



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st of August 2022.

PRESENT: Councillors Paul Blatchford (Chairman), Paul Harding and Matthew Thomson.
IN ATTENDANCE: Mrs Liz Shayler (Clerk) and 1 member of the public

039/22 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Nick Manley

040/22 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

041/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of June 2022 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 4th of July 2022 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

The minutes of the meetings were signed by the Chair of the meeting as a correct record.

042/22 To note the following planning applications (agenda item 4).

(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 possible contentious nature of this planning application, it was noted and will be considered at the full Parish Council meeting on the 15th of August.

(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.

This application was noted

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

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

This application was noted

(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.

This application was noted

(v) **22/P/ 1691/AOC Kings Field Land off 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.

This application was noted

043/22 To note and comment upon planning applications (agenda item 5).

(i) **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.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(ii) **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.

Resolved – To not object to this application.

The resolution was correctly proposed and seconded (unanimous)

044/22 To note planning decisions – (agenda item 6)

(i) **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**

(ii) **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, 30 & 31(Ecology) No.32 (Contamination) No.36 (Energy) No.37 (Levels) No.38 & 39 (Materials) No.40 (Enclosures) and No.42 (Archaeology) on application 19/P/2662/RM. **APPROVE (discharge condition) (RDC)**

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

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

(iv) **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 (Landscape Ecological Management Plan) No.19 (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)**

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

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

(vi) **22/P/0950/AOC Mead Fields, Parklands Phase 3B, Land South Of Churchland Way, Wolverhill Road Banwell**

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)**

(vii) **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**

(viii) **22/P/1050/AOC Land West of Wolverhill Road Wolverhill Road Banwell.**

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)**

(ix) **22/P/1123/LDP Stonebridge Cottage Wolverhill 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**

045/22 Date of the next meeting (agenda item 7)

Planning Committee Meeting Monday 5th September 2022 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date

Planning Committee

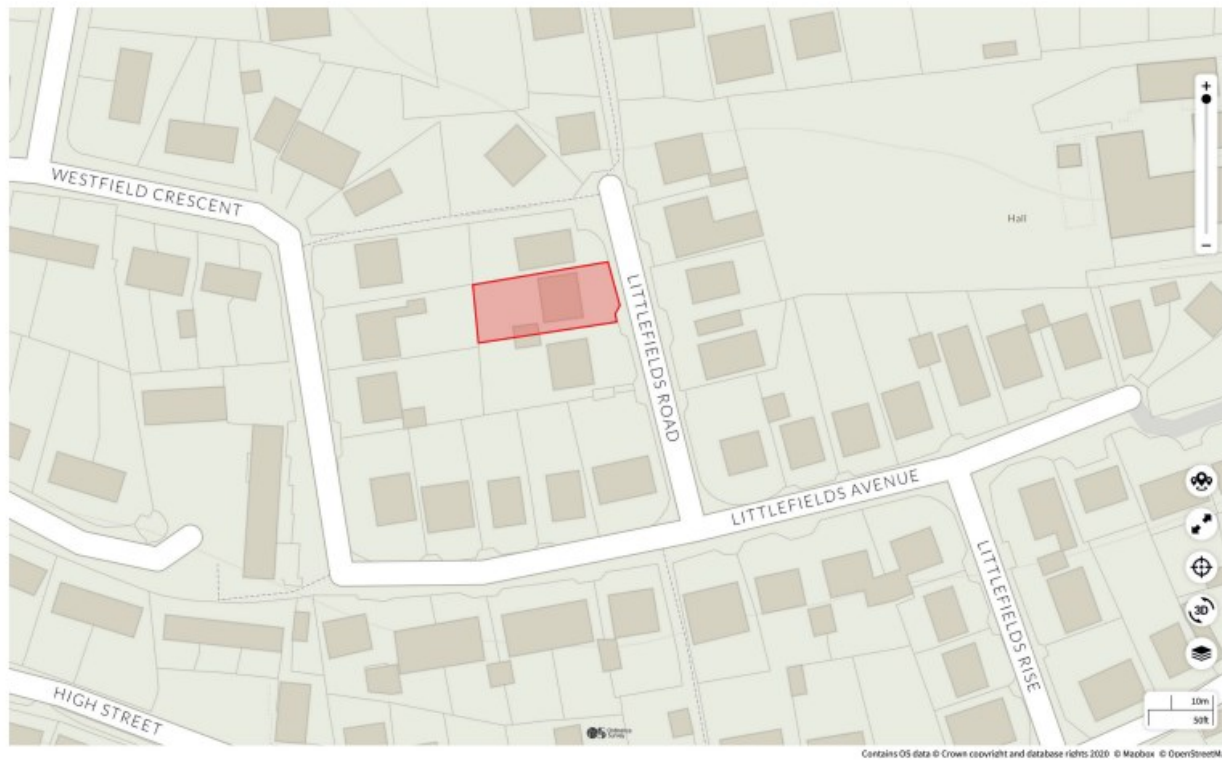
September 5th 2022

21/P/3145/FUL Rhodyate Farm The Rhodyate Banwell BS29 6NR


Application to remove condition 8 attached to planning permission
15/P/0966/F (conversion of stable block to holiday
accommodation) to allow the building to be used for residential
use

22/P/1152/FUH 3, Littlefield's Road Banwell North Somerset BS29 6BH

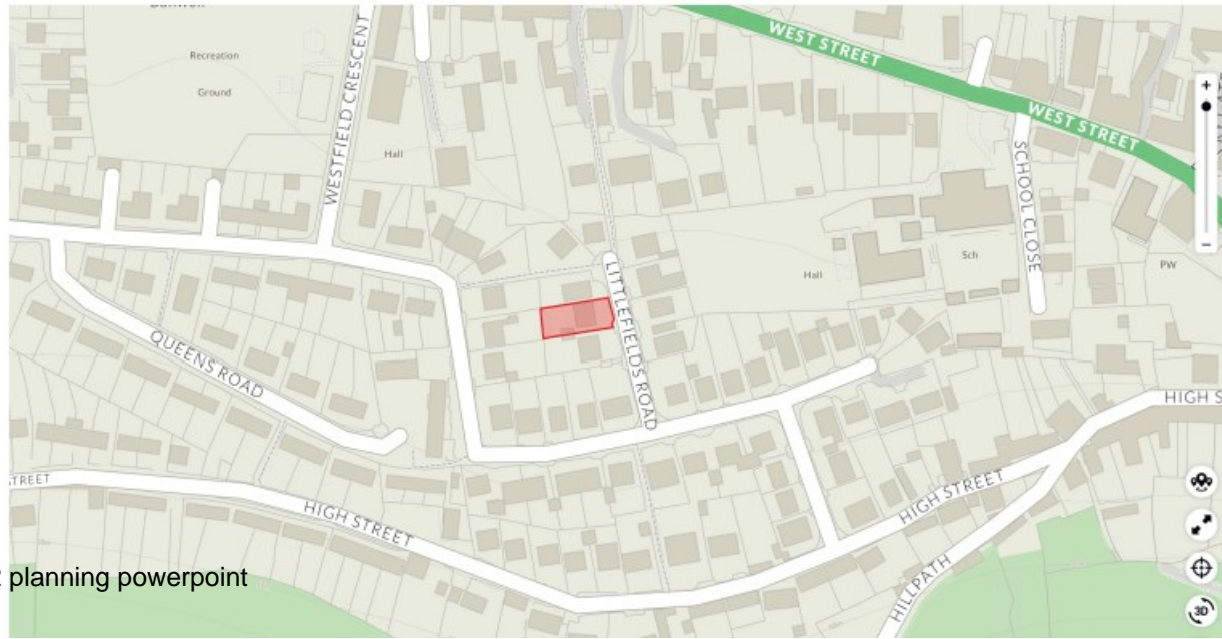
Loft conversion, and an east facing pitched dormer.
Removal of existing chimney and erection of a lean to
conservatory to the rear elevation.



TITLE NUMBER: AV206977

BOUNDARY LINE: 

PROPERTY FRONT (EAST):



PROPERTY BACK (WEST):





North / Side



East / Front



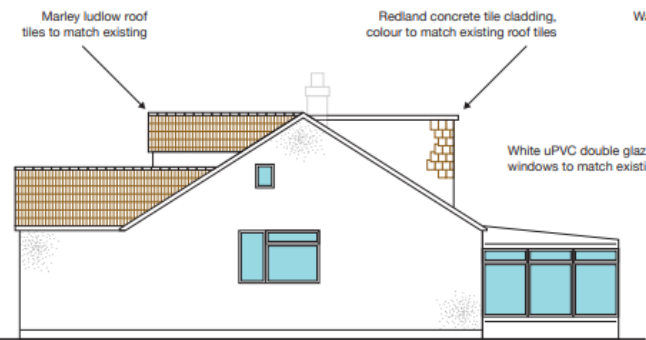
South / Side



West / Rear

Existing Elevations

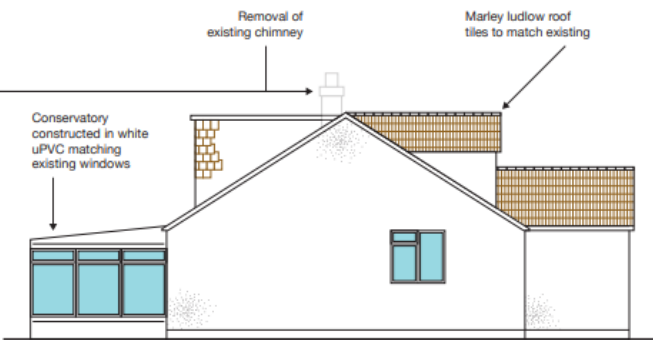
First Floor



North / Side



East / Front



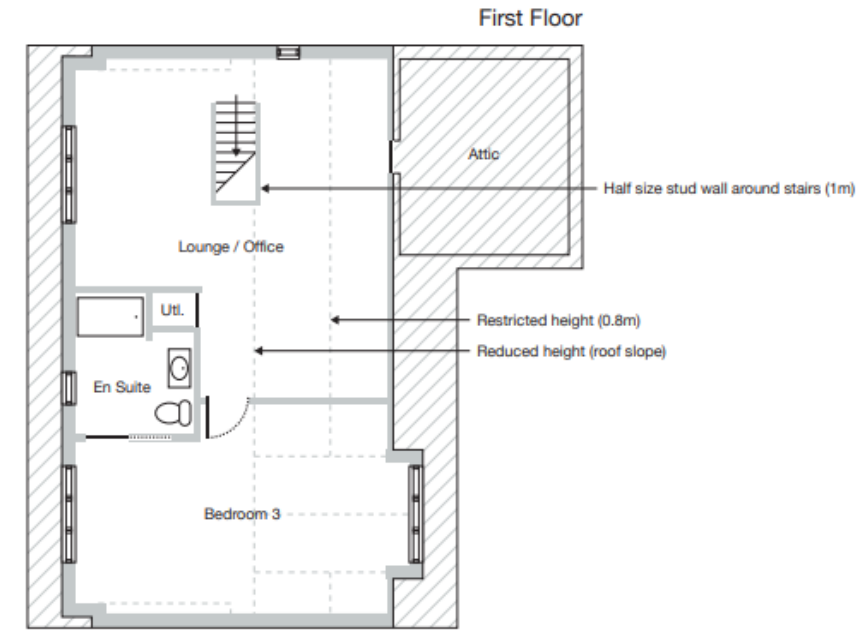
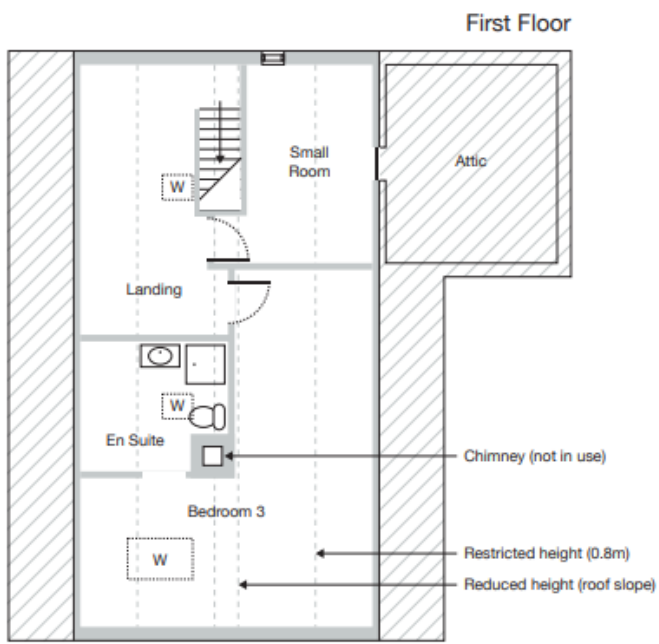
South / Side



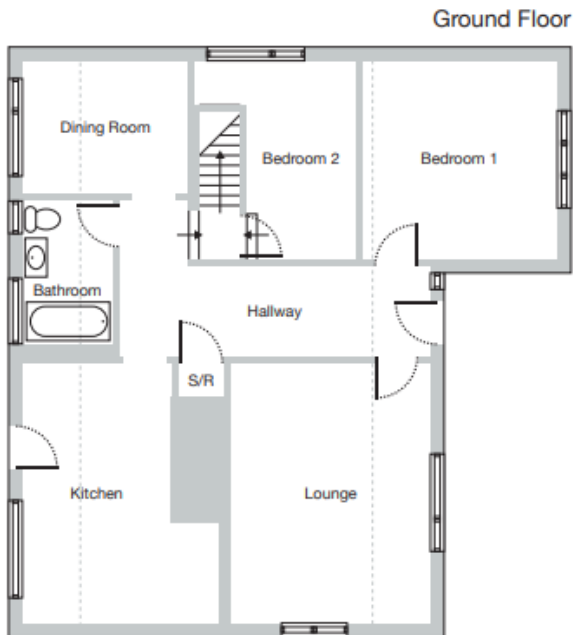
West / Rear

Proposed Elevations

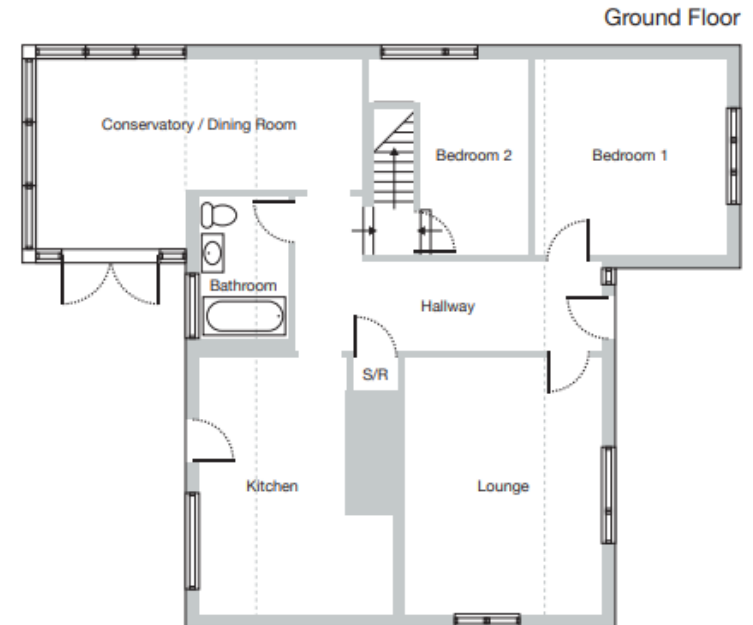
First Floor



Existing Floor Plans



Proposed Floor Plans

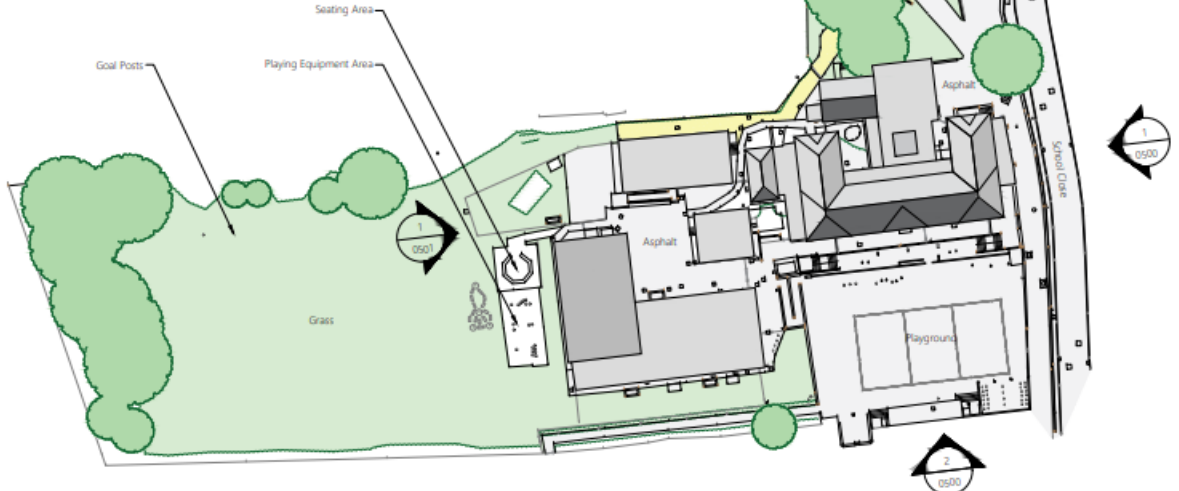


22/P/1654/R33 Banwell Primary West Street Banwell BS29 6DB

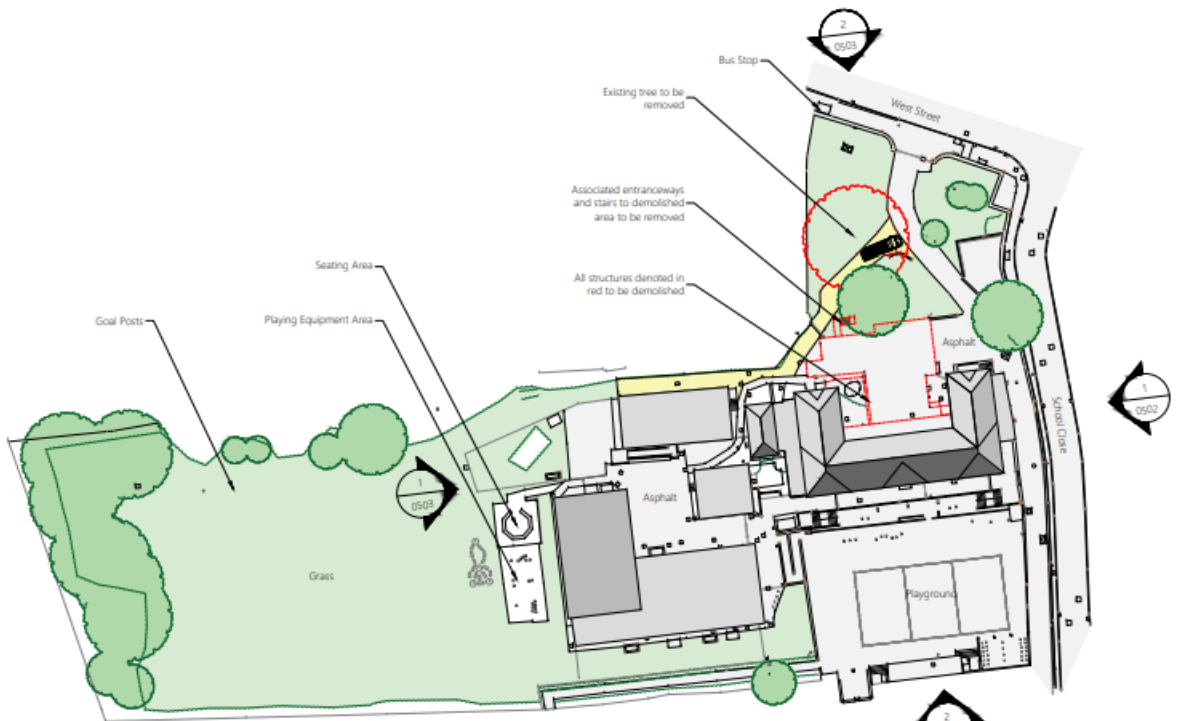
Demolition of a former front extension to the main school building, including a kitchen, hall and staff room. Removal of an existing tree.



Site Location Plan
1:1250 @ A1
0m 25m 50m 75m 100m 125m

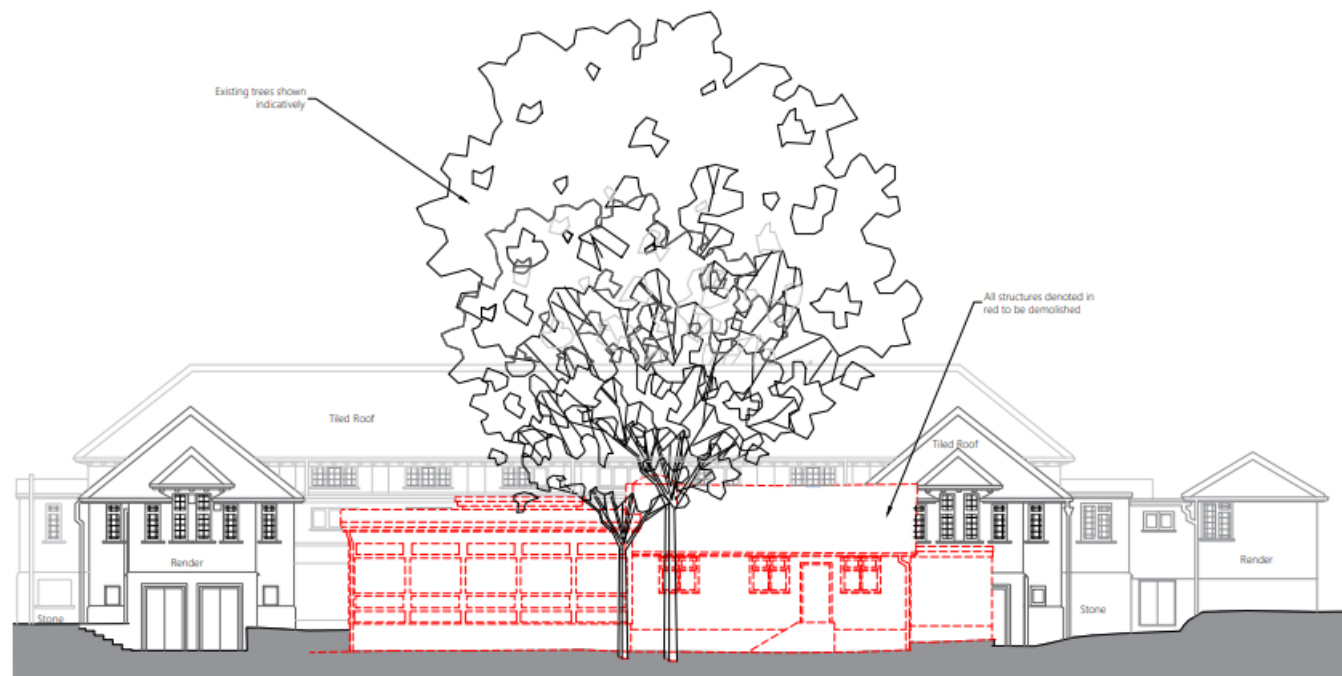


1. Existing Site Plan
1:500 @ A1





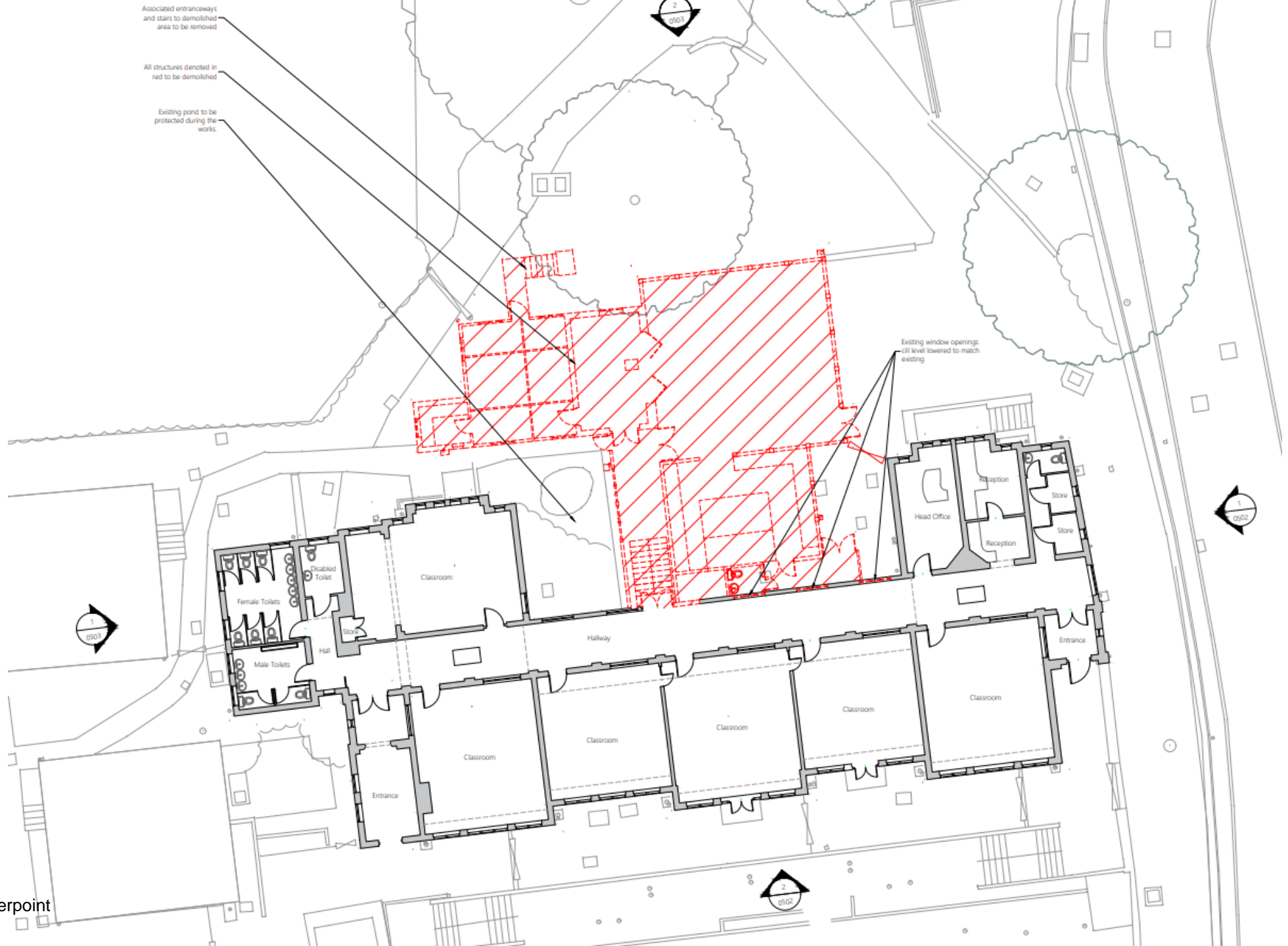
1. Proposed Demolition West Elevation



Associated entrances
and stairs to demolished
area to be removed

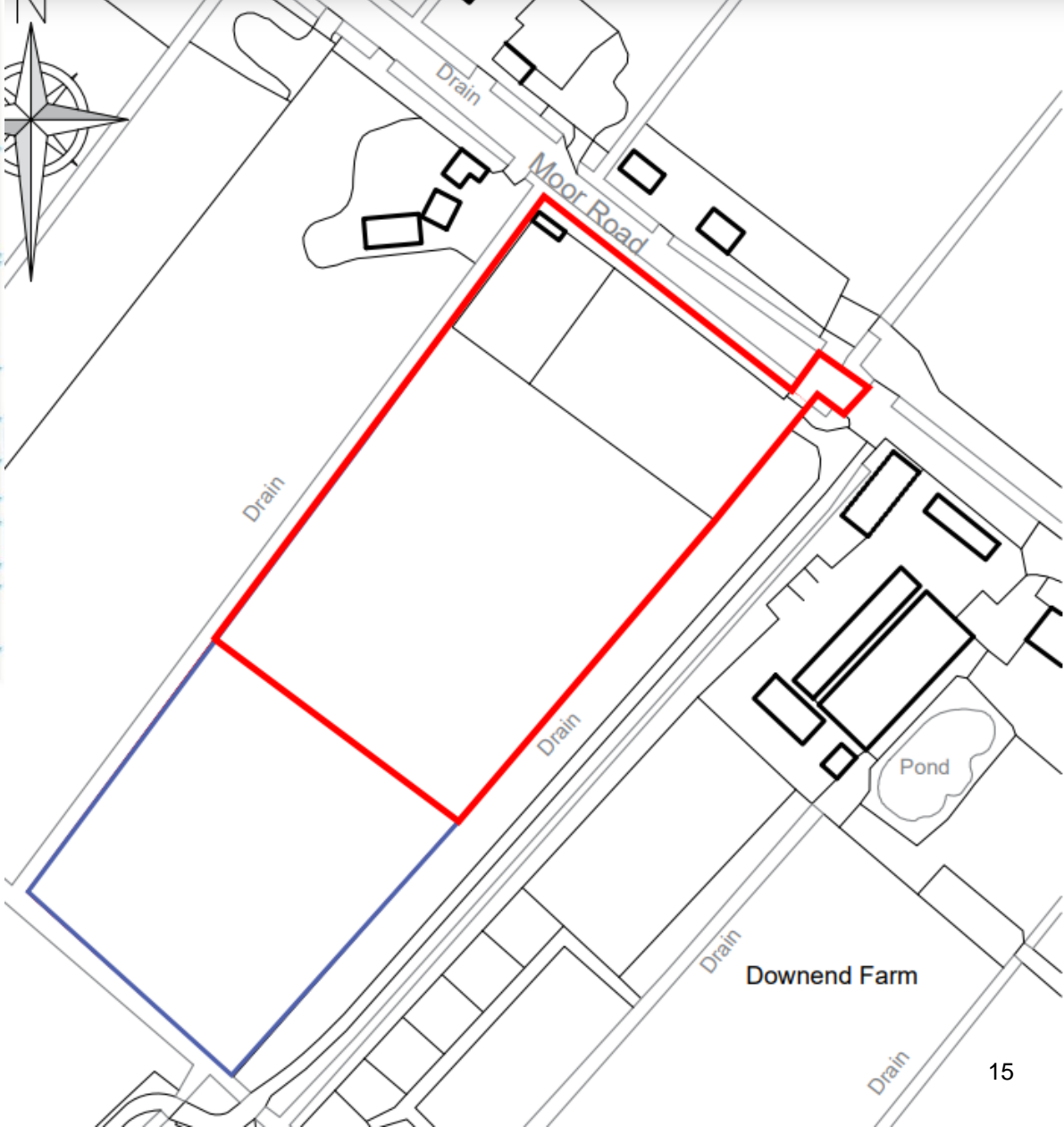
All structures denoted in
red to be demolished

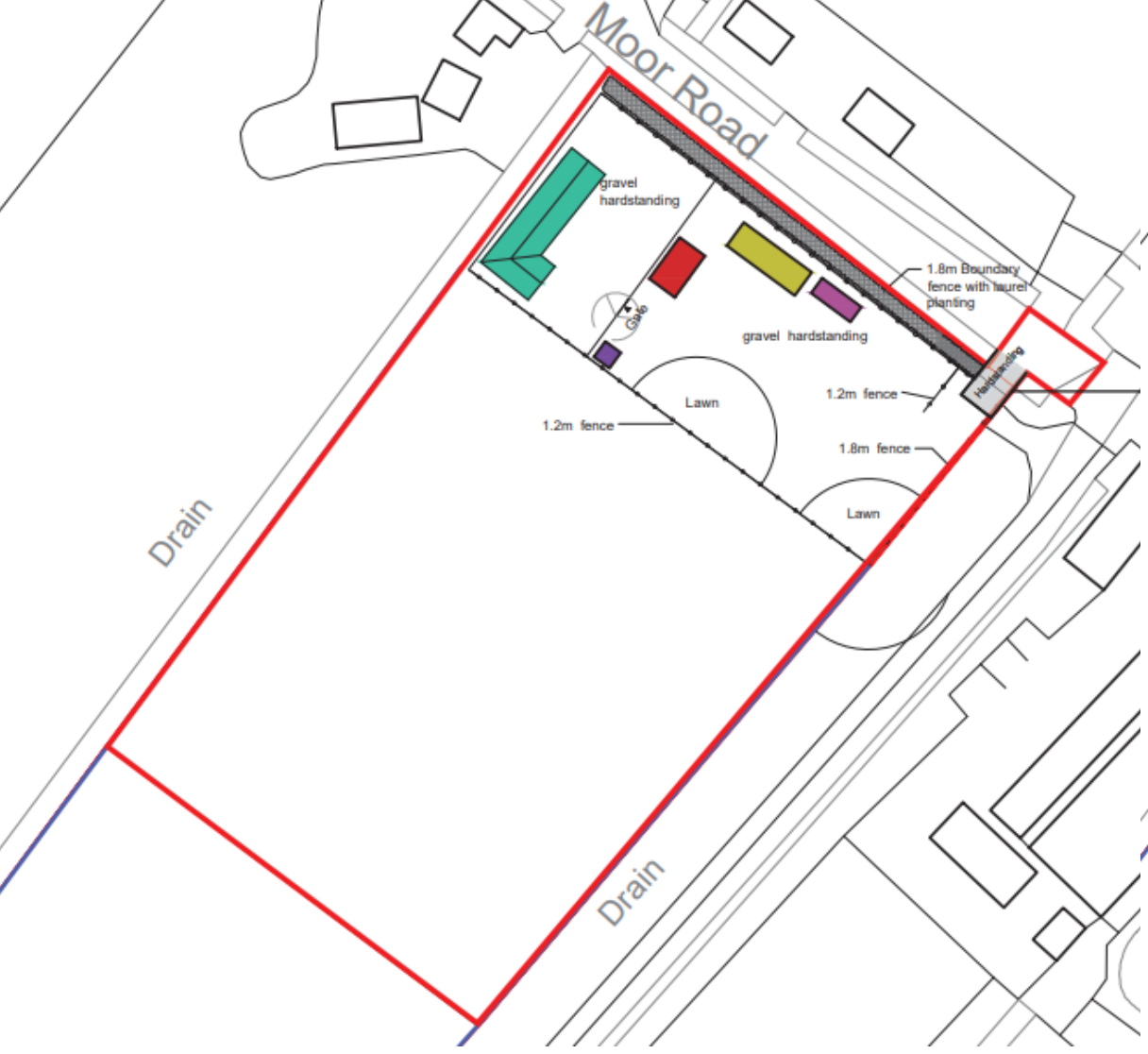
Existing pond to be
protected during the
works.



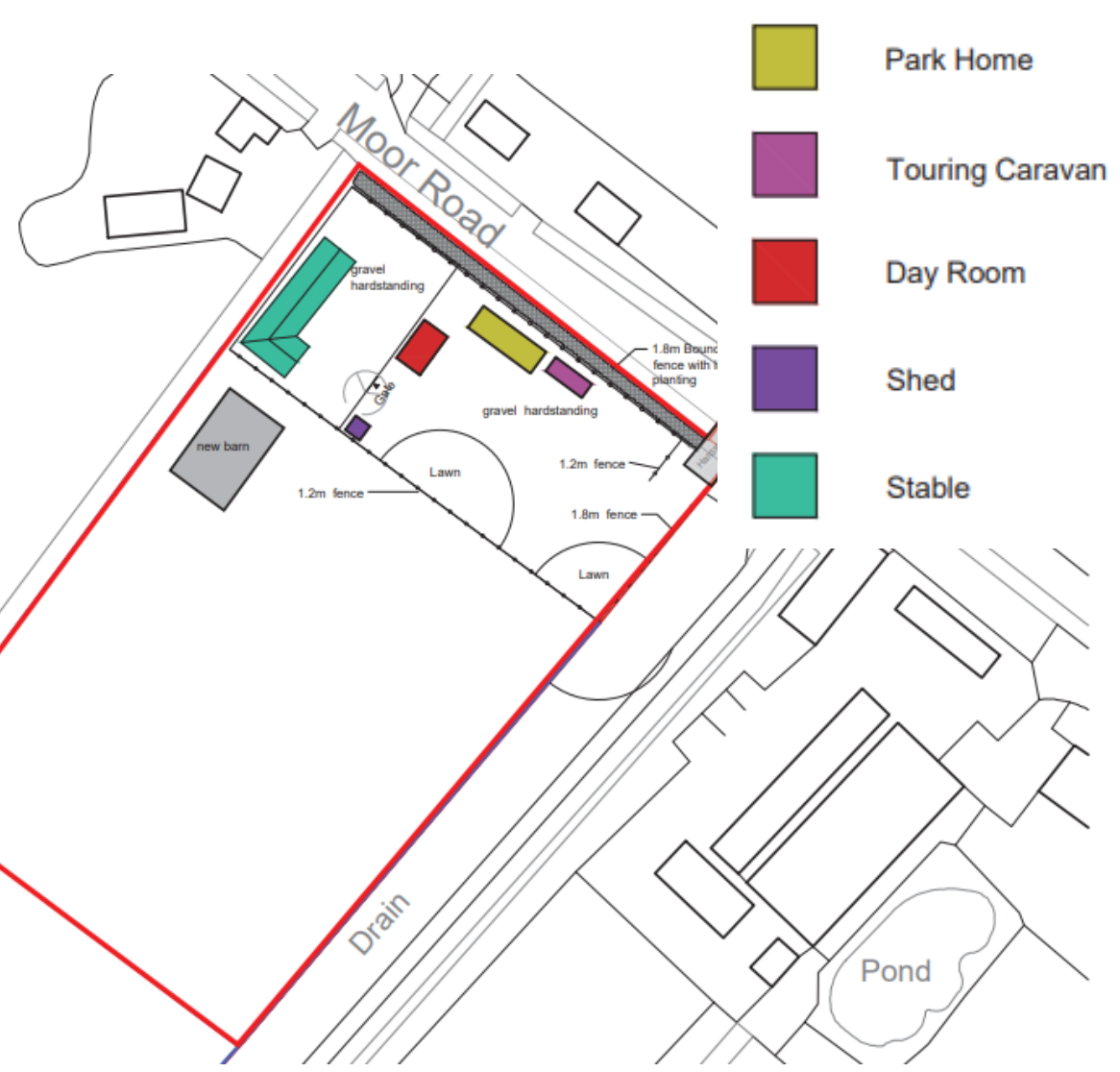
22/P/1775/FUL Land to Rear Of Kings Field Moor Road Banwell

Erection of an agricultural barn, and retention of entrance piers, wall and hardstanding (part retrospective)





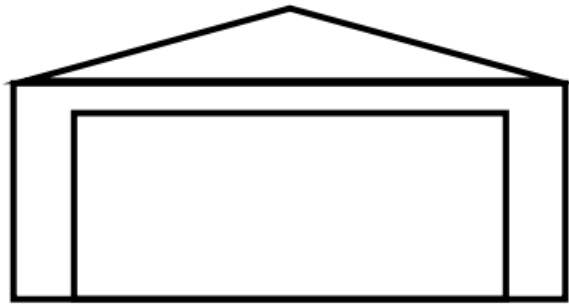
Existing



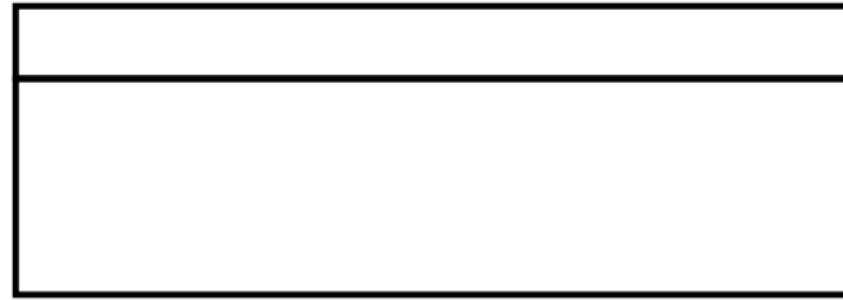
Proposed

Steel sheet walls (to three sides, open to front)

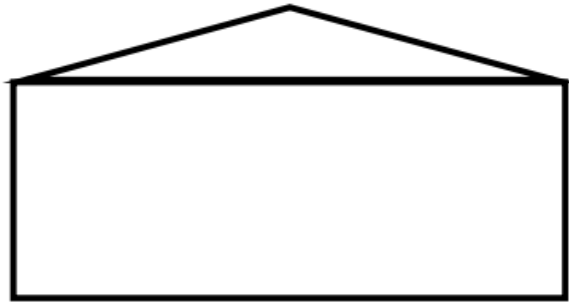
Corrugated fibre cement sheet roofing



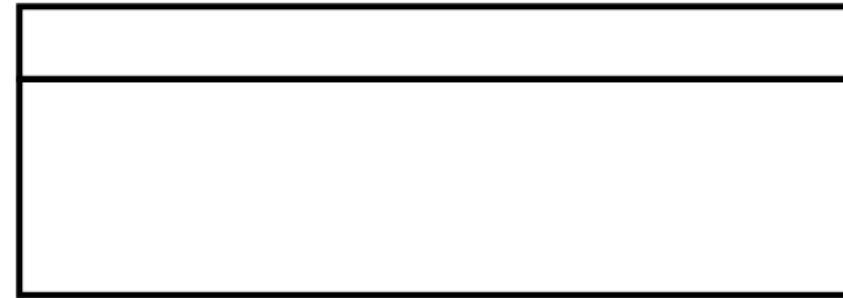
Front elevation (northeast)



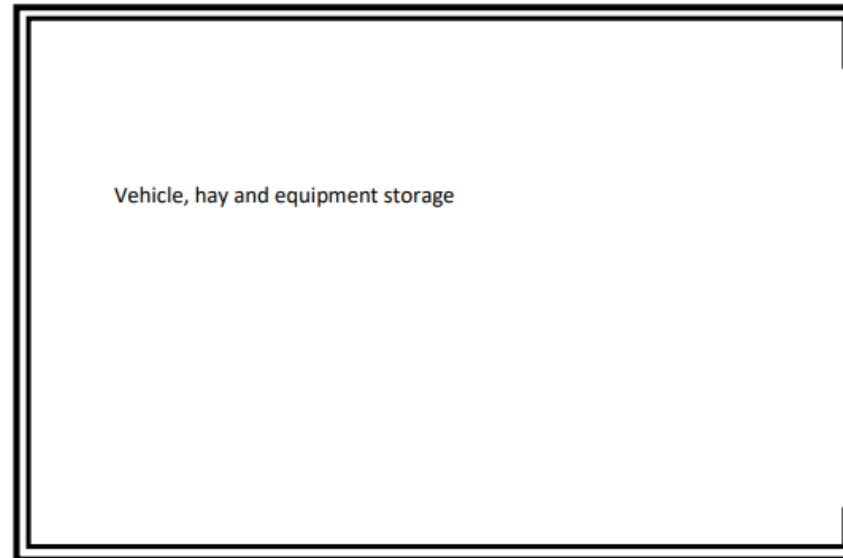
Side elevation (southeast)



Rear elevation (southwest)



Side elevation (northwest)



Floor plan

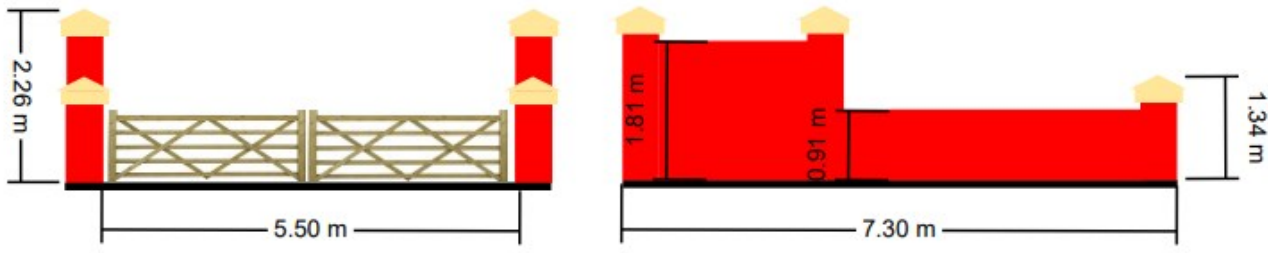
Dimensions

Height (ridge): 4.88m

Height (eaves): 3.6m

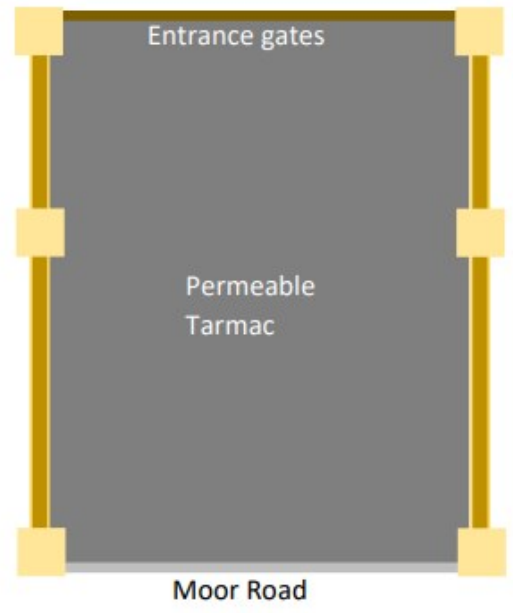
Length: 14m

Width: 9.2m



Site entrance/front elevation

Side elevation/section



Entrance plan



Sept 2022 planning powerpoint



22/P/1894/FUH 1 Orchard Close Banwell North Somerset BS29 6DF

Retrospective demolition of existing boundary wall
and erection of a new boundary wall with added
privacy screens.



Stables

ESS

ORCHARD CLOSE

1

4

8

6

13

12

14

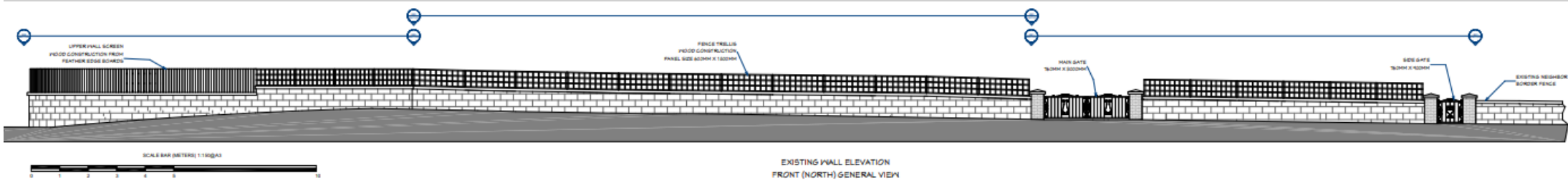
2

18

16

20

38



EXISTING WALL ELEVATION
FRONT (NORTH) GENERAL VIEW

FOR ILLUSTRATIVE PURPOSES ONLY EXISTING FRONT (NORTH) WALL



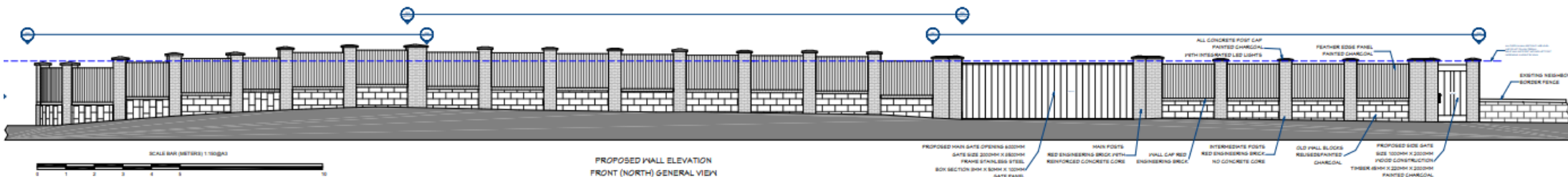
EXISTING WALL
BLOCKS



EXISTING WALL VIEW FRONT (NORTH-WEST) (B)



EXISTING WALL VIEW (A)
FRONT (NORTH) BEFORE 01/05/2017



PROPOSED WALL ELEVATION
FRONT (NORTH) GENERAL VIEW

FOR ILLUSTRATIVE PURPOSES ONLY PROPOSED FRONT (NORTH) WALL



PROPOSED WALL BLOCKS
COLOR CHARCOAL



PROPOSED PRIVACY
SCREEN
COLOR CHARCOAL



PROPOSED WALL
RENDERING



PROPOSED WALL
SITE VIEW

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

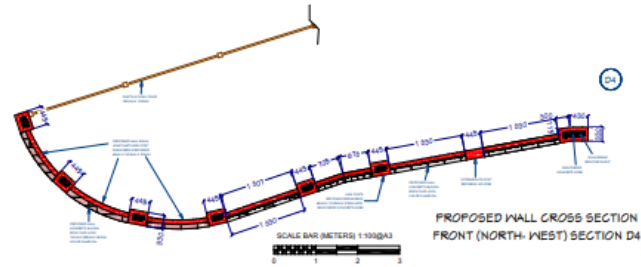
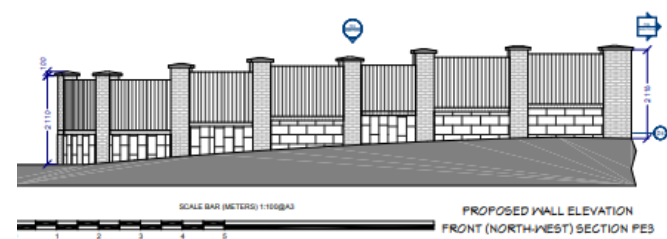
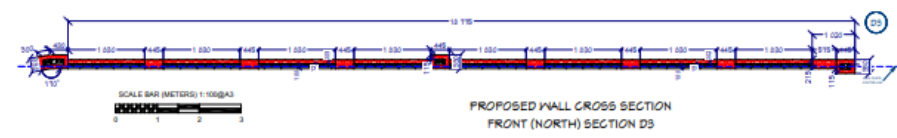
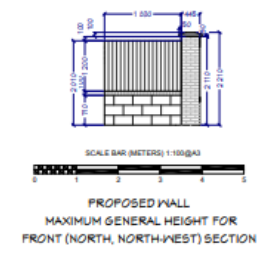
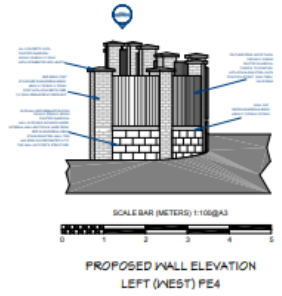
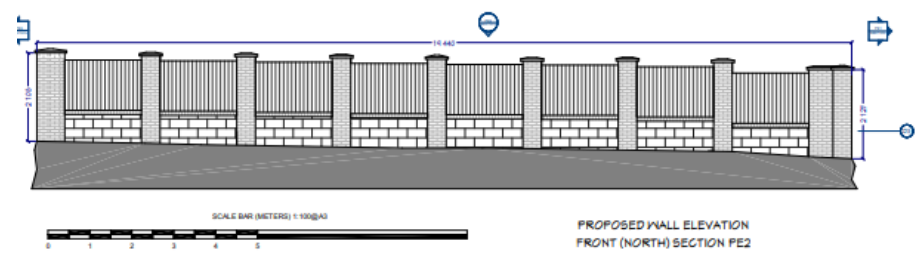
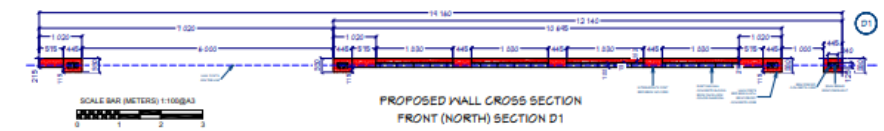
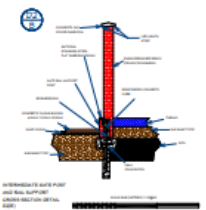
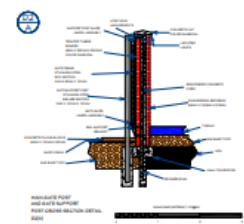
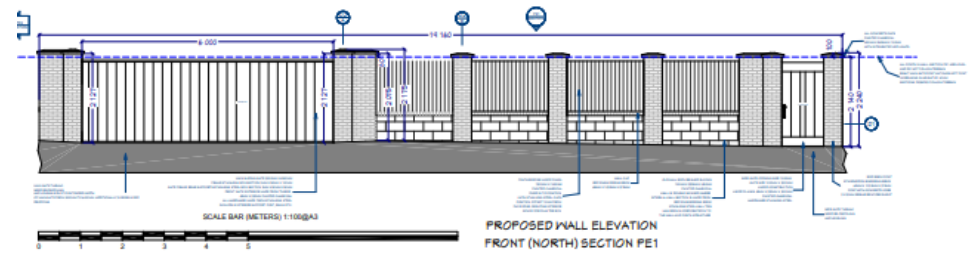
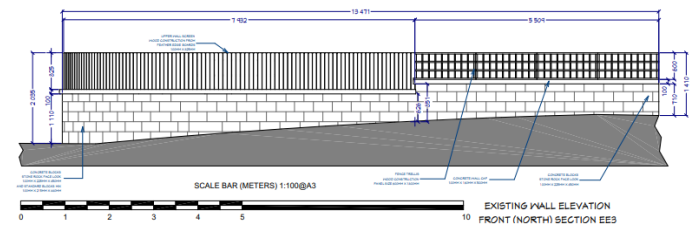
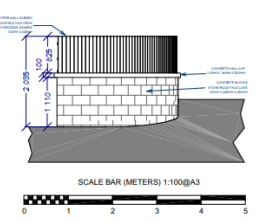
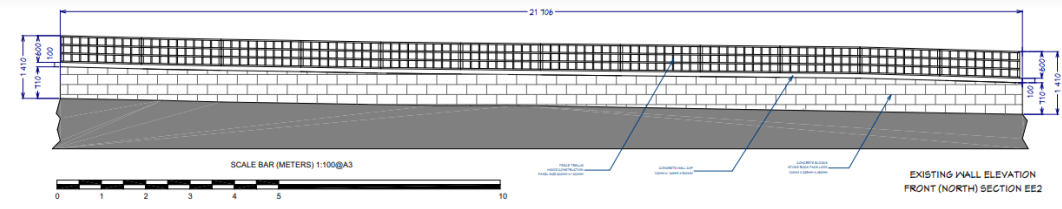
PROJECT ADDRESS: NEWLANDS
1 ORCHARD CLOS
BANWELL
BS29 6DF

PROJECT DESCRIPTION:
RETROSPECTIVE DEMOLITION OF EXISTING FRC
(NORTH, NORTH-WEST) BOUNDARY WALL AND
ERECTION OF A NEW BOUNDARY WALL WITH AD
PRIVACY SCREENS

BESPOKE ENGINEERING
Remi Kosmala
Email: r.kosmala@yahoo.com
Mobile: 07563064001

Bespoke parts designing & manufacturing
automotive/industrial/prototyping

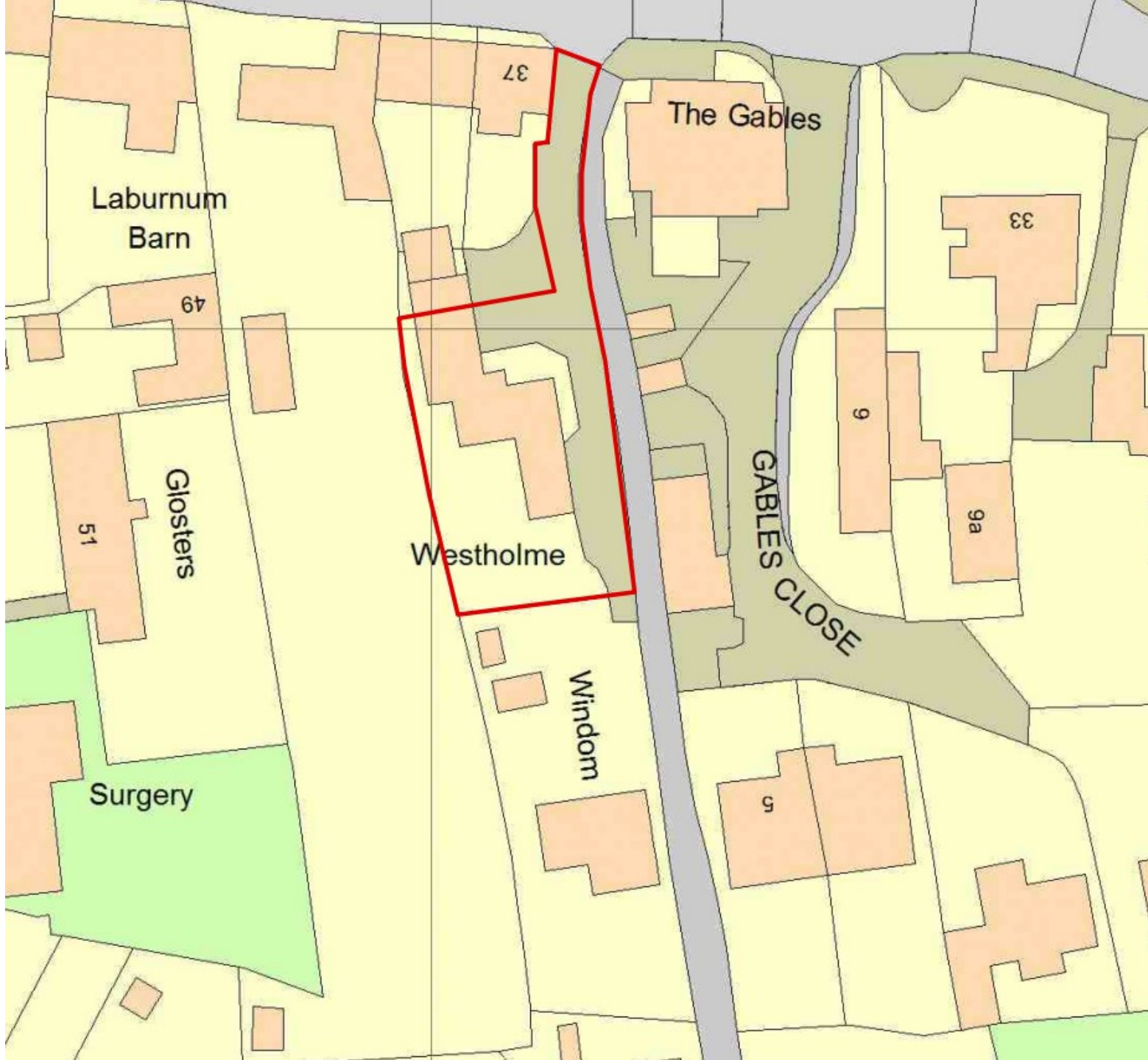
DRAWING TITLE:

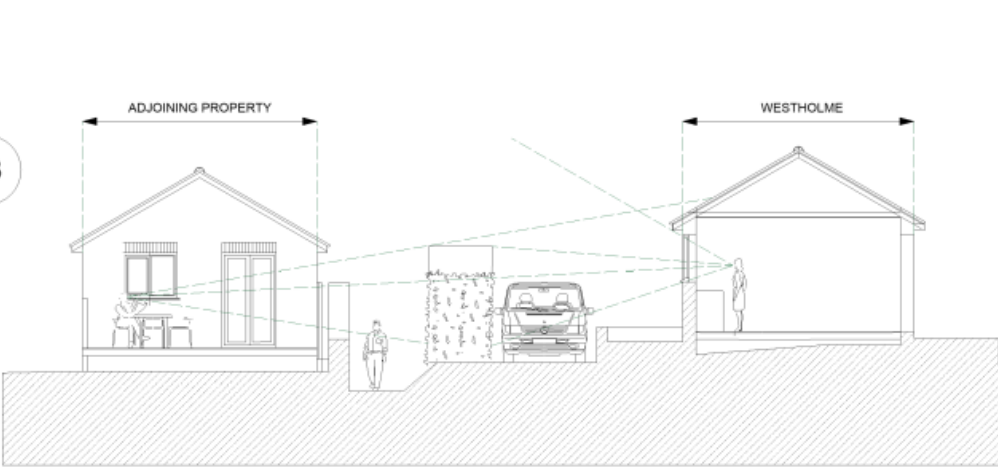


PROJECT ADDRESS:		NEIRLANDS 1 ORCHARD CLOSE BANWELL BS20 8DF
PROJECT DESCRIPTION:		
RETROSPECTIVE DEMOLITION OF EXISTING FRONT (NORTH, NORTH-WEST) BOUNDARY WALL AND ERECTION OF A NEW BOUNDARY WALL WITH ADDED PRIVACY SCREENS		
BESPOKE ENGINEERING Remi Kozmala Email: rkozmalaj@yahoo.com Mobile: 079533054001 Bespoke parts designing & manufacturing automotive/industrial/prototyping		
DRAWING TITLE:		
PROPOSED WALL ELEVATION DETAIL VIEW		
DATE: 16/08/2022	DRAWING NUMBER:	
SCALE: 1:100@A3	D-6	
RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY.		

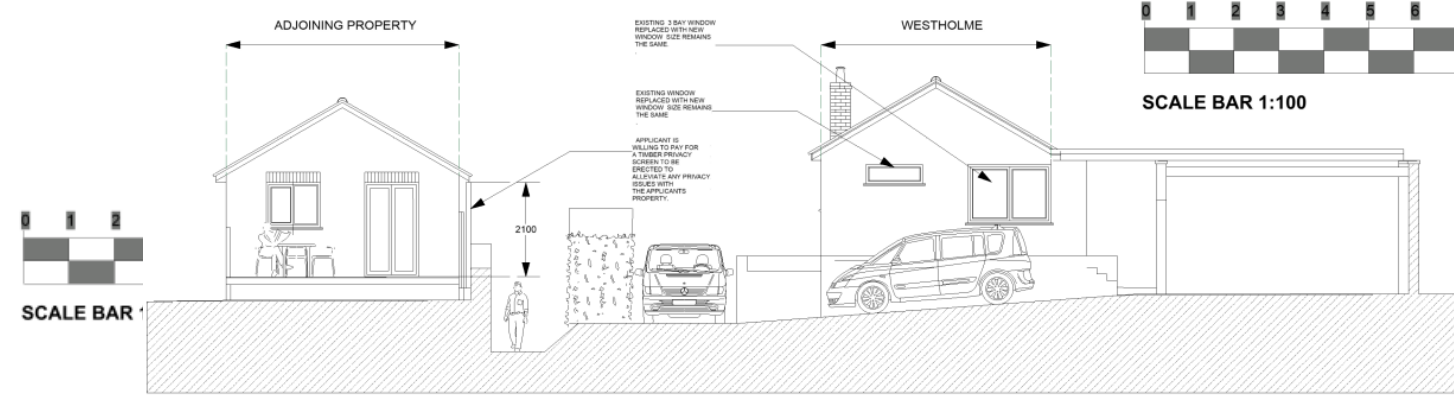
22/P/1999/FUH Westholme West Street Banwell BS29 6DE

Retrospective application for the installation of new
and altered windows.

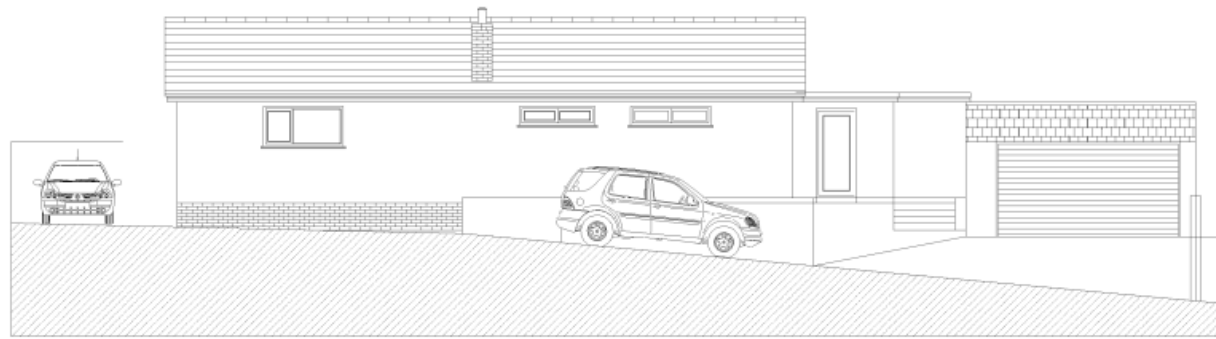




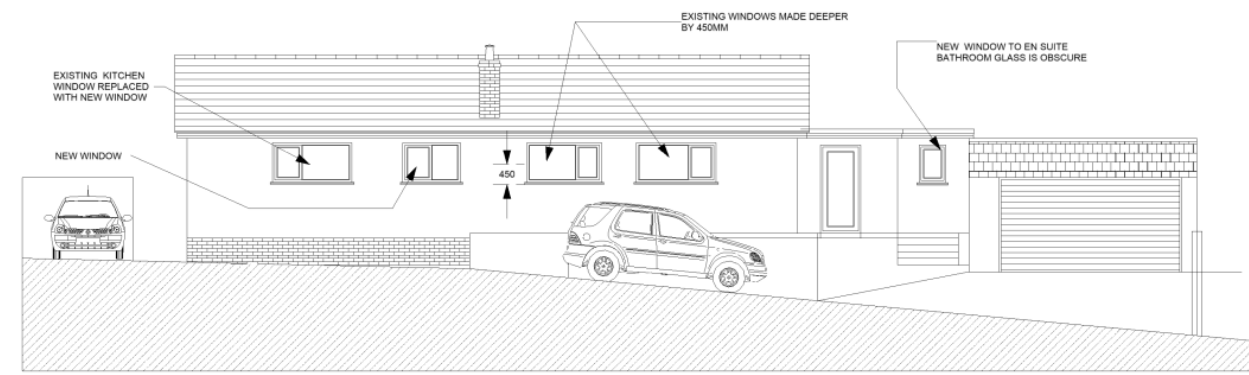
EXISTING SECTIONAL ELEVATION SCALE 1;100



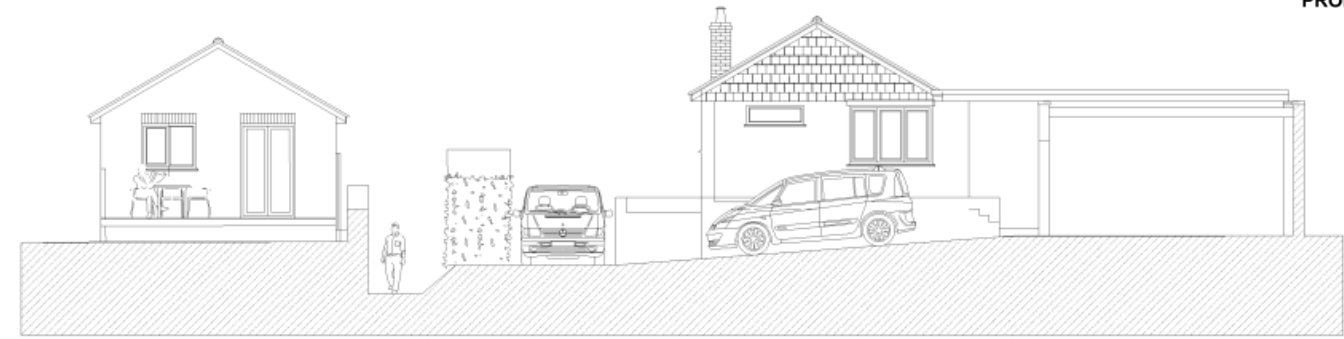
PROPOSED SIDE ELEVATION SCALE 1;100



EXISTING FRONT ELEVATION FACING ADJOINING PROPERTY SCALE 1:100



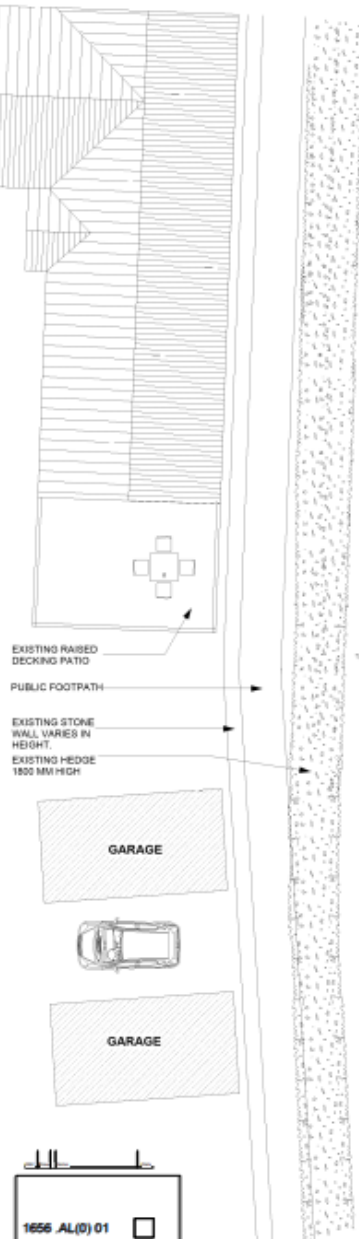
PROPOSED FRONT ELEVATION SCALE 1:100



EXISTING SIDE ELEVATION SCALE 1;100



SCALE BAR 1:100



EXISTING RAISED DECKING PATIO
PUBLIC FOOTPATH
EXISTING STONE WALL VARIES IN HEIGHT.
EXISTING HEDGE 1800 MM HIGH



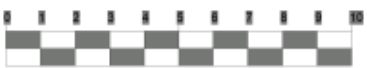
SURVEY DRAWING

1656 AL(0) 01

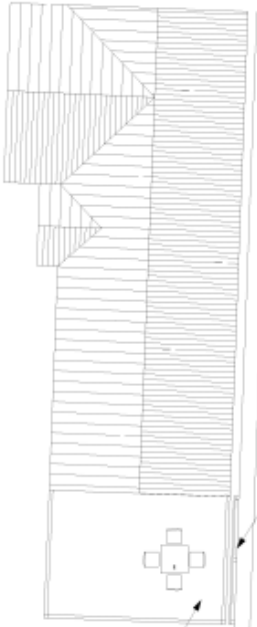
Client: Project Phoenix Properties Ltd

Project: [unclear]

Date: August 2022



SCALE BAR 1:100



EXISTING RAISED DECKING PATIO
PUBLIC FOOTPATH
EXISTING STONE WALL VARIES IN HEIGHT.
EXISTING HEDGE 1800 MM HIGH



EXISTING WINDOW REPLACED WITH NEW WINDOW
APPLICANT IS WILLING TO PAY FOR A TUBER PRIVACY SCREEN TO BE ERECTED TO ALLEViate ANY PRIVACY ISSUES WITH THE APPLICANT'S PROPERTY

EXISTING WINDOW REPLACED WITH NEW WINDOW. SIZE REMAINS THE SAME

EXISTING 3 BAY WINDOW REPLACED WITH NEW WINDOW. SIZE REMAINS THE SAME.
NEW WINDOW TO EN SUITE WITH OBSCURE GLASS

1656 AL(0) 02

Client: Project Phoenix Properties Ltd

Project: [unclear]

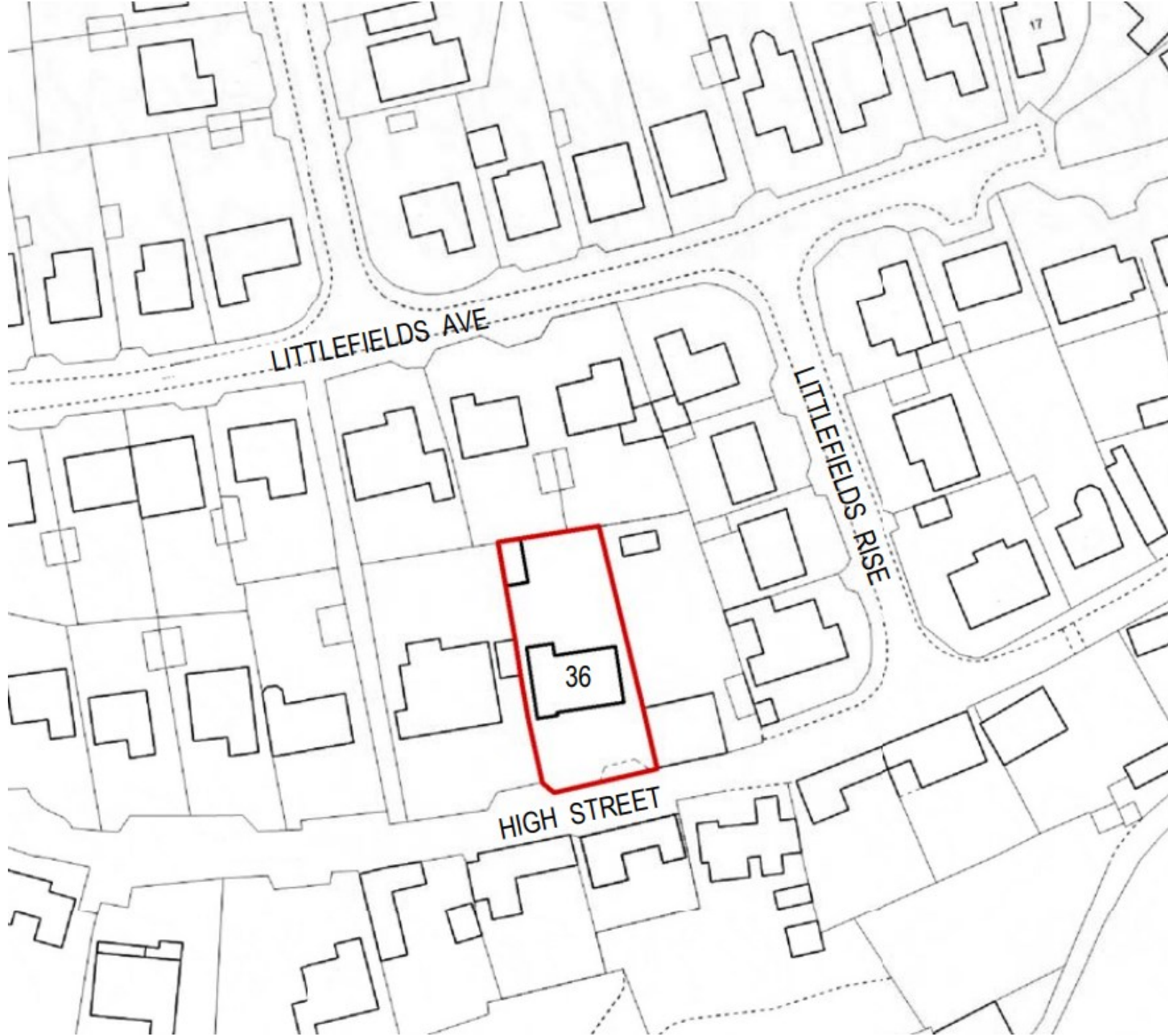
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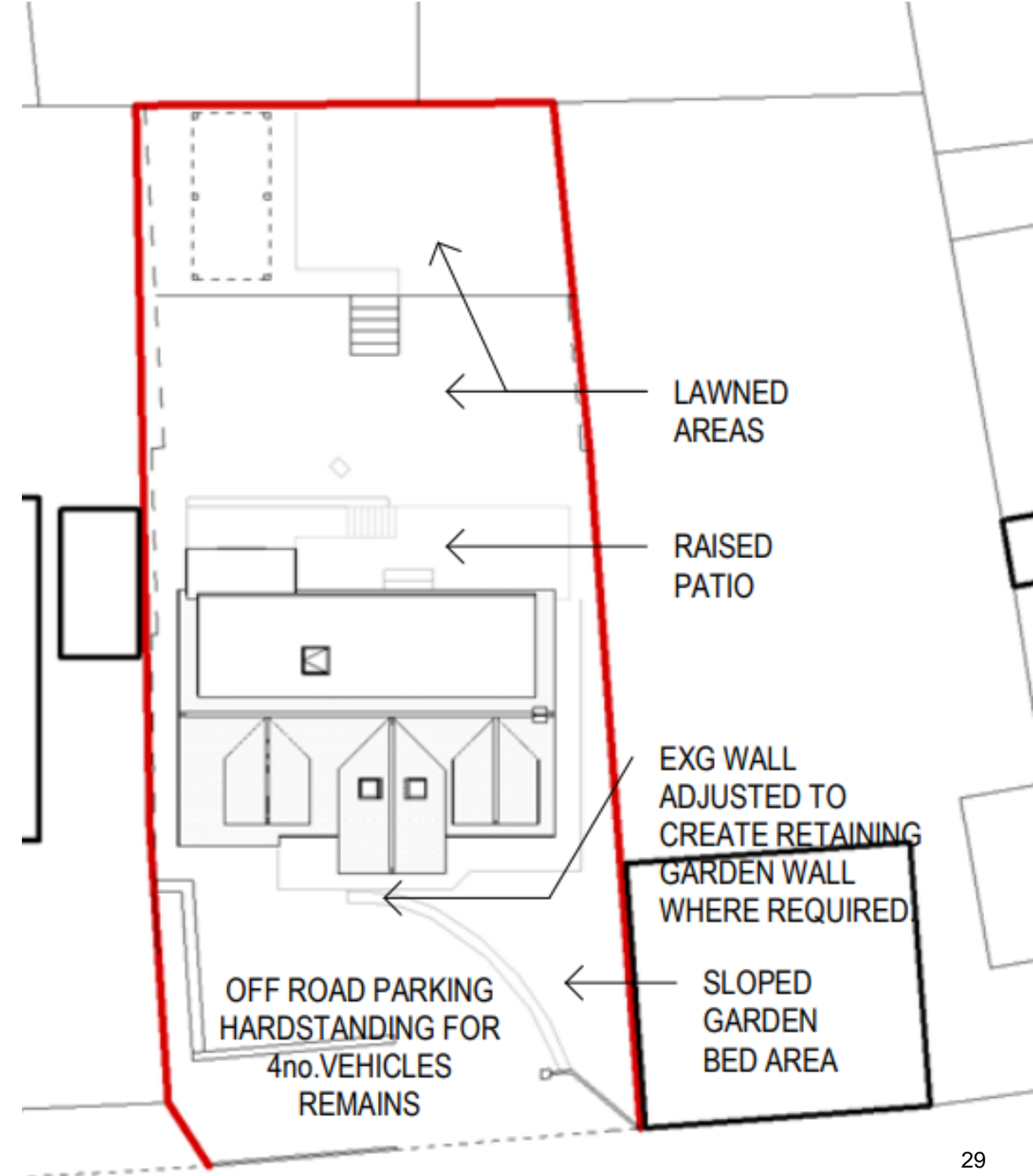
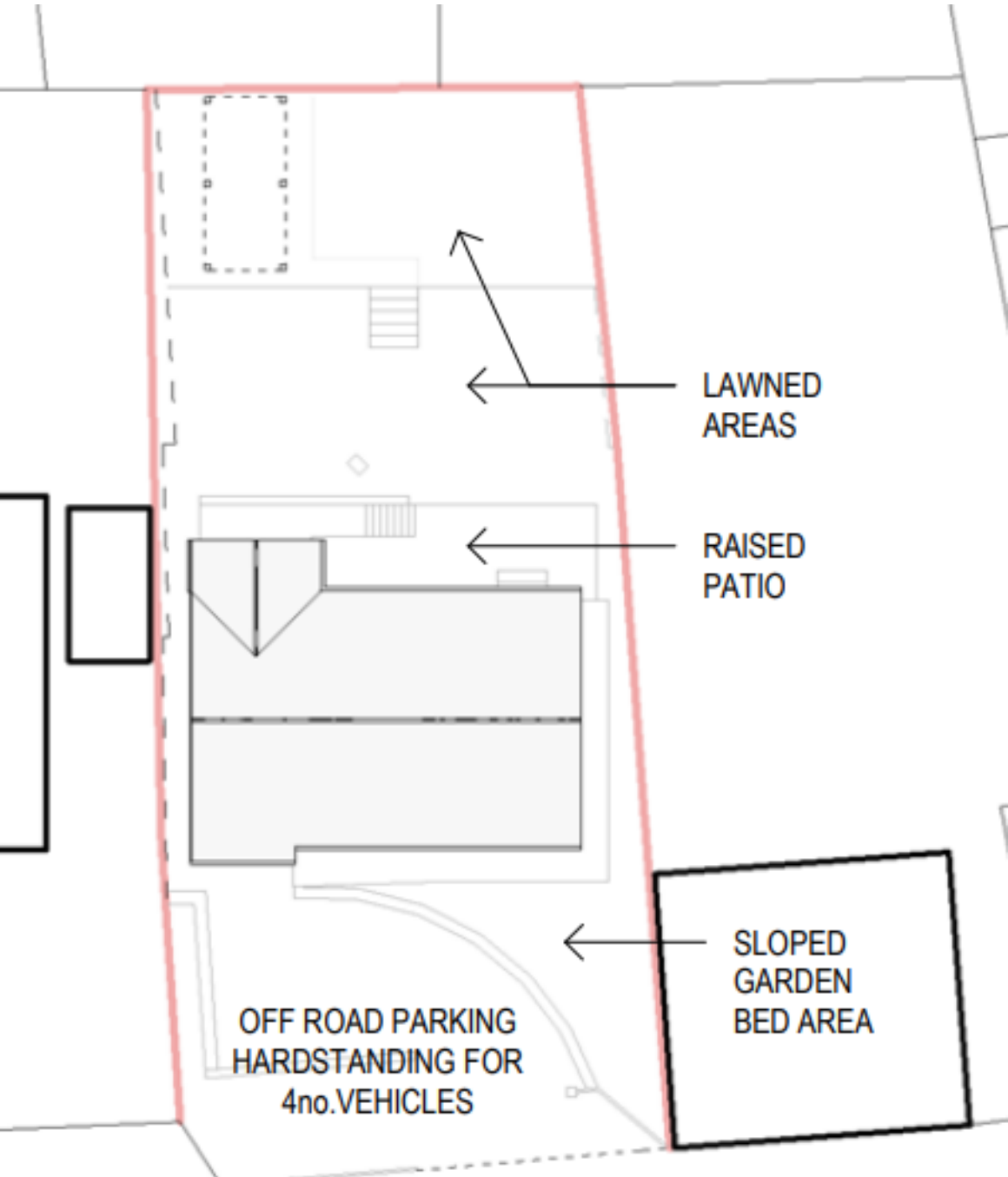
Date: August 2022

DESIGN DRAWING

22/P/2062/FUH 36 High Street Banwell BS29 6AF

Proposed loft conversion and extension to create 2 no. Front gables and rear protruding Loft extension with creation of a balcony. Proposed erection of a two storey front extension to create 1 no. Gable and internal structural alterations.







2 EXISTING FRONT ELEVATION
1:50



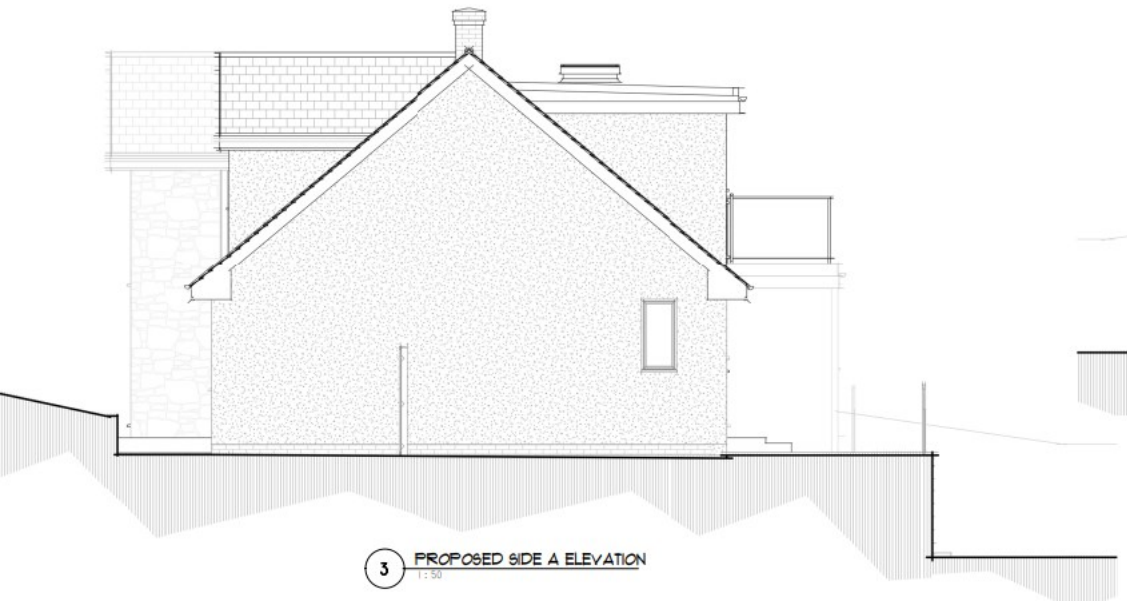
3 EXISTING REAR ELEVATION
1:50



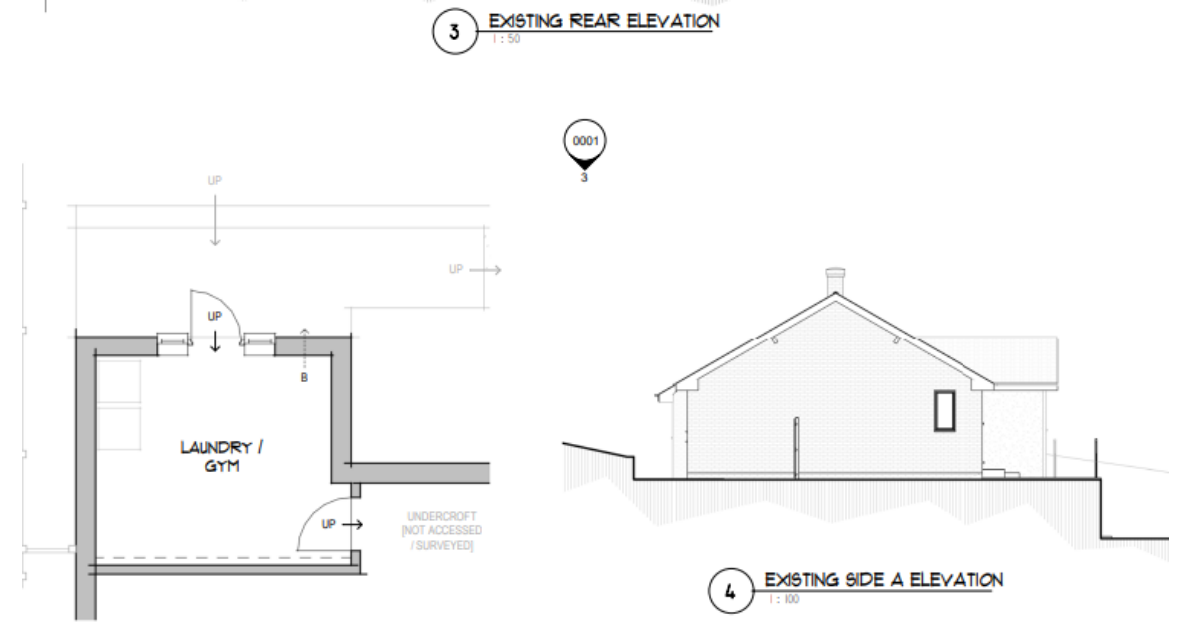
1 PROPOSED FRONT ELEVATION
1:50



2 PROPOSED REAR ELEVATION
1:50



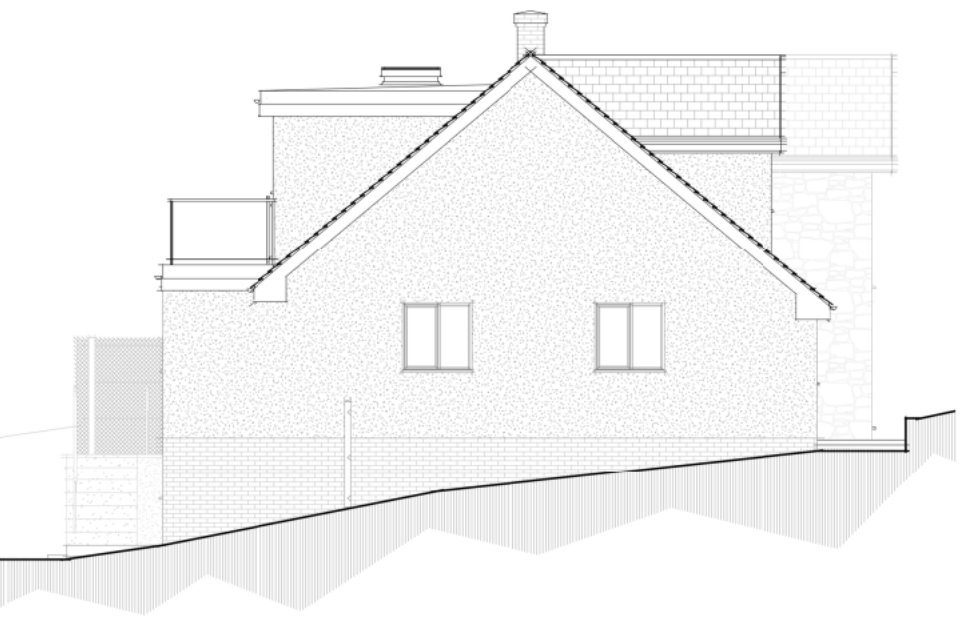
3 PROPOSED SIDE A ELEVATION
1:50



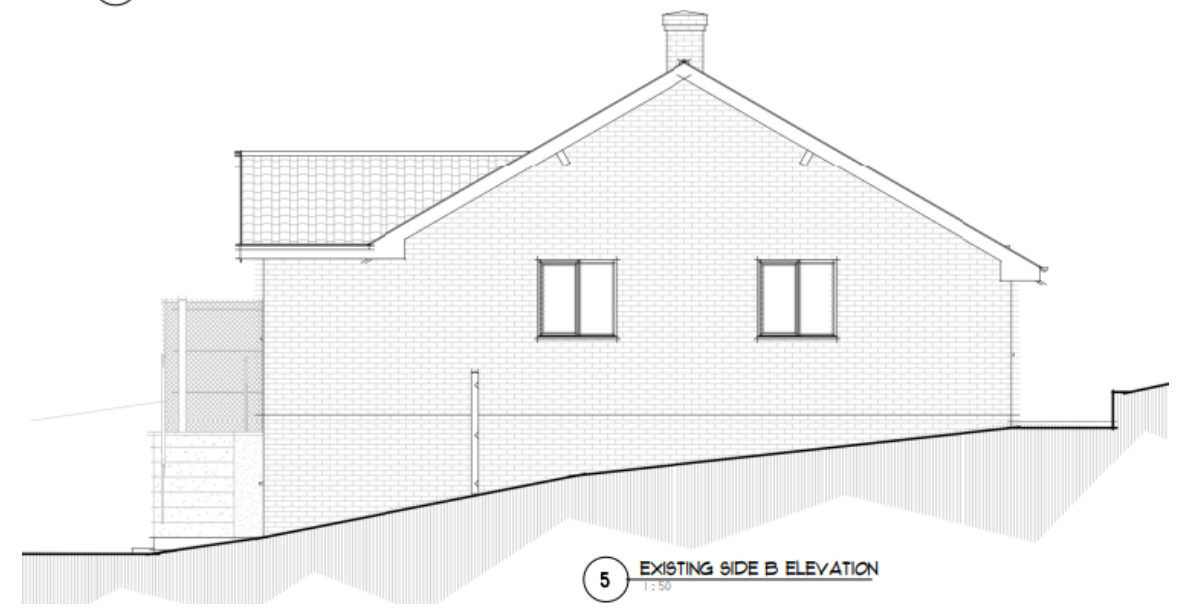
3 EXISTING REAR ELEVATION
1:50

4 EXISTING SIDE A ELEVATION
1:100

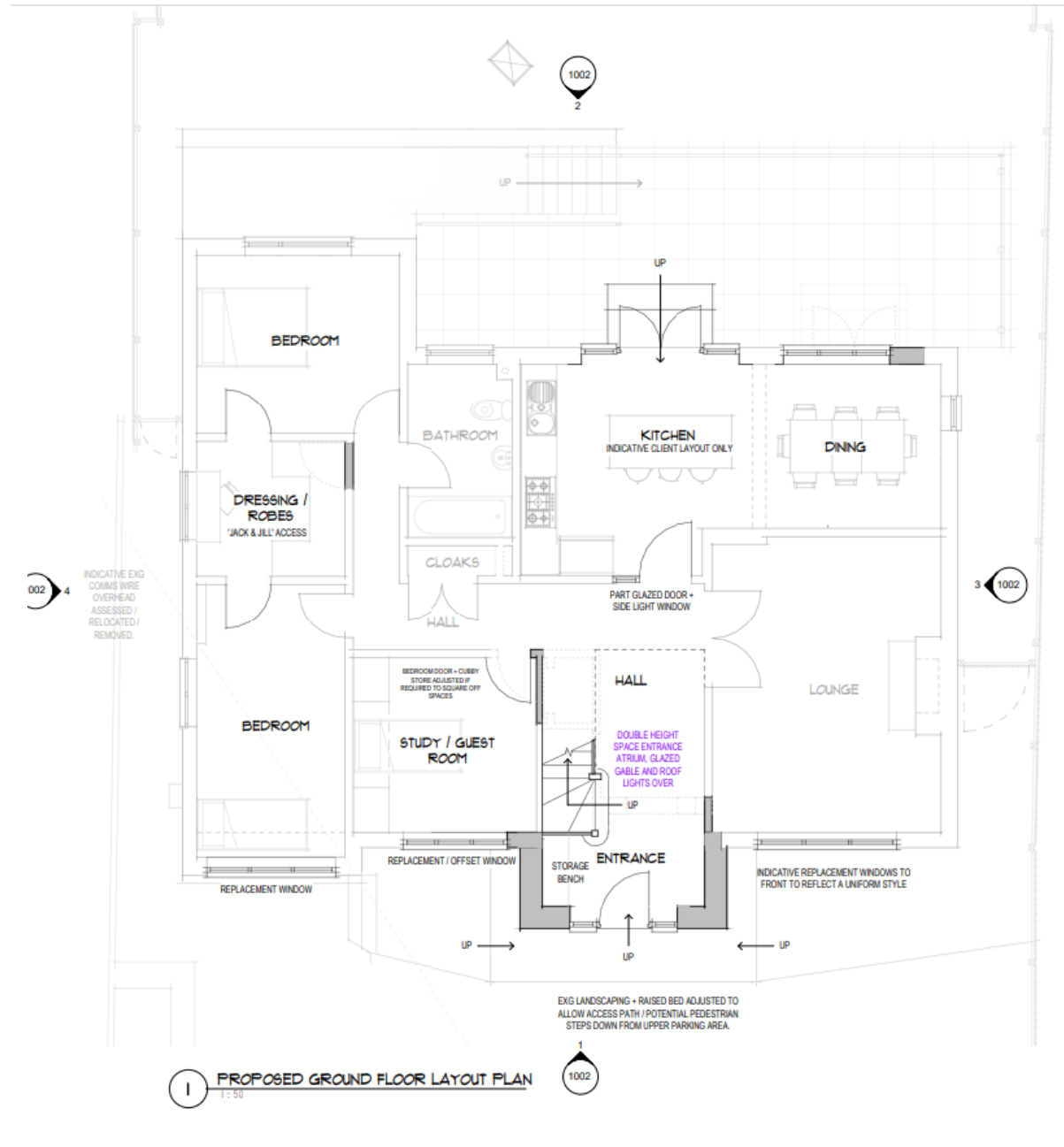
6 EXISTING BASEMENT LEVEL
1:50

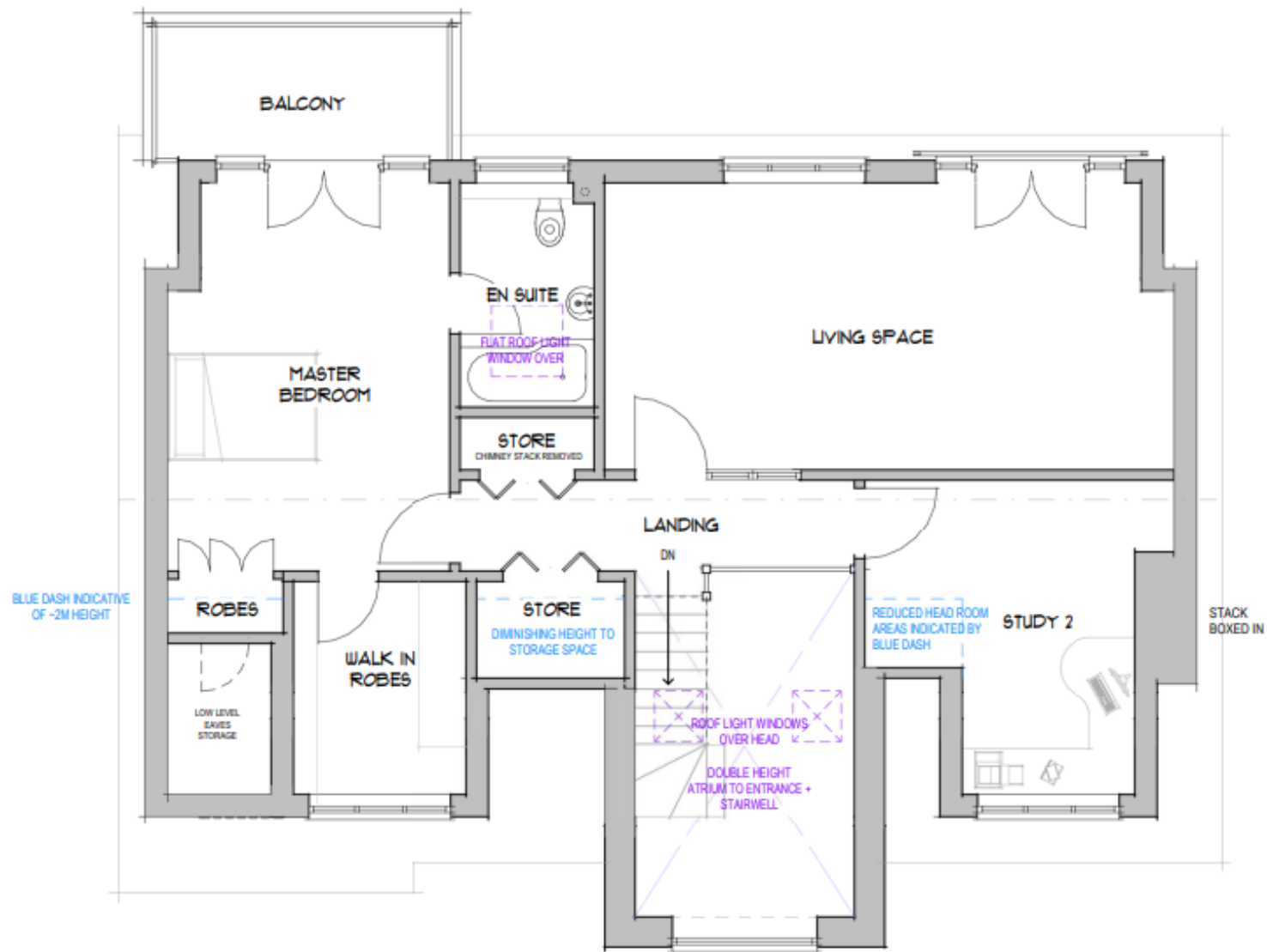


PROPOSED SIDE B ELEVATION
1:50



5 EXISTING SIDE B ELEVATION
1:50





To note the following planning applications

22/P/1767/LDP 'Little Vaust', Cooks Lane Banwell North Somerset BS29 6DS

Certificate of Lawful Development for the proposed erection of a detached mobile home for use as an annexe.

22/P/1847/NMA Land West of Wolvershill Road Wolvershill Road Banwell North Somerset

Amendment to application 21/P/1735/RM (Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings,) to update roof design to plots 19-23, the handing of plot 1 and other minor amendments to plots 11-14,27,38,51 and 53

22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA

T1 & T2 - Crown reduce by 3m

22/P/1925/AGA Land South of Puxton Park Cowslip Lane Hewish Puxton

Application to determine if prior approval is required for a proposed agricultural track

22/P/1951/MMA Cannaways Barns Silver Moor Lane Banwell BS29 6LQ

Minor material amendment to vary condition 2 (approved plans) of permission 15/P/2635/F (Erection of 2 dwellings with associated landscaping following demolition of various agricultural buildings and two residential chalets. Unit H to be retained as a domestic outbuilding serving Plot 1) to also allow retention

of Unit F for Agricultural use

22/P/0390/FUL Buildings South of Hunters Lodge Winthill, Christon Road Banwell BS29 6NG

Change of use of redundant agricultural tractor shed and storage building to holiday let accommodation. Erection of a first-floor front extension, alterations to doors and windows and installation of drainage system to service accommodation. **APPROVE**

22/P/0770/FUL Land Off Havage Drove Box Bush Lane Rolstone North Somerset

Proposed erection of a general purpose agricultural building to be used for the housing of farm and hay making equipment, storage of hay and occasional lambing. **APPROVE**

22/P/1108/FUH Winfield Winthill Banwell North Somerset BS29 6NQ

Proposed increase in ridge height with the installation of 3no. dormers to front elevation and 1no.flat roof dormer to rear elevation. **APPROVE**

22/P/1113/FUH Gout House Farm West Rolstone Road Hewish North Somerset 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. **APPROVE**

22/P/1192/FUH The Old Chapel East Street Banwell North Somerset 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. **APPROVE**

22/P/1430/FUH 84 High Street Banwell North Somerset 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. **APPROVE**

22/P/1482/FUH 14 Wolvershill Park Banwell North Somerset BS29 6DQ

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

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. **APPROVE**

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. 4(hard surfacing materials) on application 18/P/5209/RM. **APPROVE (discharge condition)(RDC)**

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. **APPROVE (discharge condition)(RDC)**