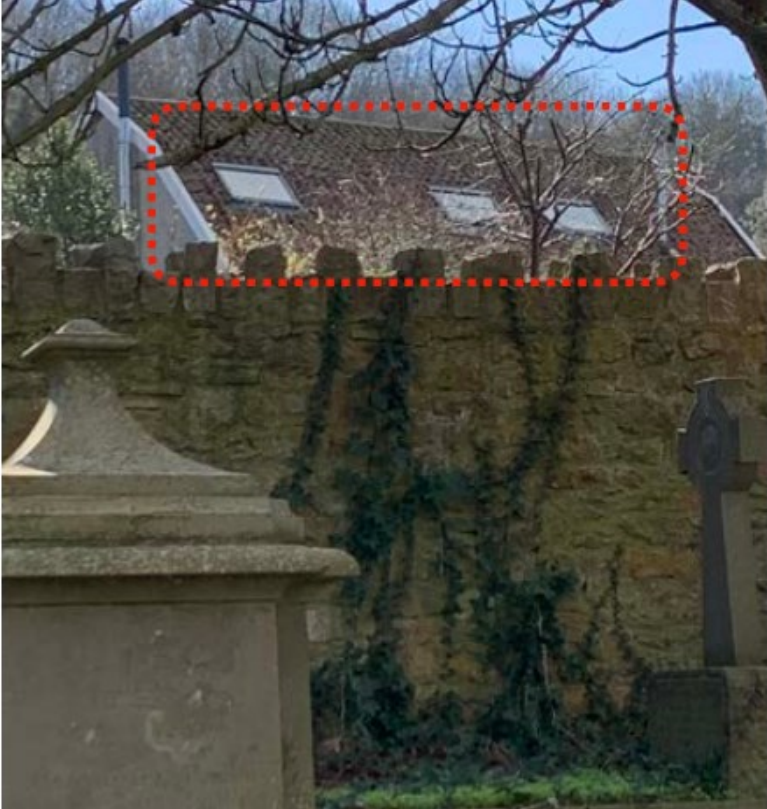
PROPOSED NORTH FACING REAR ELEVATION
SCALE 1:100



July 2022 planning powerpoint



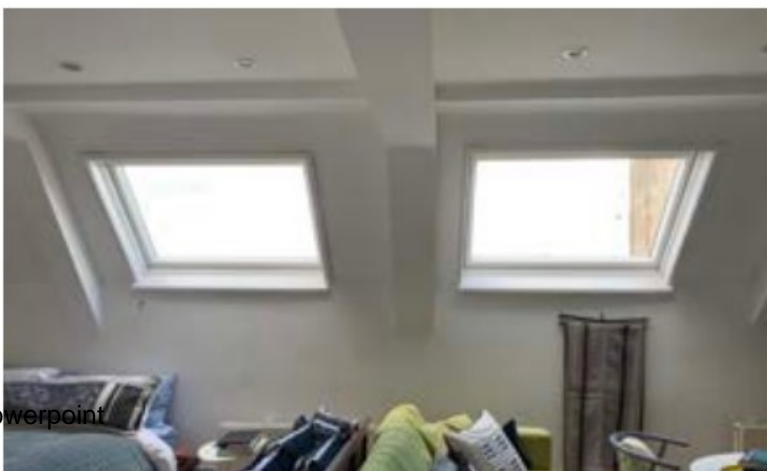




EXISTING ROOF LIGHT WINDOWS



PROPOSED ROOF LIGHT WINDOWS





VIEW FROM EXISTING ROOF LIGHT WINDOWS

FROM THE CHURCH GROUNDS

FROM THE BOWLING GREEN



VIEW FROM THE VILLAGE TOWARDS THE OLD CHAPEL

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.

22/P/1430/FUH 84 High Street, Banwell. BS29 6AQ

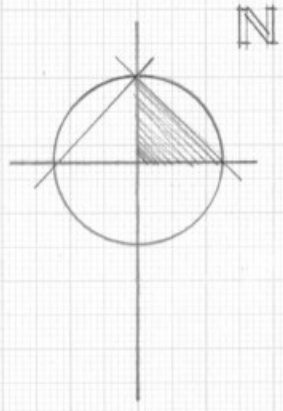
Proposed erection of a front Porch extension and a single storey rear extension. Dormer extension to the rear with raised patio and balcony.



FLAT ROOF SINGLE GARAGE
GATE
DRIVEWAY
GARAGE STRUCTURE

EXISTING

TRIMSED



REAR EXTENSION TO
GF
REAR BALCONY

1.2m HIGH
FENCE

GENERALLY 1.6m TO
1.8m HIGH CLOSE BOARD
FENCE BOUNDARY

STEPPED 1.4m TO 1.8m
HIGH PANEL FENCING

NATURE BASKETS

STEPS

BT POLE

PHOTO 'B'

PHOTO 'C'

PHOTO 'A'

No. 86

July 2022 planning powerpoint

STEPPED/TERRACED FRONT

TRIMMED FRONT PORCH
EXTENSION

FRONT ELEVATIONS - VIEW FROM SOUTH

TILES

REAR ELEVATIONS - VIEW FROM NORTH

BUSHES



EXISTING

No. 86

GENERALLY 1.4 to 1.8m
HIGH FENCE BOUNDARY

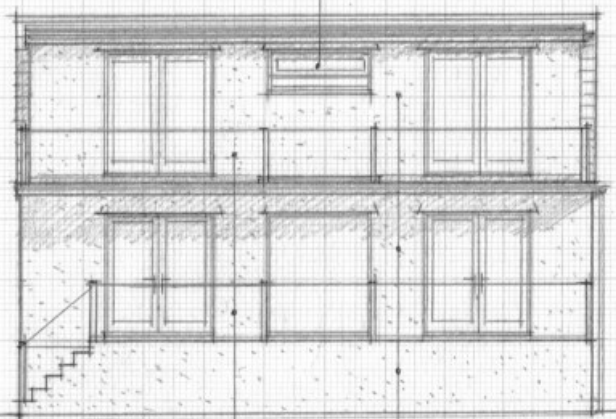
MULTI-RED FACE
BRICKWORK

RENDER - CREAM FINISH

VERTICAL CLADDING

OBSCURE GLAZING

PROPOSED

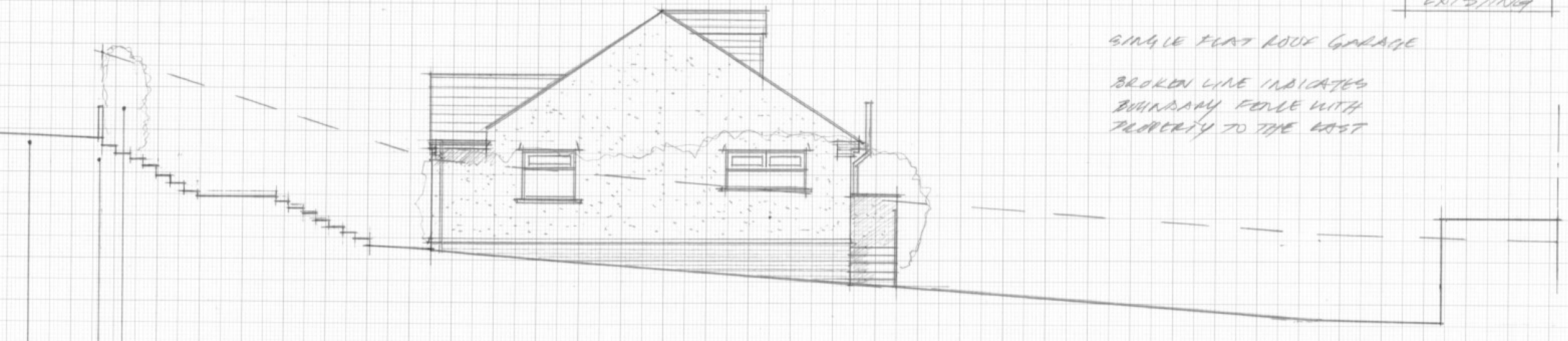


NEW FRONT DOOR TO
FLAT ROOF PORCH -
TO DESIGN

EXISTING

SINGLE FLAT ROOF GARAGE

BROKEN LINE INDICATES
BOUNDARY FENCE WITH
FLORRY TO THE EAST



0.7m HIGH LOW WALL TO FRONTAGE

BUSHES

1.5m - 6y

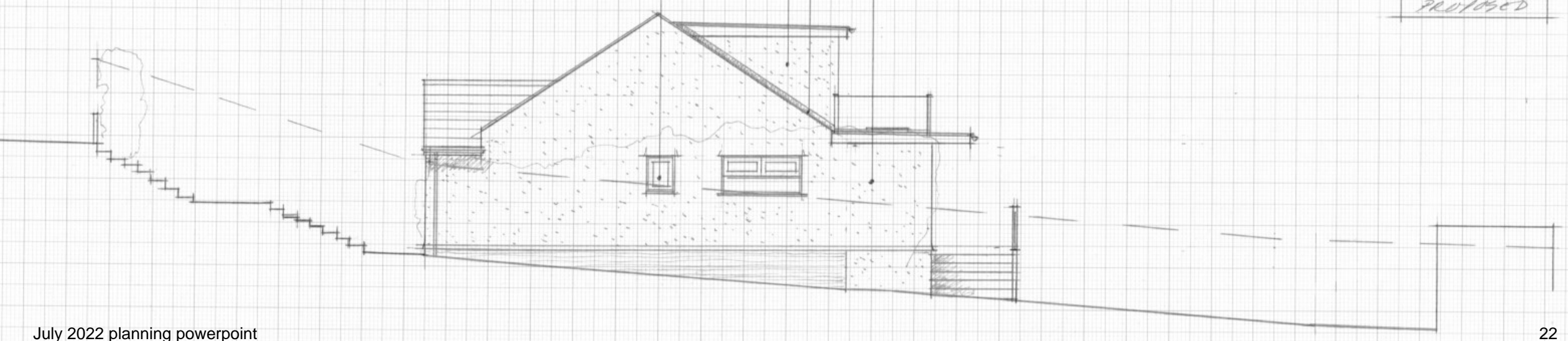
OBSCURE GLAZING

16.7m

MATCHING RENDER

LEAD FLASHING

PROPOSED



SIDE ELEVATIONS - VIEW FROM WEST

CONCRETE TILE HANGING TO EXISTING CORNICE

OUTLINE OF No. 86 BUNGALOW WITH REAR PORCH

OUTLINE OF GARAGE TO No. 86

GATE TO DRIVEWAY NOT SHOWN FOR CLARITY

EXISTING

WIND

WAY-BY

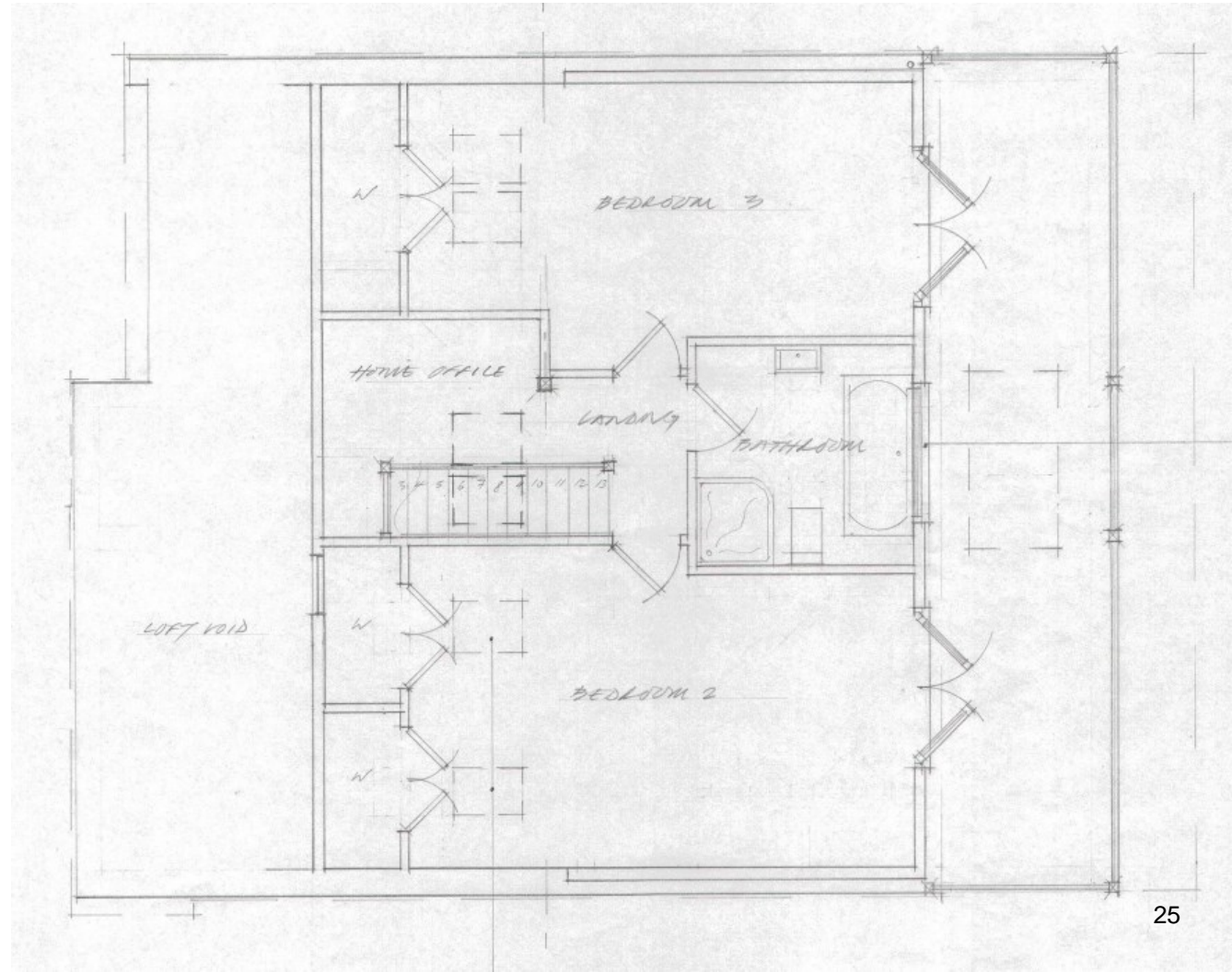
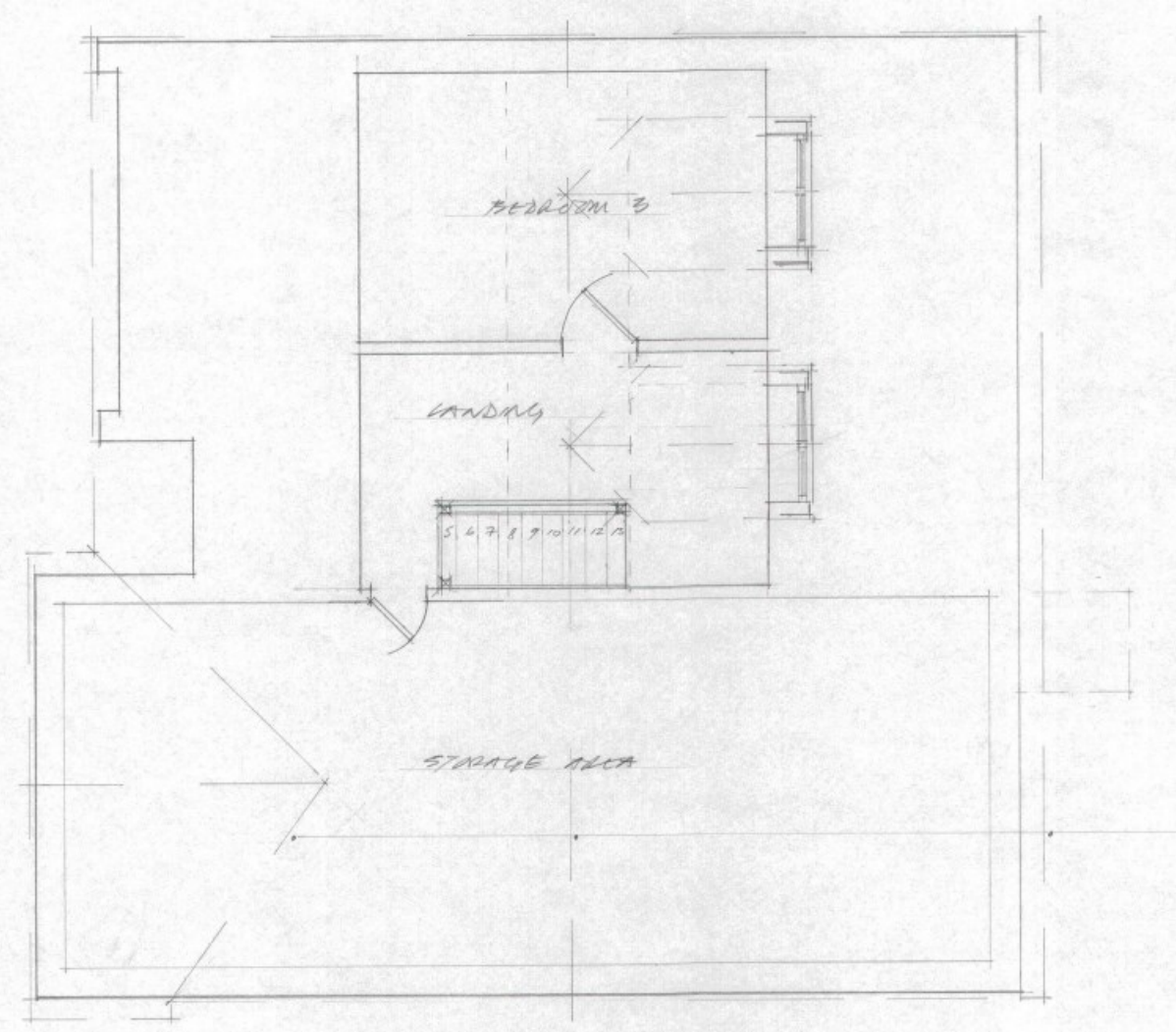
STEPPED FRONT GARDEN

INDICATES STEPPED FENCING BOUNDARY TO ADJACENT No. 86

MATCHING CREAM RAUGHCAST RENDER

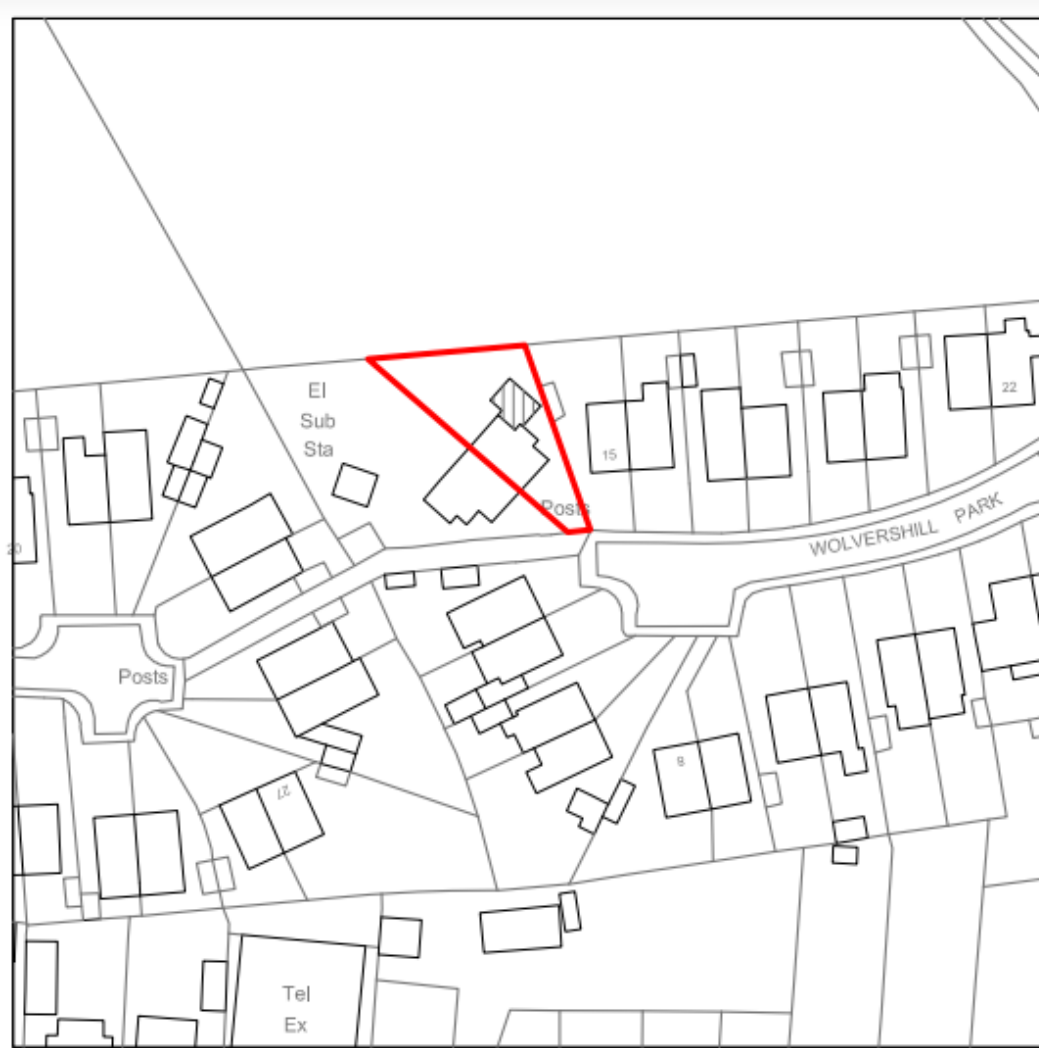
GREY COLOUR SINGLE PLY FLEXIBLE MEMBRANE FLAT ROOF

PROPOSED

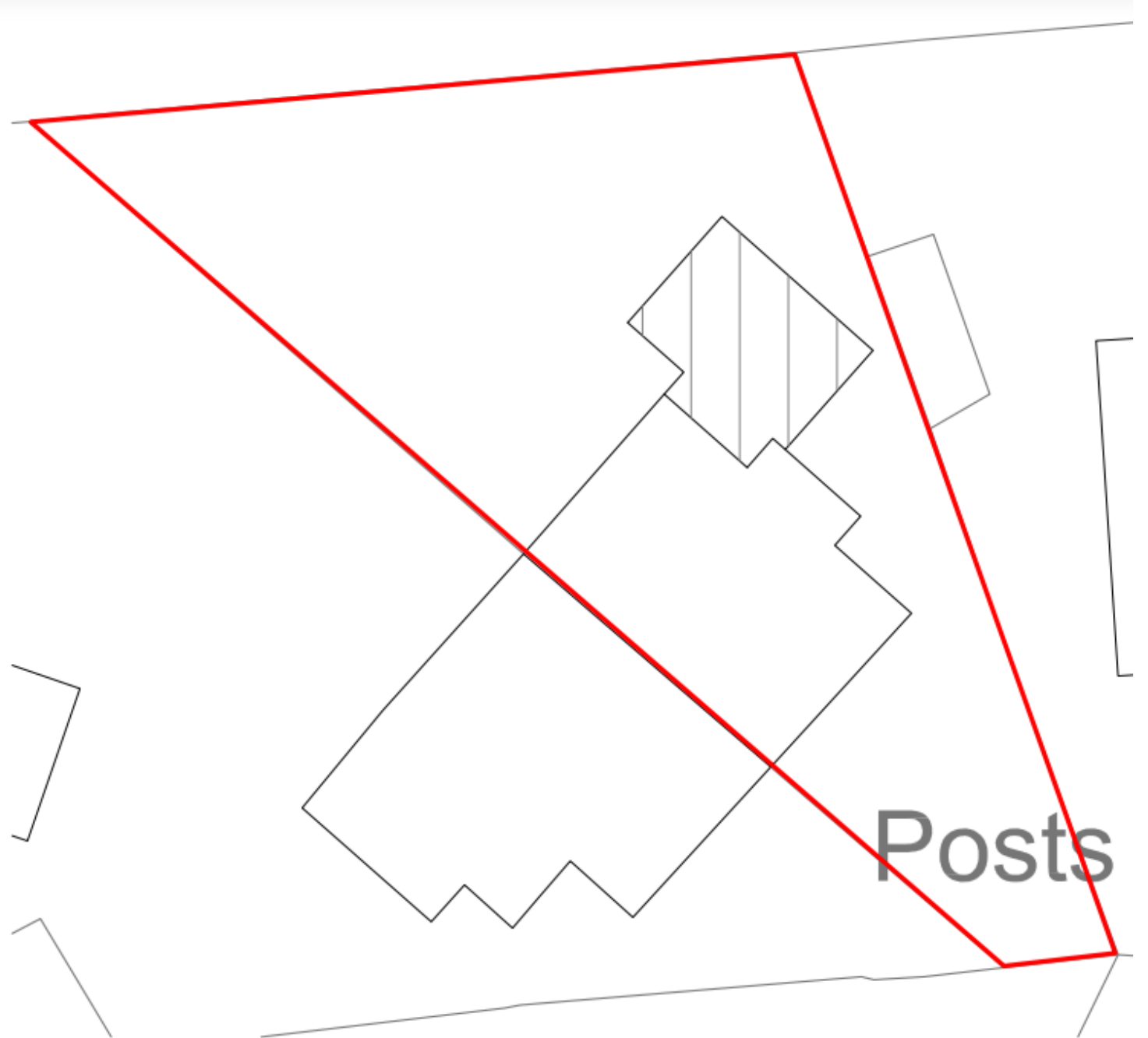


**22/P/1482/FUH 14 Wolverhill Park,
Banwell. BS24 6DQ**

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

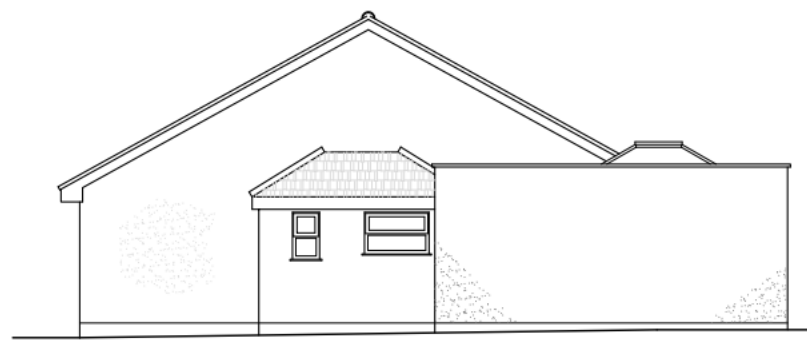


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FRONT ELEVATION

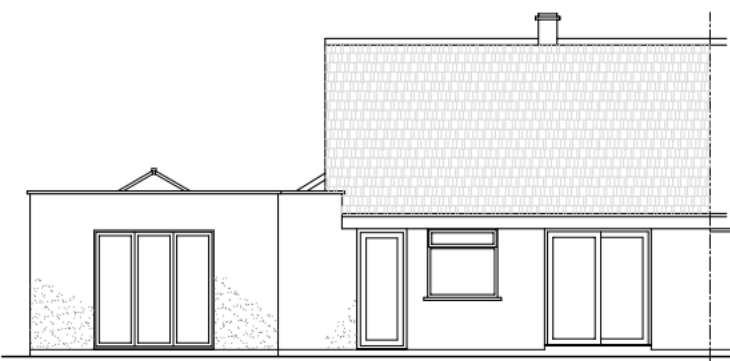


SIDE ELEVATION



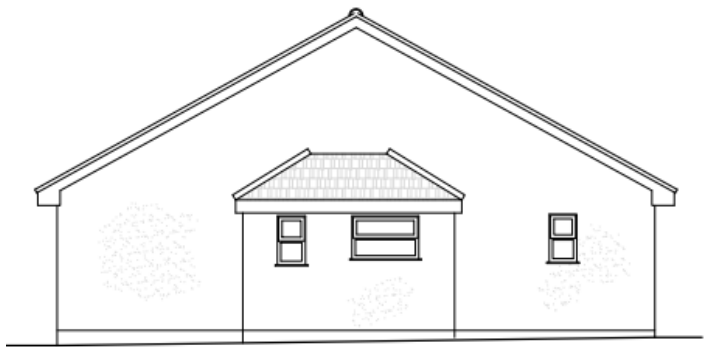
FRONT ELEVATION

Proposed

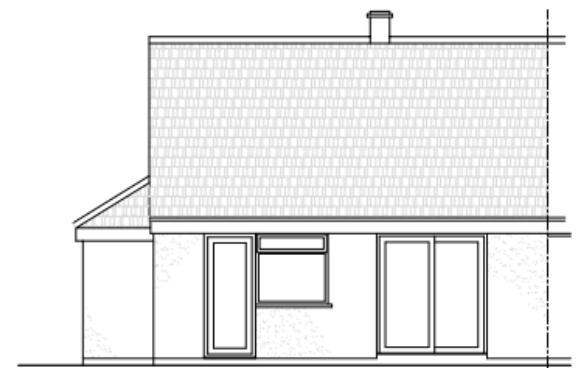


REAR ELEVATION

Existing

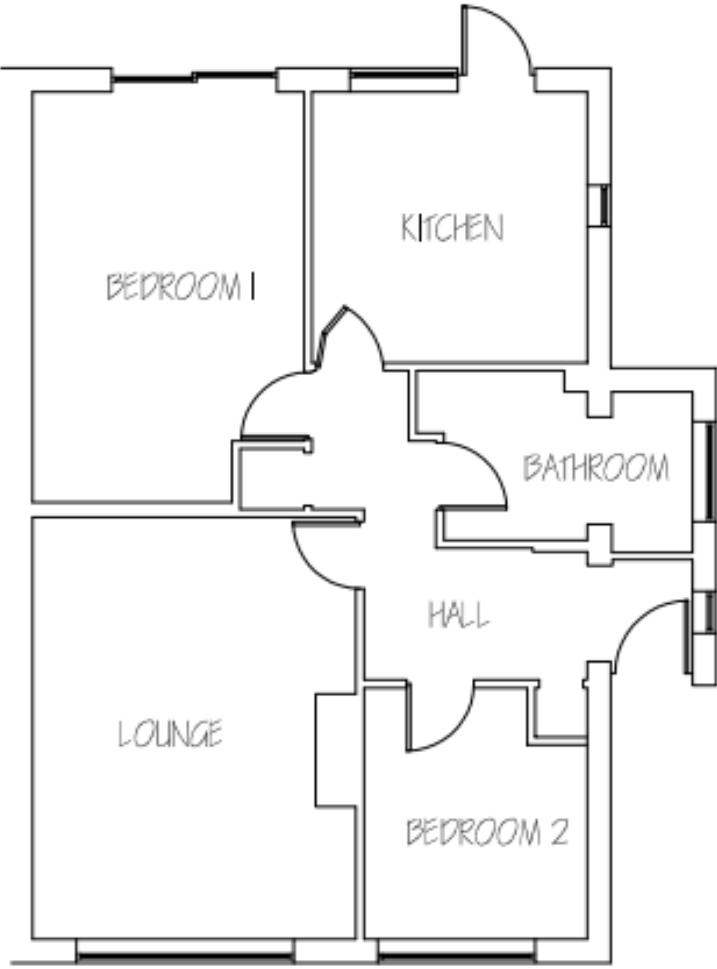


SIDE ELEVATION

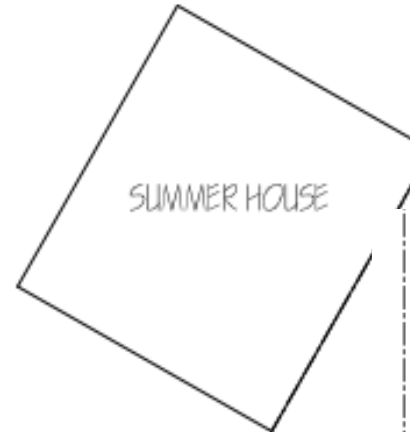


REAR ELEVATION

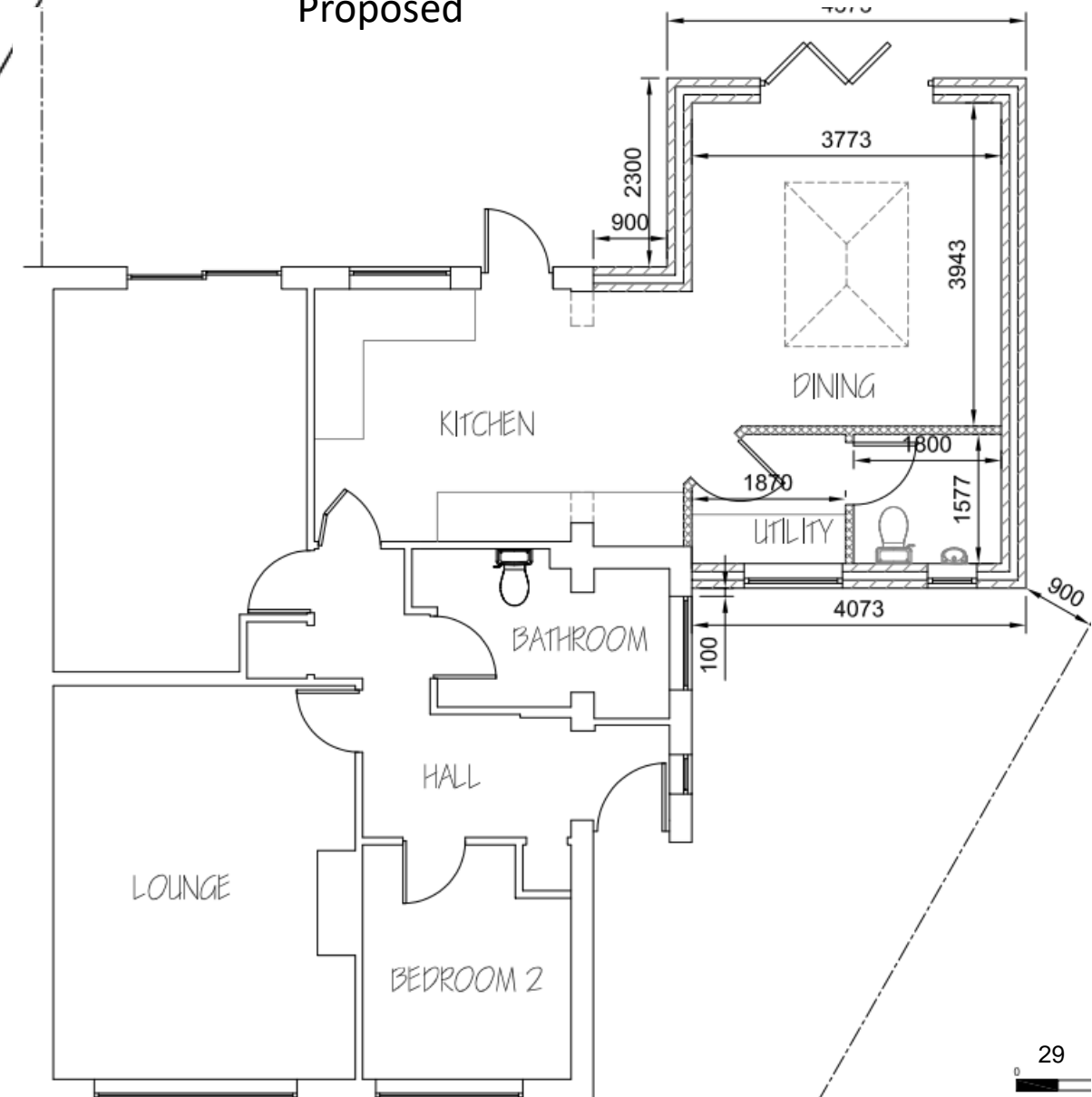
Existing



GROUND FLOOR PLAN



Proposed



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)**

22/P/0885/TRCA 9 High Street Banwell North Somerset BS29 6AA

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

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**

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/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)**

22/P/1099/TRCA 5 East Street Banwell North Somerset BS29 6BN

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

22/P/1100/TRCA 12A Castle Hill Banwell North Somerset BS29 6NY

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