



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
2nd August 2023

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 unless excluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose.

To: All members of Banwell Planning Committee.

You are summoned to attend a Meeting of Banwell Planning Committee, to be held at 7pm on Monday August 7th 2023 at Banwell Youth & Community Centre, when the following business will be transacted.

For members of the public the meeting will be livestreamed on Facebook or can be joined virtually via zoom <https://us02web.zoom.us/j/279564797>.

David Murphy
Communications Officer

Before the meeting begins there will be a public participation session – *This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public may participate. (Please note that the Committee is unable to make any formal decisions under this item).*

A G E N D A

- 1. To receive apologies for absence.**
- 2. To receive members' declarations of interest on any agenda item.**
- 3. To approve as a correct record the minutes of the Planning Committee from the 3rd July 2023 (pages 4 - 6)**
- 4. To note and comment upon planning applications (pages 7 - 54).**
 - (i) 23/P/0004/FUH Rose Bank 6 Dark Lane Banwell BS29 6BP**
Proposed demolition of existing porch and extension to the South-East elevation and erection of a replacement single storey extension. Proposed creation of a second storey to the South elevation and internal structural alterations.
 - (ii) 23/P/0628/FUH Park Farm Wolverhill Road Banwell North Somerset BS29 6DL**
Proposed demolition and rebuilding of existing boundary walls and outbuildings due to crumbling stonework.
 - (iii) 23/P/0815/FUL Rolstone Manor Farm West Rolstone Road Hewish North Somerset BS24 6UR**
Conversion and change of use of 2no. barns to create 2 No. residential dwellings with associated gardens and change of use of agricultural access track to mixed residential and agricultural use.
 - (iv) 23/P/1326/FUH 22 Westfield Road Banwell BS29 6BA**
Proposed erection of a single storey rear extension to provide accessible bedroom for a disabled person
 - (v) 23/P/1328/FUH 8A Church Street Banwell BS29 6EA**
Proposed erection of an extension to the existing first floor dormer window to rear. Creation of additional bedrooms and first floor bathroom.

(vi) **23/P/1375/FUH The Old Chapel East Street Banwell BS29 6BN**

Proposed demolition of a section of existing south boundary wall, the creation of a dedicated car parking zone to the front of the property, new entrance gate, hedging / fencing wall, log and bin store.

(vii) **23/P/1376/RM Land At Parklands (Phase 4a) Churchland Way Weston-super-Mare**

Reserved Matters application for area Phase 4a for the erection of 95no. dwellings and associated works pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home(Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multi-use games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings)

(viii) **23/P/1428/FUH The Paddock Wolvershill Road Banwell BS29 6LA**

Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer.

(ix) **23/P/1507/FUL The Longhouse 25 East Street Banwell BS29 6BW**

Proposed subdivision of existing dwelling to form two 2 bedroom dwellings

5. To note the following applications (page 55)

(i) **23/P/1335/AOC Land South Of Churchland Way And Wolvershill Road Mead Fields Banwell Weston-super-Mare**

Request to discharge condition numbers 13 (External Lighting Scheme + Lux contour model) and condition 24 (Landscaping Scheme part 1&2) from application 23/P/0565/FUL

6. To note planning decisions for information (pages 56 - 57)

(i) **23/P/0565/FUL Land South Of Churchland Way And Wolvershill Road Mead Fields Banwell Weston-super-Mare**

Application to vary conditions 6 (acoustic survey prior to commencement) and 2 (approved plans) attached to planning permission 22/P/1186/FUL (Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking) to allow for; acoustic survey to be submitted prior to occupation; and change to the location of the PV Battery Housing building to the west of the main building. APPROVE WITH LEGAL AGREEMENT

(ii) **23/P/0639/FUH Wyndham West Street Banwell North Somerset BS29 6DE**

Proposed erection of single storey front extension (approximately 4.2m x 4.0m) with an apex roof line. New replacement UPVC double glazed windows and a new composite double glazed front door. APPROVE

(iii) **23/P/0674/RM Land To South Of William Daw Close Banwell North Somerset**

Reserved matters application for approval of appearance (update to appearance approved on 20/P/1690/RM) for the erection of 26no. dwellings pursuant to outline planning permission 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval) APPROVE

- (iv) **23/P/0922/FUH 28 High Street Banwell BS29 6AE**
Proposed demolition of existing rear extension and side porch. Proposed erection of a single storey side extension and extension to existing outbuilding. Replacement of existing Bay Window and installation of Solar Panels on south-west elevation. **APPROVE**
- (v) **23/P/1068/R3 Land North Of The A368, Towerhead Road East Of Towerbook Farm Banwell**
Proposed 140metre section of the Sandford to Churchill shared use path (SUP) proposed as part of the Banwell Bypass scheme (ref: 22/P/1768/R3EIA) on land north of the A368, Towerhead Road, Banwell **APPROVE**
- (vi) **23/P/1088/FUH Wyndham West Street Banwell North Somerset BS29 6DE**
Proposal to erect a detached wooden decking area with pergola above in the rear garden **APPROVE**
- (vii) **23/P/1196/NMA Land West Of Wolvershill Road, North Of Wolvershill Park And Knightcott Park**
Non-material amendment to reserved matters application 21/P/1735/RM (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) to allow for window changes to plot 28 and omit vehicle access gates to plot 24. **APPROVE**

7. Date of the next meeting

Planning Meeting Monday 4th of September 2023 7pm at Banwell Youth & Community Centre

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity and disability) Crime and Disorder, Health & Safety and Human Rights.



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd July 2023.

PRESENT: Councillors Nick Manley (Chairman) Paul Blatchford (Vice-Chairman), Steve Davies, Paul Harding, Matthew Thomson

IN ATTENDANCE: David Murphy (Comms officer)

23/23 To receive apologies for absence (agenda item 1)

No apologies were received.

24/23 To receive declarations of interest (agenda Item 2)

No interests were declared.

25/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th of June 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 5th of June 2023 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.

26/23 To note and comment upon planning applications (agenda item 4).

(i) **23/P/1038/FUL Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**

Demolition of 2no. dwellings and an existing agricultural building on site (buildings annotated Units A, D and F on the existing topographical survey plan). Erection of 2no. self-build and custom build replacement dwellings.

Resolved: Objection, outside the settlement boundary and on flood zone 3.

The resolution was correctly proposed and seconded (unanimous)

(ii) **23/P/1234/FUL Land Farm Puxton Road Hewish BS24 6UE**

Extension of an agricultural barn at Land Farm, Hewish

Resolved: This application was noted

The resolution was correctly proposed and seconded (unanimous)

(iii) **23/P/1235/FUL Land Farm Puxton Road Hewish BS24 6UE**

Proposed erection of a new roof structure over existing silage pit at the North of the site.

Resolved: This application was noted

The resolution was correctly proposed and seconded (unanimous)

(iv) **23/P/1236/FUL Land Farm Puxton Road Hewish BS24 6UE**

Erection of a Roofed Structure over existing Silage Pit at the West of the site.

Resolved: This application was noted

The resolution was correctly proposed and seconded (unanimous)

(v) **23/P/1247/FUL Land Farm Puxton Road Hewish BS24 6UE**

Erection of a Roofed structure over existing yard between the East and West barns.

Resolved: This application was noted

The resolution was correctly proposed and seconded (unanimous)

27/23 To note the following planning applications (agenda item 5).

- (i) **23/P/1068/R3 Land North Of The A368, Towerhead Road East Of Towerbook Farm Banwell**
Proposed 140metre section of the Sandford to Churchill shared use path (SUP) proposed as part of the Banwell Bypass scheme (ref: 22/P/1768/R3EIA) on land north of the A368, Towerhead Road, Banwell

This application was noted

- (ii) **23/P/1122/AOC Summer Lodge Summer Lane Banwell BS29 6LP**
Request to discharge condition 3i from 19/P/0314/FUL (appeal ref APP/DO12/W/19/3238762) 18_950_011 (Conditions Site Development Scheme), 18_950_012 (Conditions Site Restoration Scheme), Acoustic Fencing Example and external lighting.

This application was noted

- (iii) **23/P/1196/NMA Land West Of Wolvershill Road, North Of Wolvershill Park And Knightcott Park Banwell**
Non-material amendment to reserved matters application 21/P/1735/RM (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) to allow for window changes to plot 28 and omit vehicle access gates to plot 24. 7 (Construction Method Statement) of application 19/P/2635/FUL.

This application was noted.

28/23 To note planning decisions – (agenda item 6)

- (i) **21/P/0058/MOD Land South of Churchland Way Banwell Weston-super-Mare**
Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to allow amendments to the timing and level of obligations. **APPROVE (modify s106)**
- (ii) **23/P/0072/FUL Land to Rear of Banwell Garage 20 Knightcott Road Banwell**
Erection of 2no. semi-detached dwellings, 1no. detached dwelling and 1no. replacement domestic garage with associated works following the demolition of 2no. existing buildings on site. **APPROVE**
- (iii) **23/P/0191/FUL Land Adjacent to Wolvershill Road Banwell**
Application for installation of a below ground pump station with details of associated kiosk, access, drainage basin design amendments, landscaping and fencing enclosure. **APPROVE**
- (iv) **23/P/0214/FUH Abbey Towers East Street Banwell North Somerset BS29 6BW**
Proposed demolition of existing garden flat roofed timber and glass greenhouse/shed and replace with home office and erection of a separate new greenhouse. **APPROVE**
- (v) **23/P/0215/LBC Abbey Towers East Street Banwell North Somerset BS29 6BW**
Proposed demolition of existing garden flat roofed timber and glass greenhouse/shed and replace with home office and erection of a separate new greenhouse. **APPROVE**
- (vi) **23/P/0295/LDE Perries Hillend Locking North Somerset BS24 8PG**
Certificate of lawfulness for a park home (static caravan) as an existing building used as a dwellinghouse (C3 use class) and associated operational development to include moving of the land to affix the park home (static caravan) to the ground. **REFUSE**
- (vii) **23/P/0704/FUL Land At Parklands Churchland Way Weston-super-Mare**
Erection of a substation to serve dwellings consented under Outline planning application consent (planning reference 12/P/1266/OT2) **APPROVE**
- (viii) **23/P/0924/AOC Elmfield Whitecross Lane Banwell North Somerset BS29 6DP**
Discharge of Condition Number 9 (Construction Method Statement) from application 22/P/3009/FUL. **APPROVE**

(ix) **23/P/0974/AGATowerbrook Farm Catworthy Lane Banwell North Somerset BS29 6PQ**
Application to determine if prior approval is required for an agricultural barn to provide additional machinery storage and storage for hay and fodder. **PRIOR APPROVAL NOT REQUIRED**

29/23 Date of the next meeting (agenda item 7)
Planning Meeting Monday 7th of August 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date

August Planning Committee
Meeting
7th August

23/P/0004/FUH Rose Bank 6 Dark Lane Banwell BS29 6BP

Proposed demolition of existing porch and extension to the South-East elevation and erection of a replacement single storey extension. Proposed creation of a second storey to the South elevation and internal structural alterations.

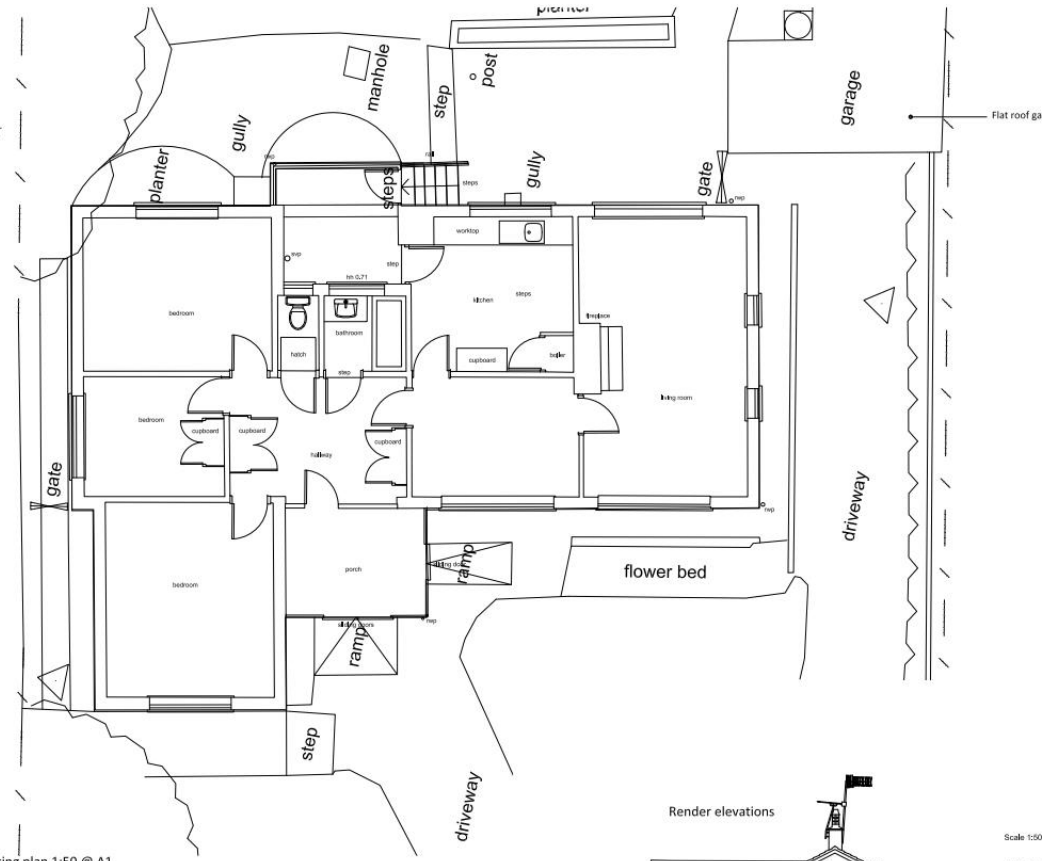


Existing elevations

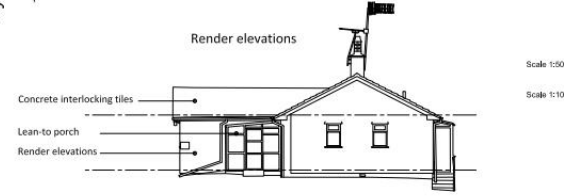


Photo of front taken from driveway summer 2022

Flat roof garage
Porch and front door

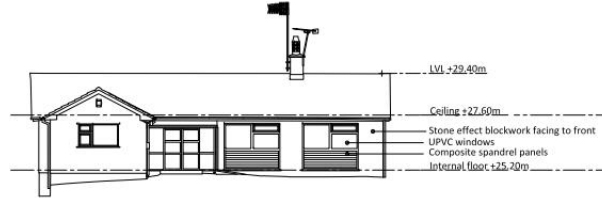


Existing plan 1:50 @ A1

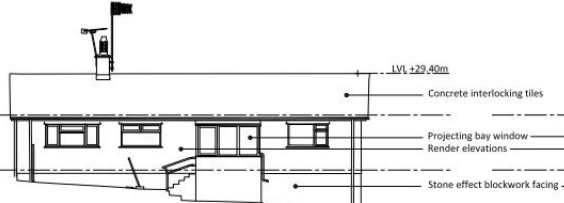


South elevation 1:100 @A1

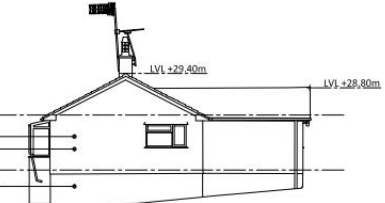
Scale 1:50
Scale 1:10



West elevation 1:100 @A1

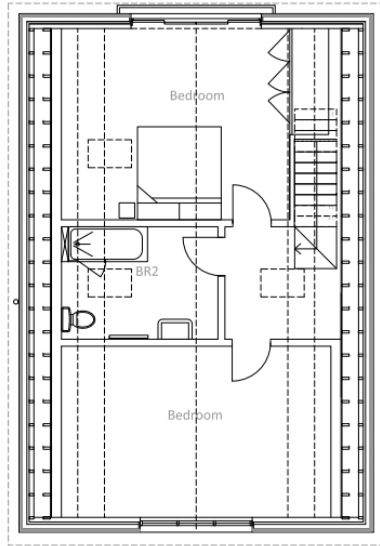


East elevation 1:100 @A1

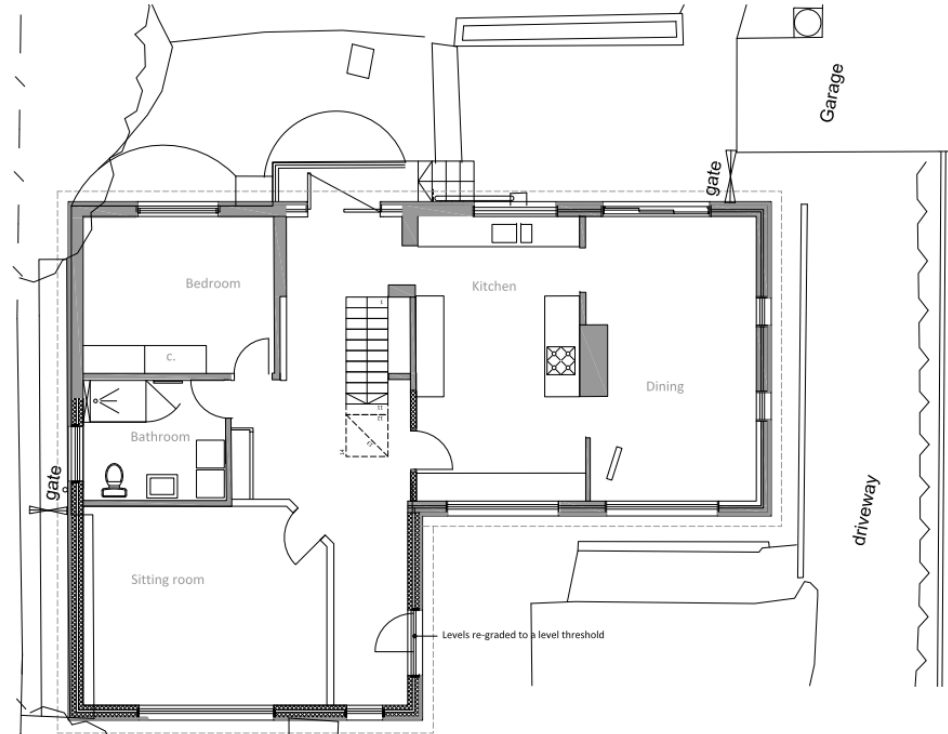


North elevation 1:100 @A1

Proposed elevations



Proposed first floor plan 1:50 @ A1

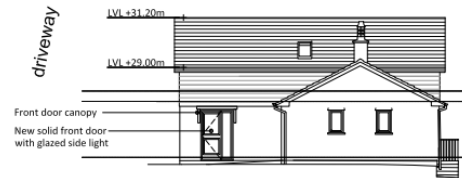


Proposed ground floor plan 1:50 @ A1

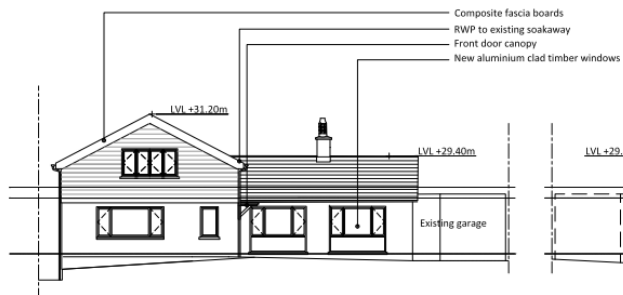
Existing walls retained
New construction



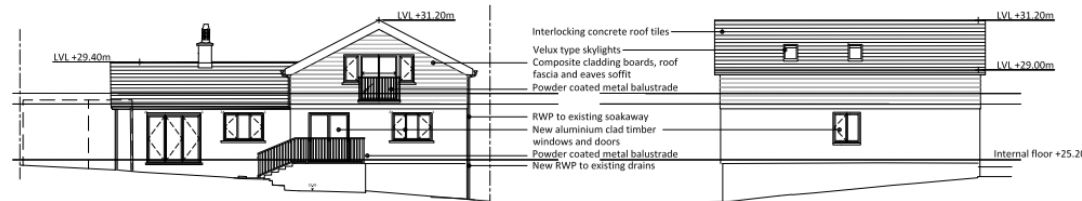
Scale 1:50
Scale 1:100



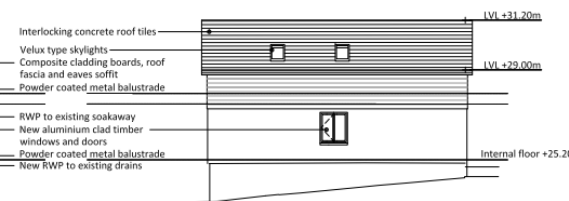
South elevation 1:100 @ A1



West elevation 1:100 @ A1



East elevation 1:100 @ A1

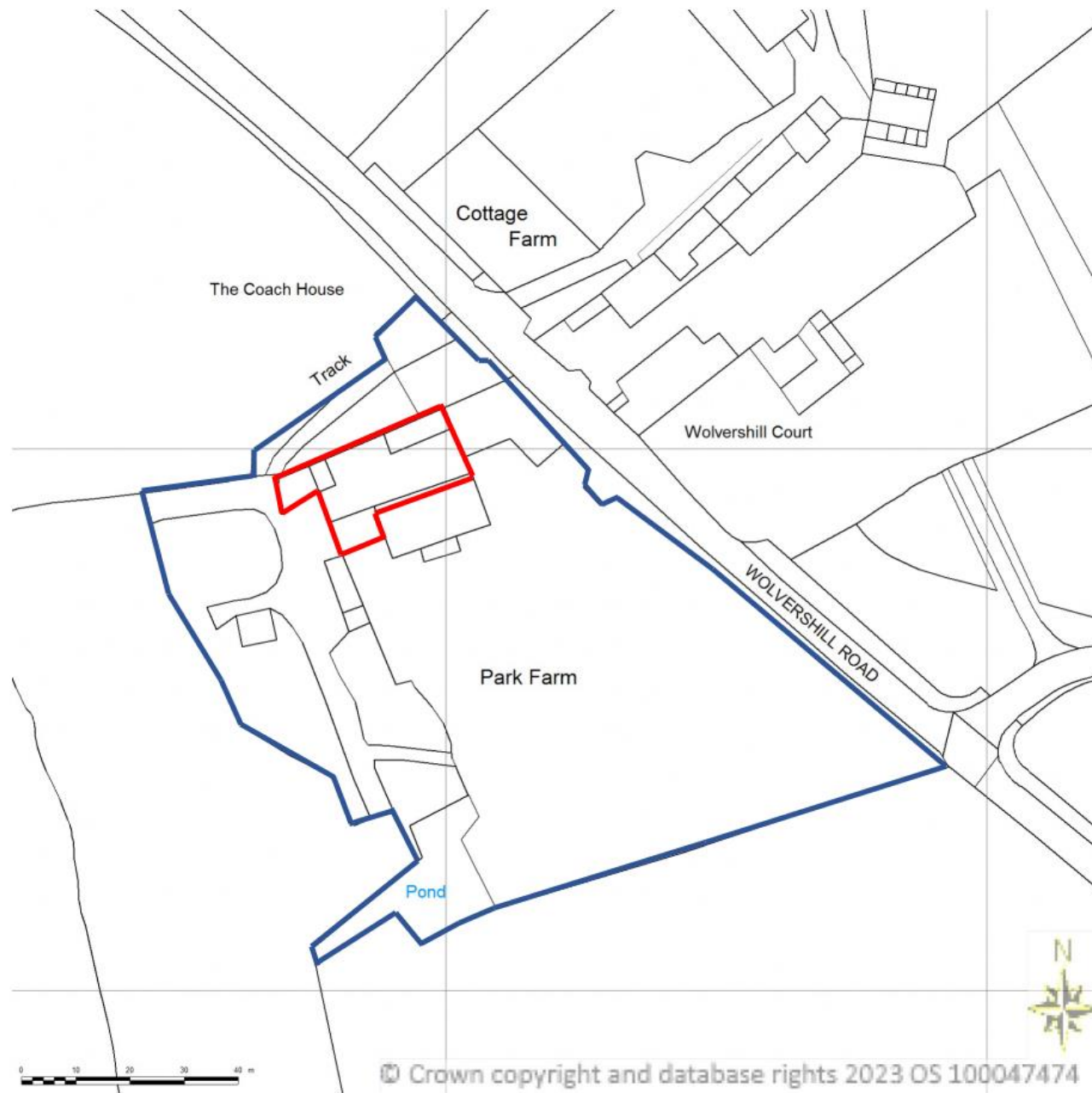


North elevation 1:100 @ A1

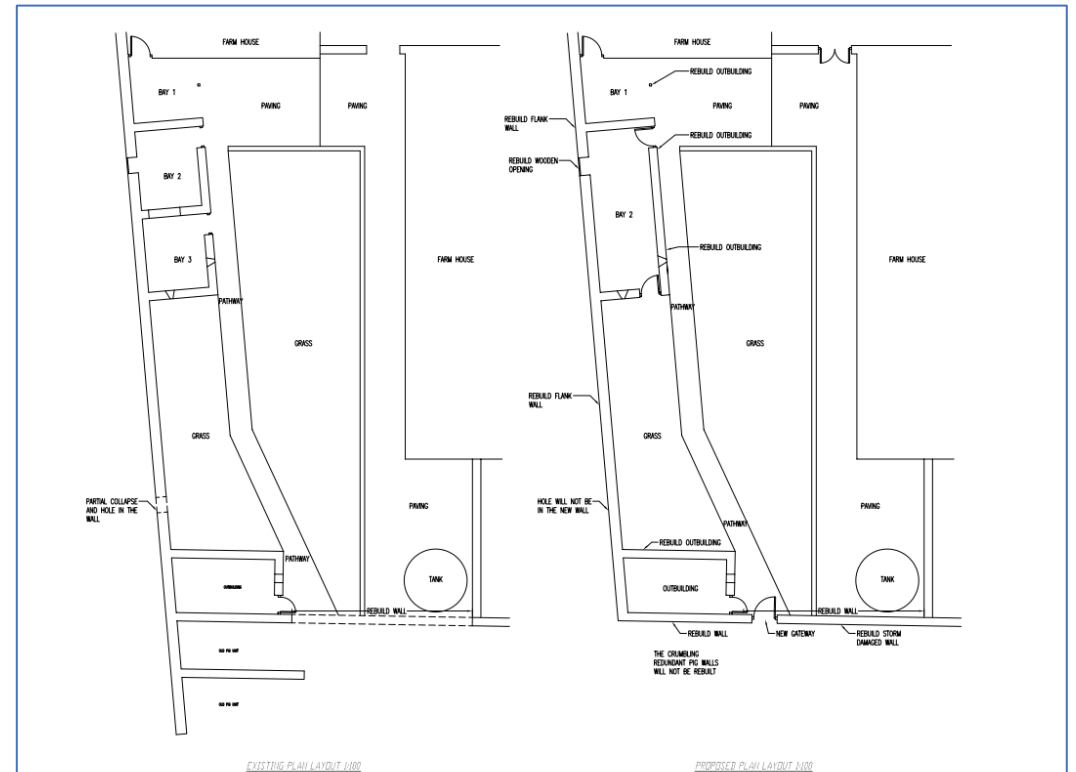
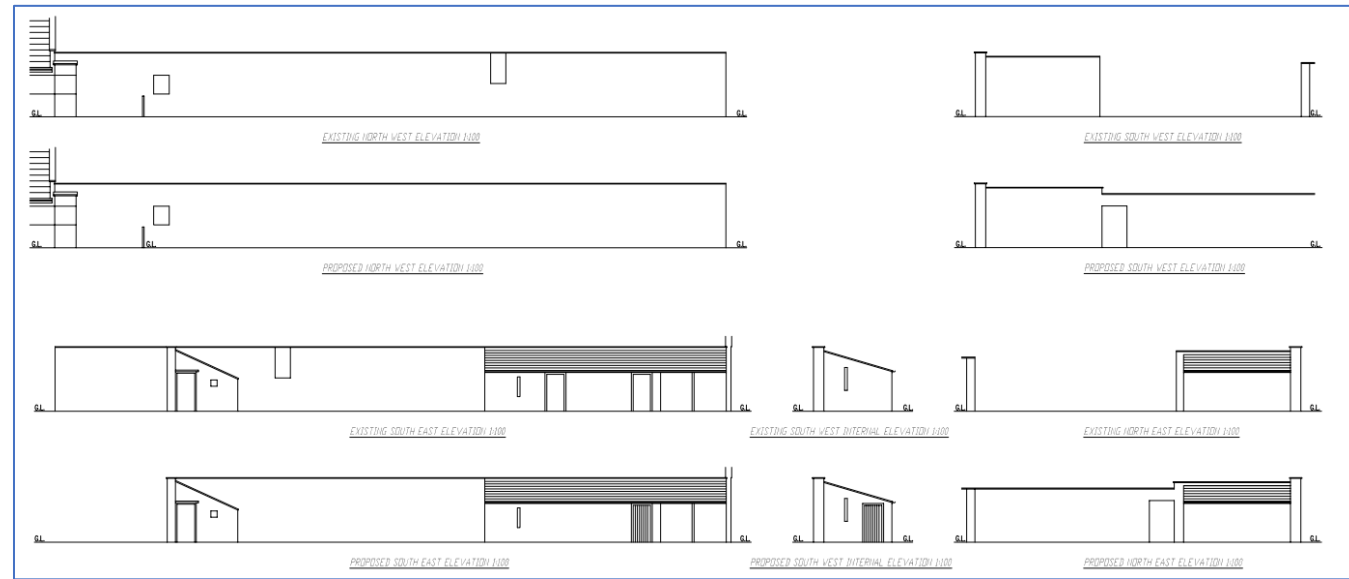
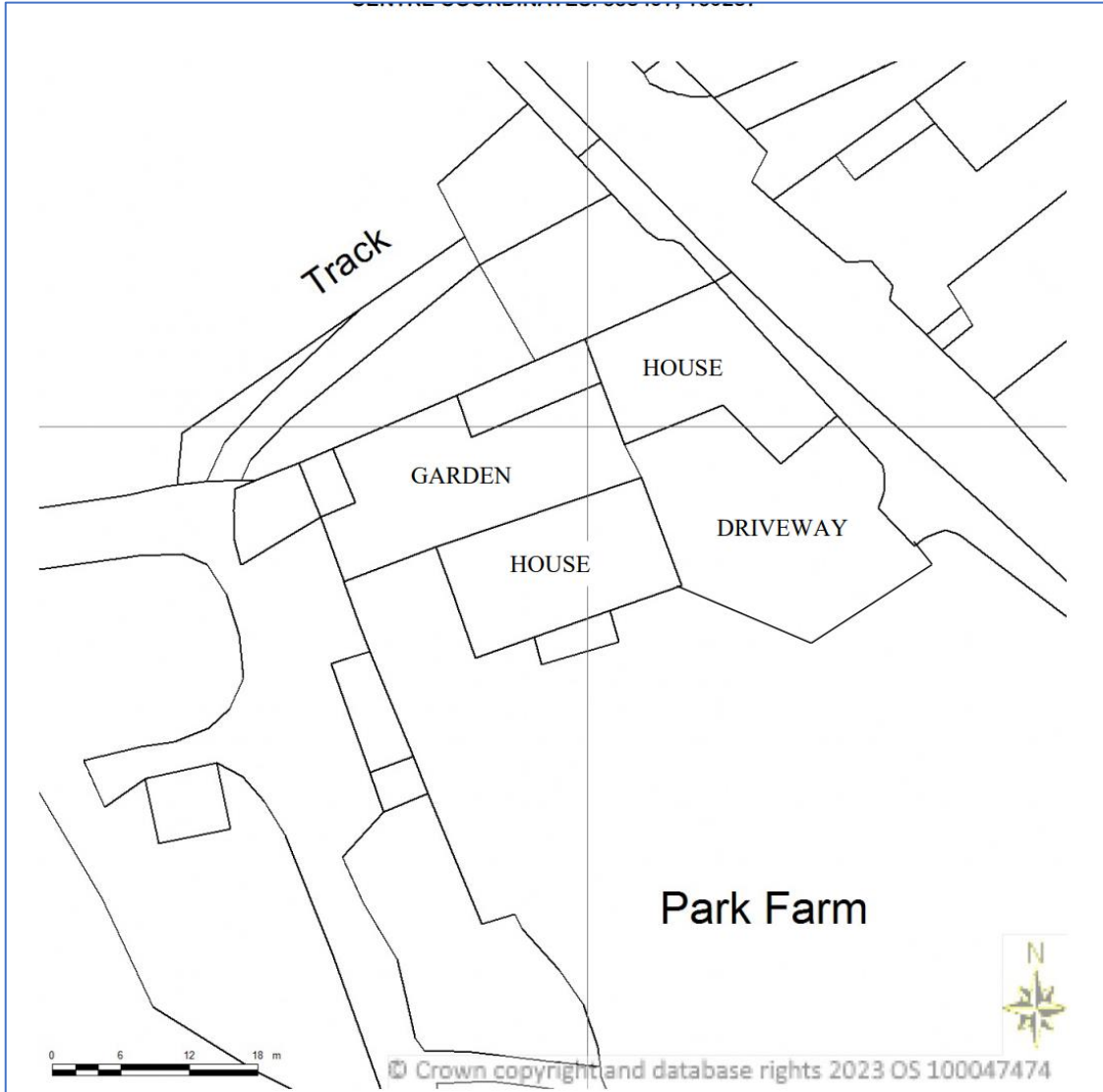
REV	DATE	DESCRIPTION
P01	01.01.2023	Planning
Building Rosebank 6 Dark Lane		
Drawing Title Proposed Plans		
Drawing No. 6DL - 03		
Drawing Status Scale as marked		
Issued for planning		
Date	Revision	
01.01.2023	P01	

23/P/0628/FUH Park Farm Wolvershill Road Banwell North Somerset BS29 6DL

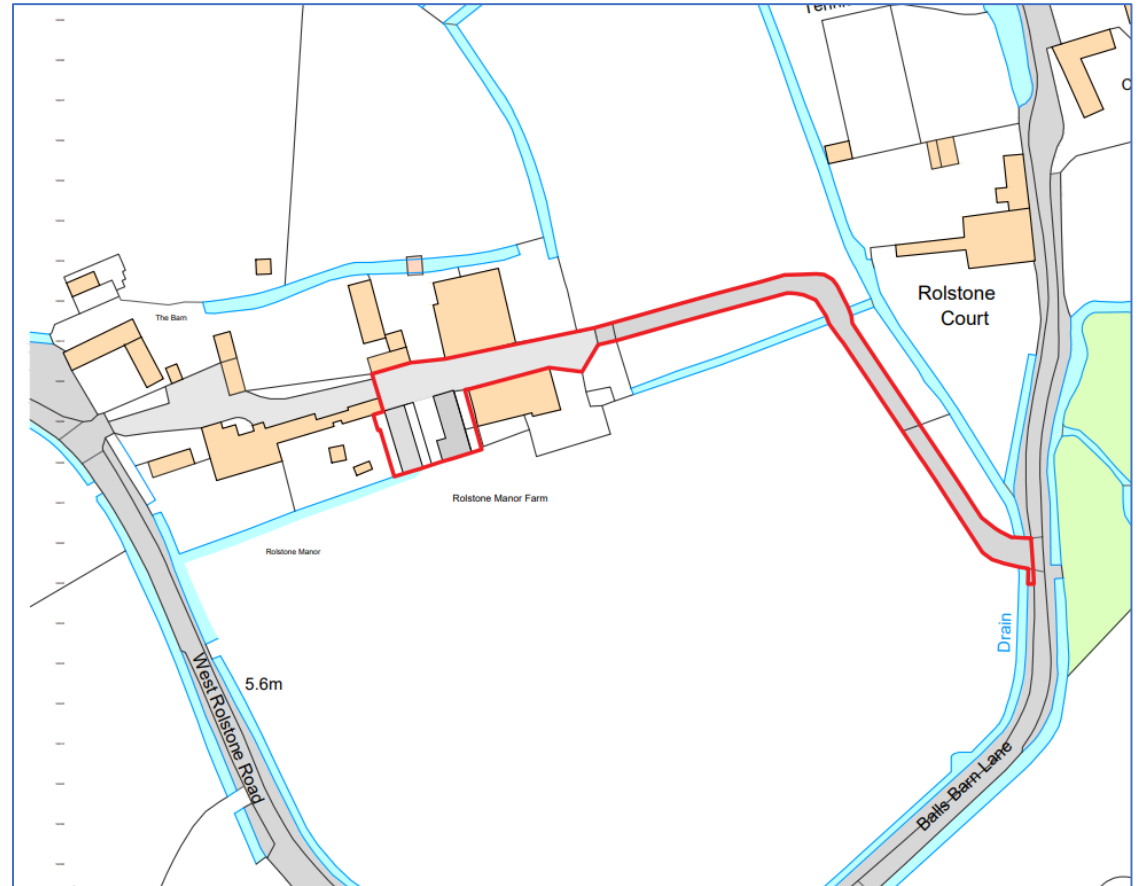
Proposed demolition and rebuilding of existing boundary walls and outbuildings due to crumbling stonework.



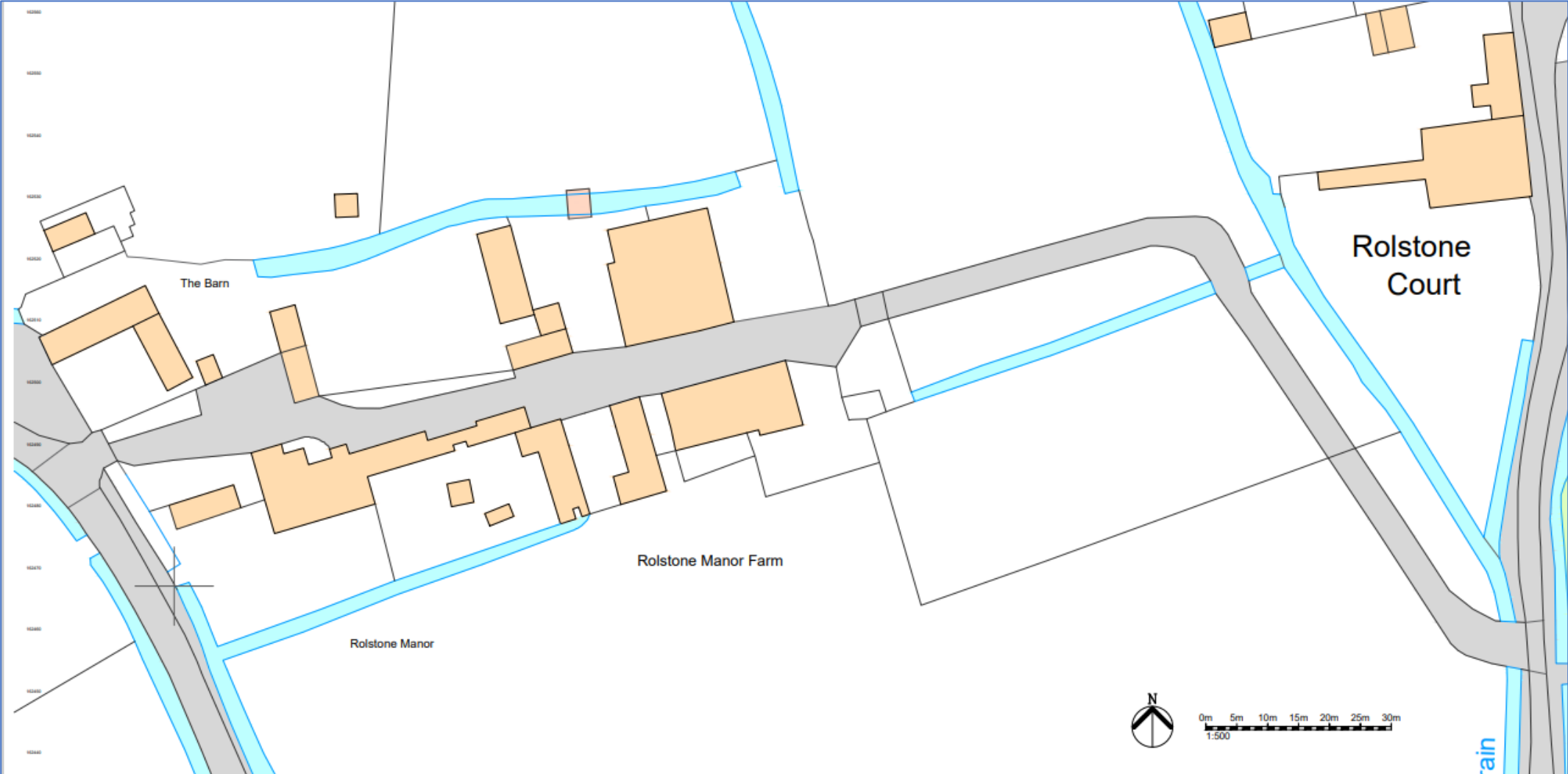
Existing and proposed site plan



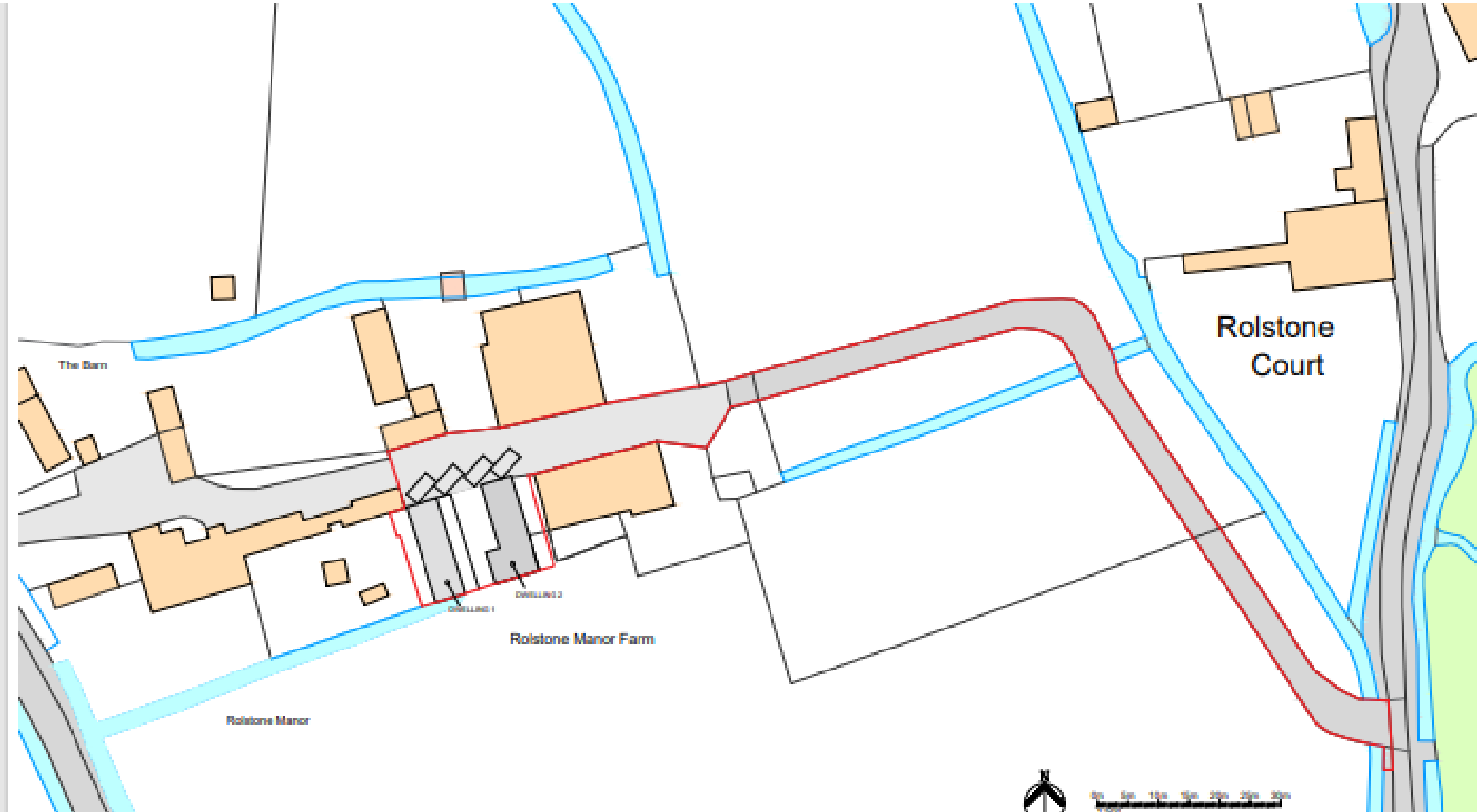
23/P/0815/FUL Rolstone Manor Farm West Rolstone Road Hewish North Somerset BS24
6UR Conversion and change of use of 2no. barns to create 2 No. residential dwellings with associated gardens and change of use of agricultural access track to mixed residential and agricultural use.



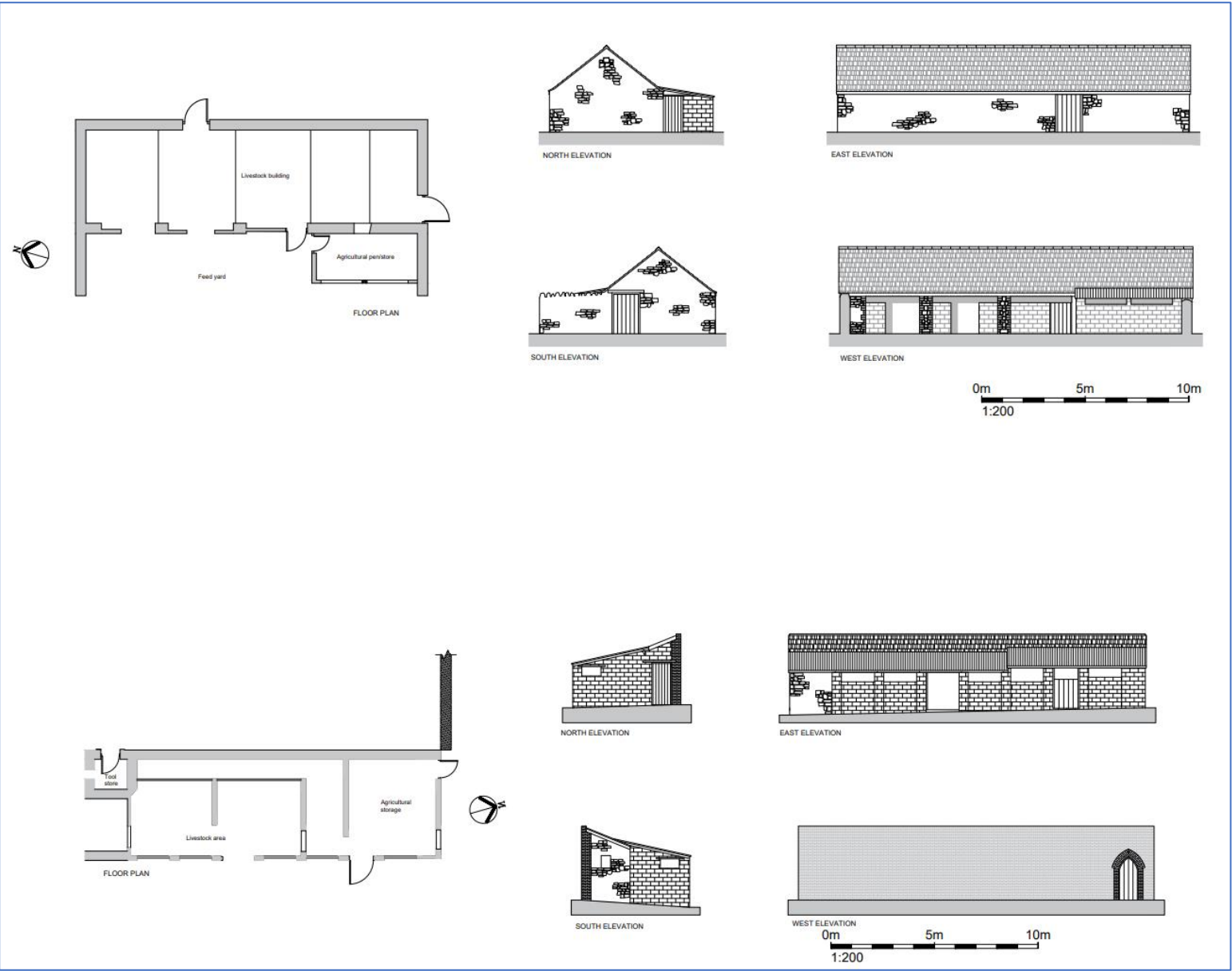
Existing Site Plan



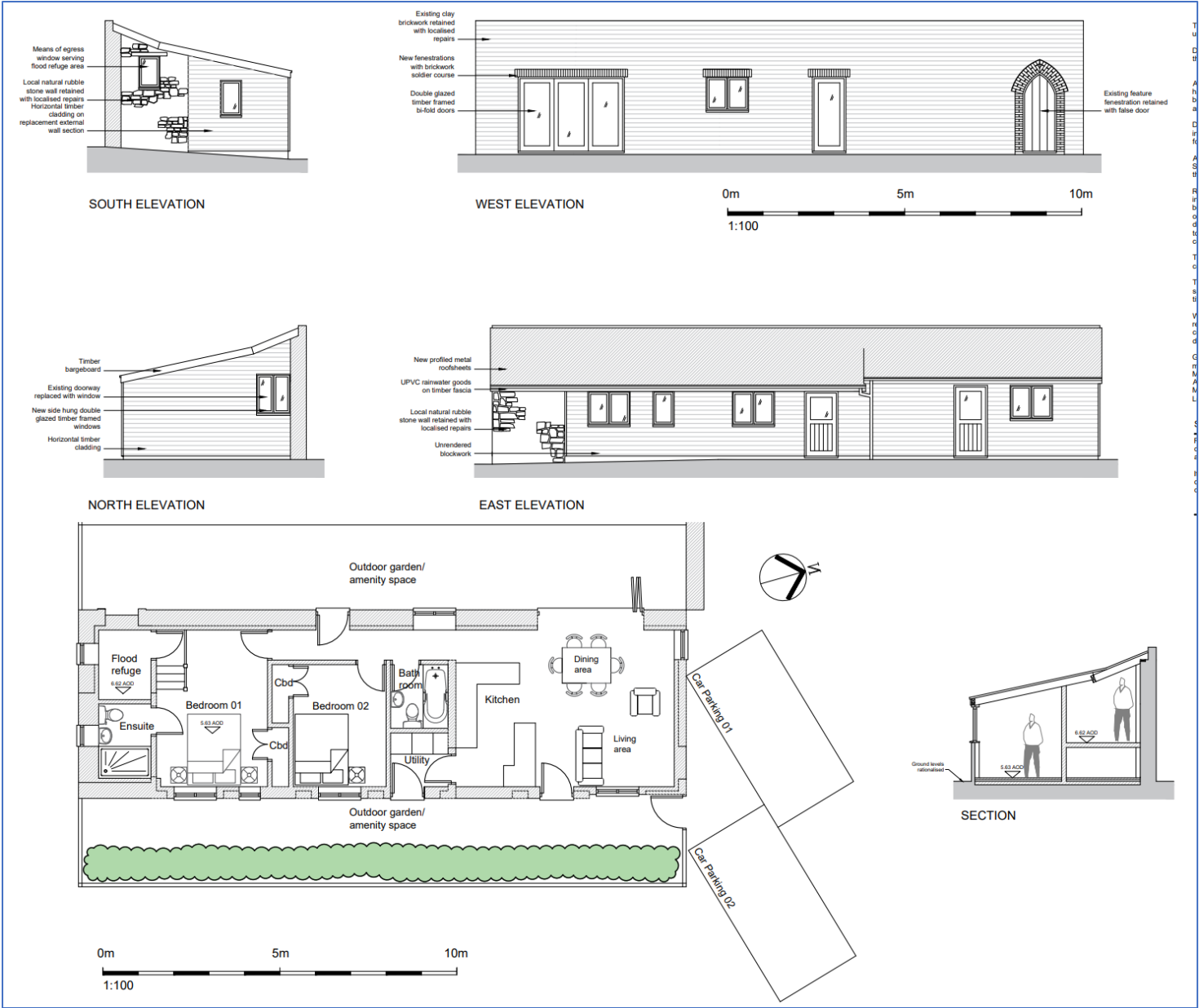
Proposed Site Plan



Existing floor plans and elevation



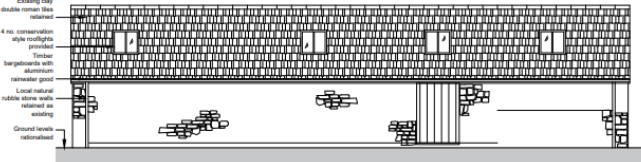
Proposed Unit 1



Proposed Unit 2



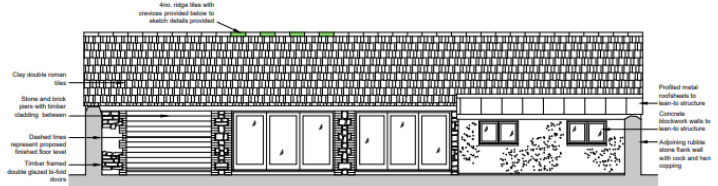
NORTH ELEVATION



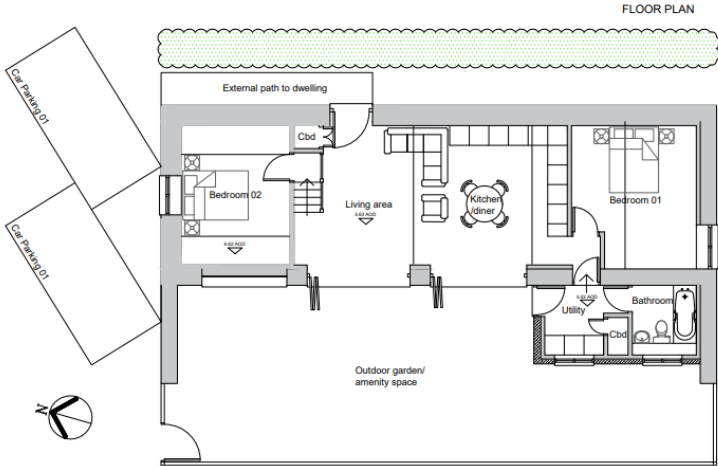
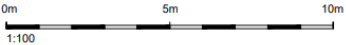
EAST ELEVATION



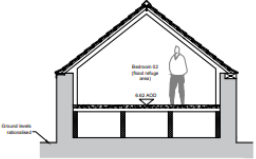
SOUTH ELEVATION



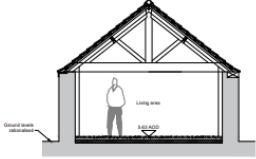
WEST ELEVATION



FLOOR PLAN



SECTION



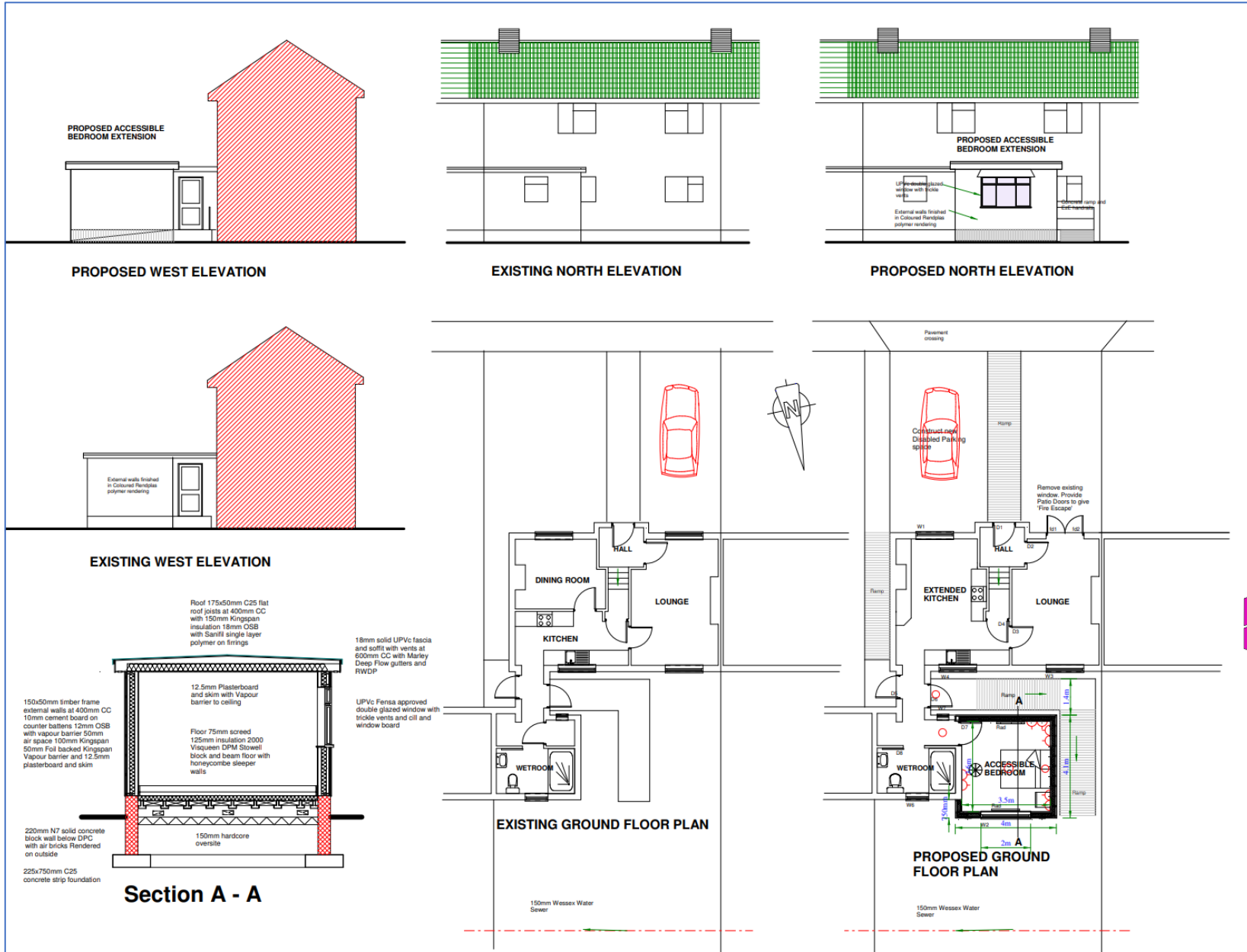
SECTION

23/P/1326/FUH 22 Westfield Road Banwell BS29 6BA

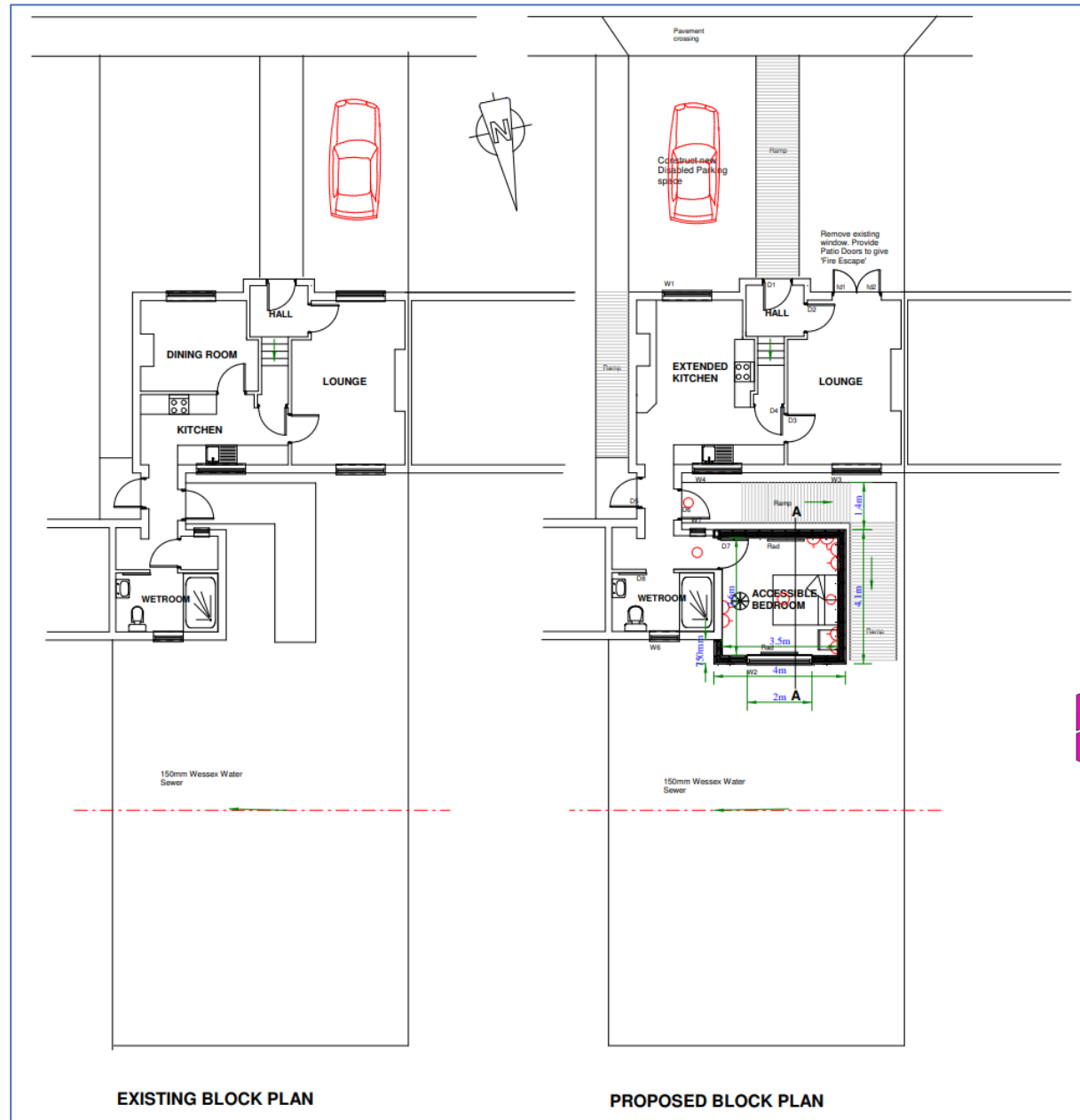
Proposed erection of a single storey rear extension to provide accessible bedroom for a disabled person



Existing and proposed elevations

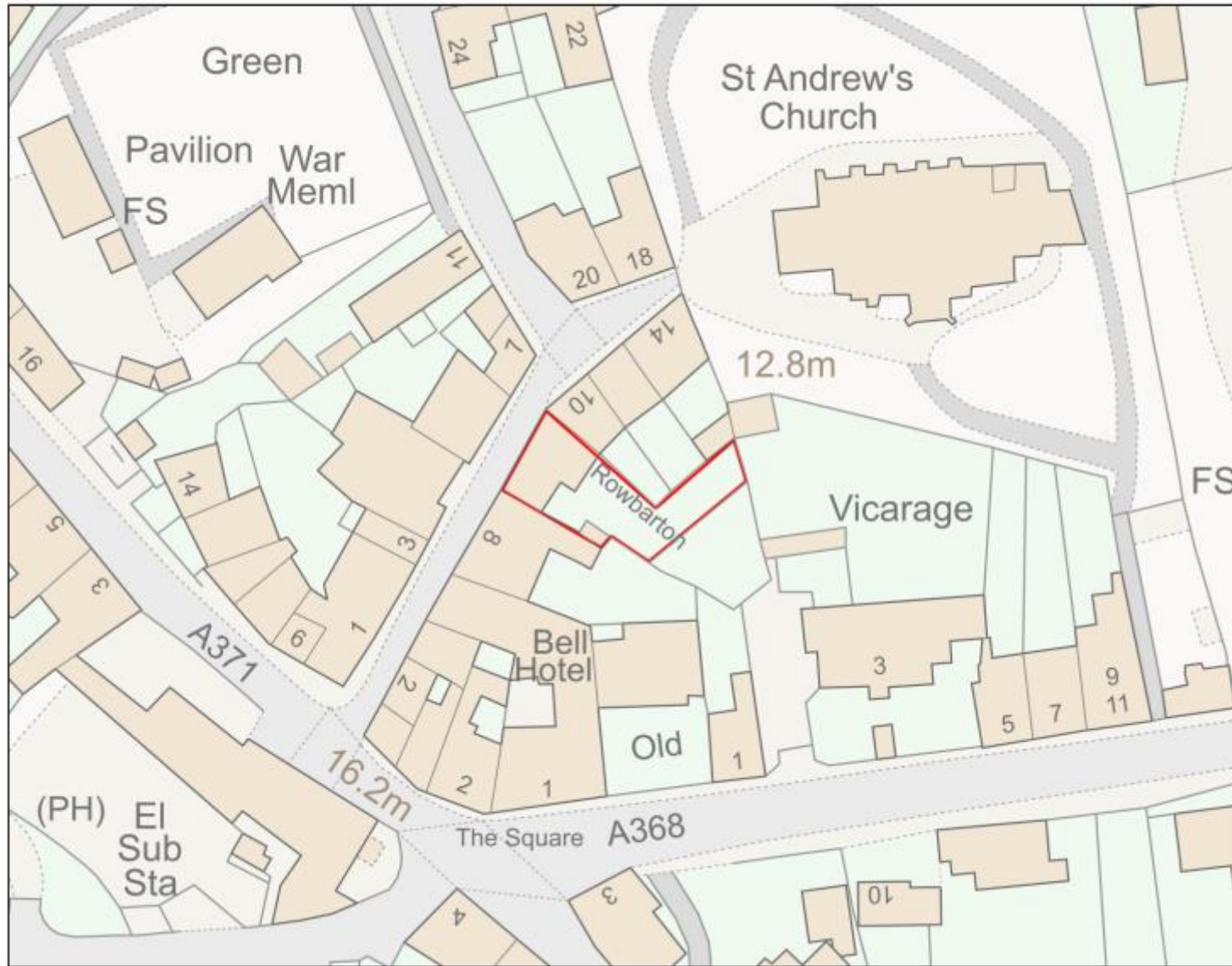


Existing and proposed block plans



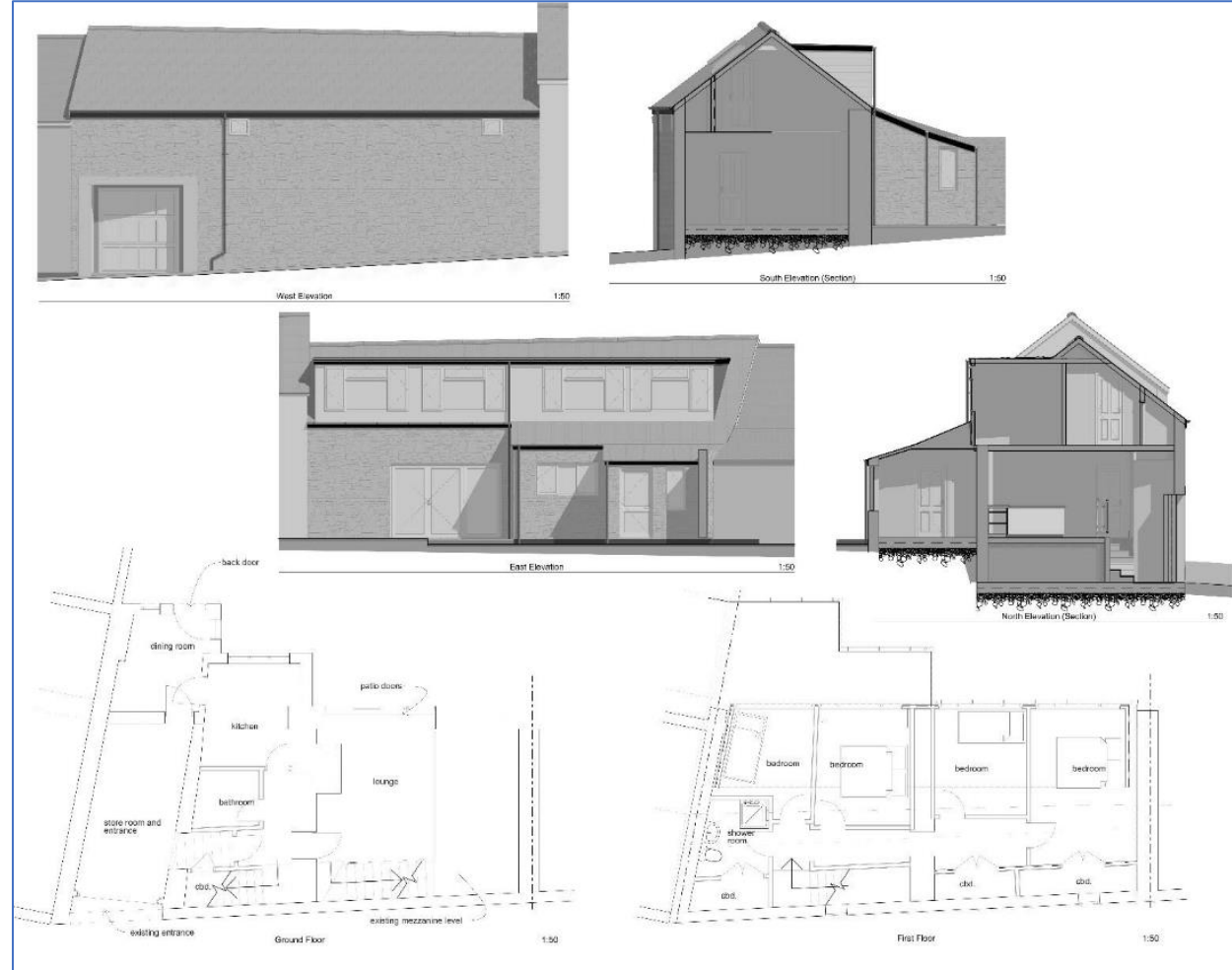
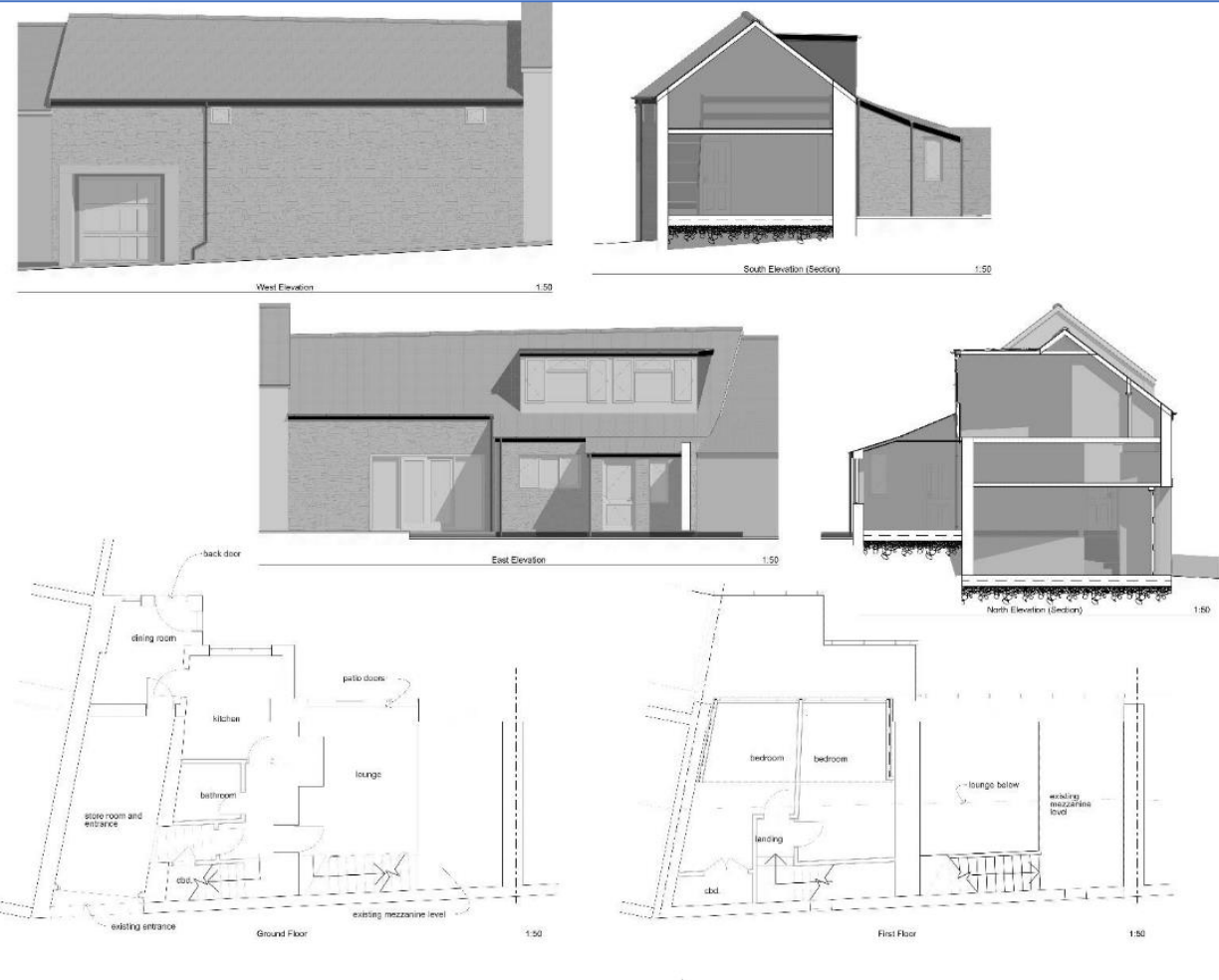
23/P/1328/FUH 8A Church Street Banwell BS29 6EA

Proposed erection of an extension to the existing first floor dormer window to rear.
Creation of additional bedrooms and first floor bathroom.



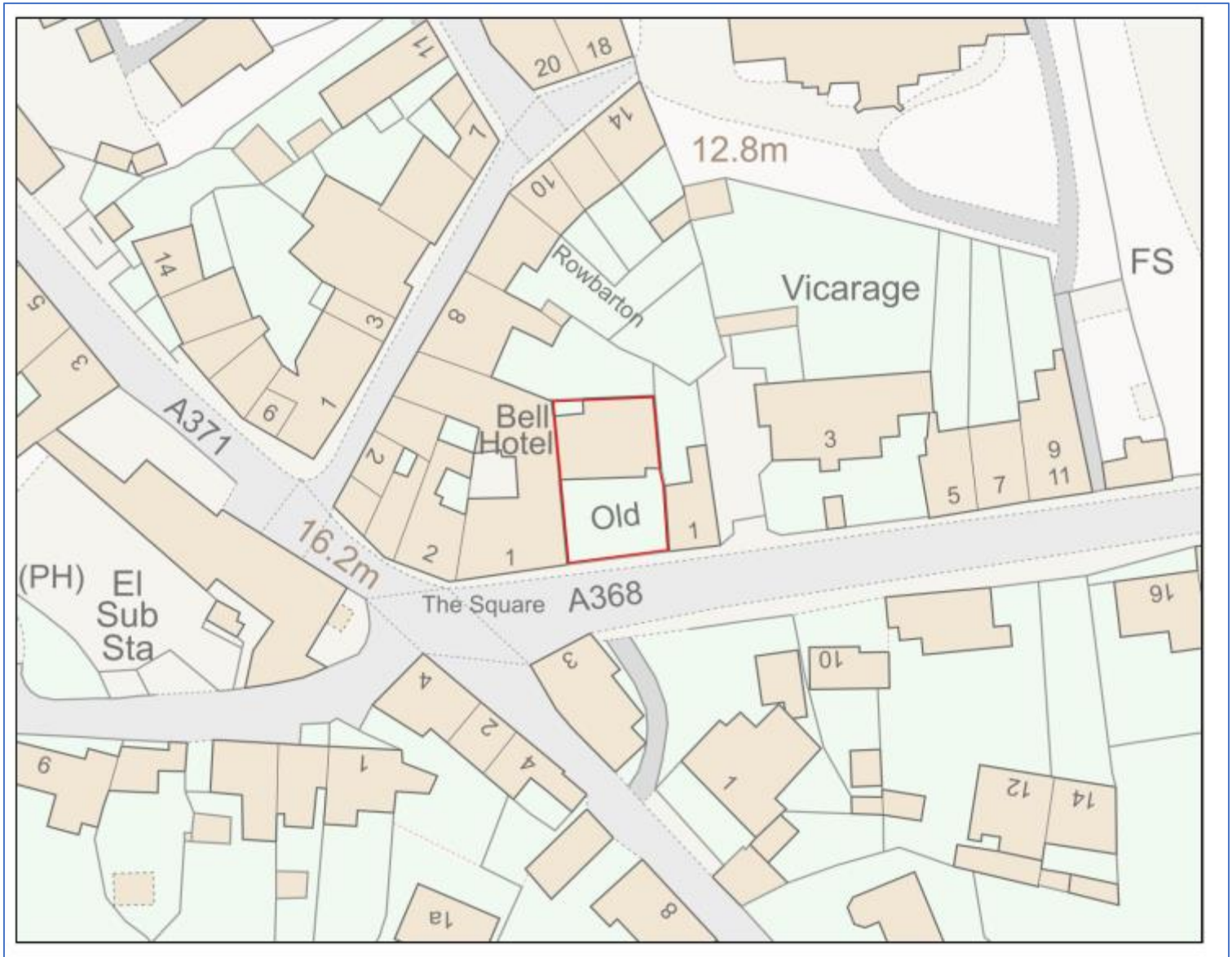
Existing elevations

Proposed elevations

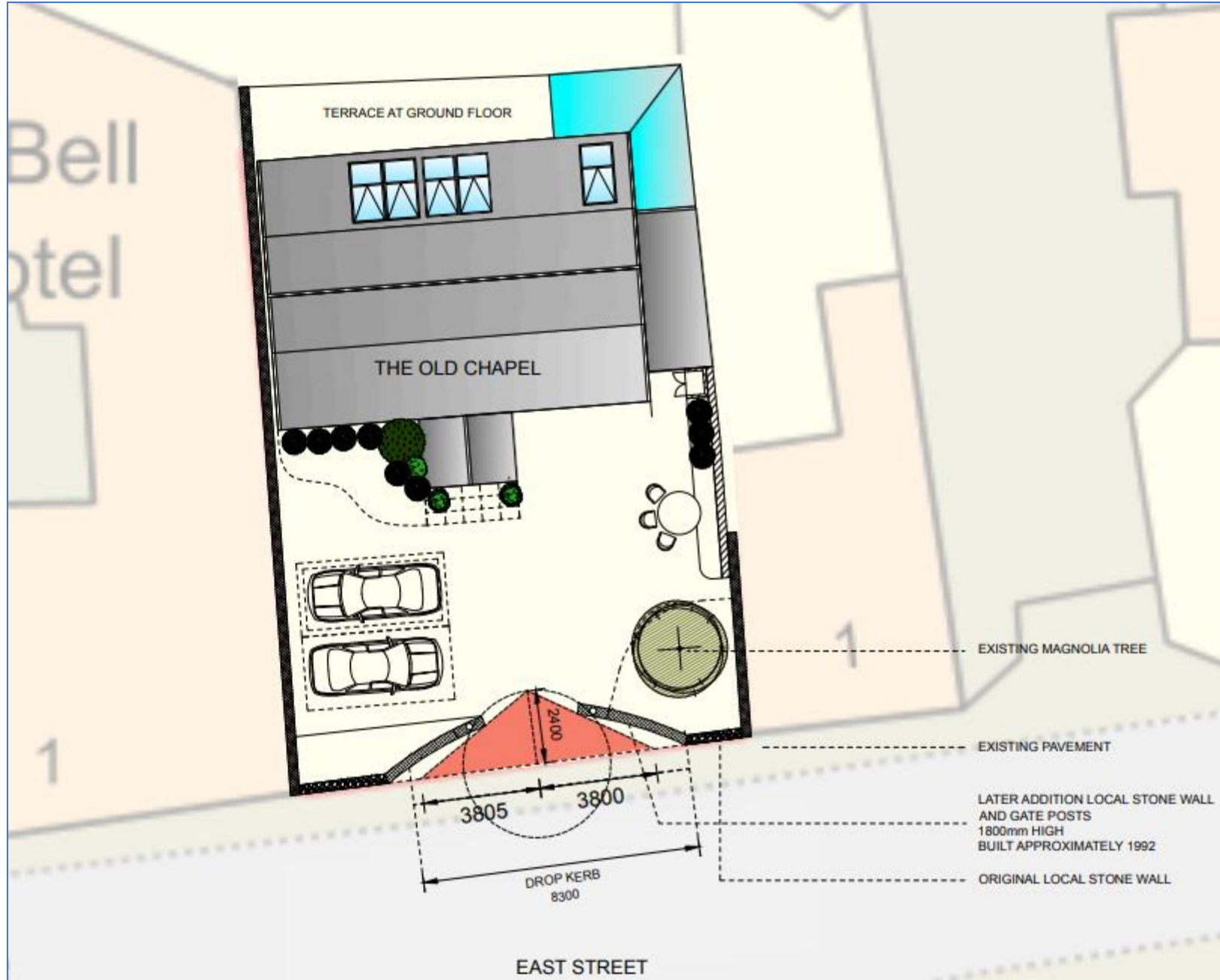


23/P/1375/FUH The Old Chapel East Street Banwell BS29 6BN

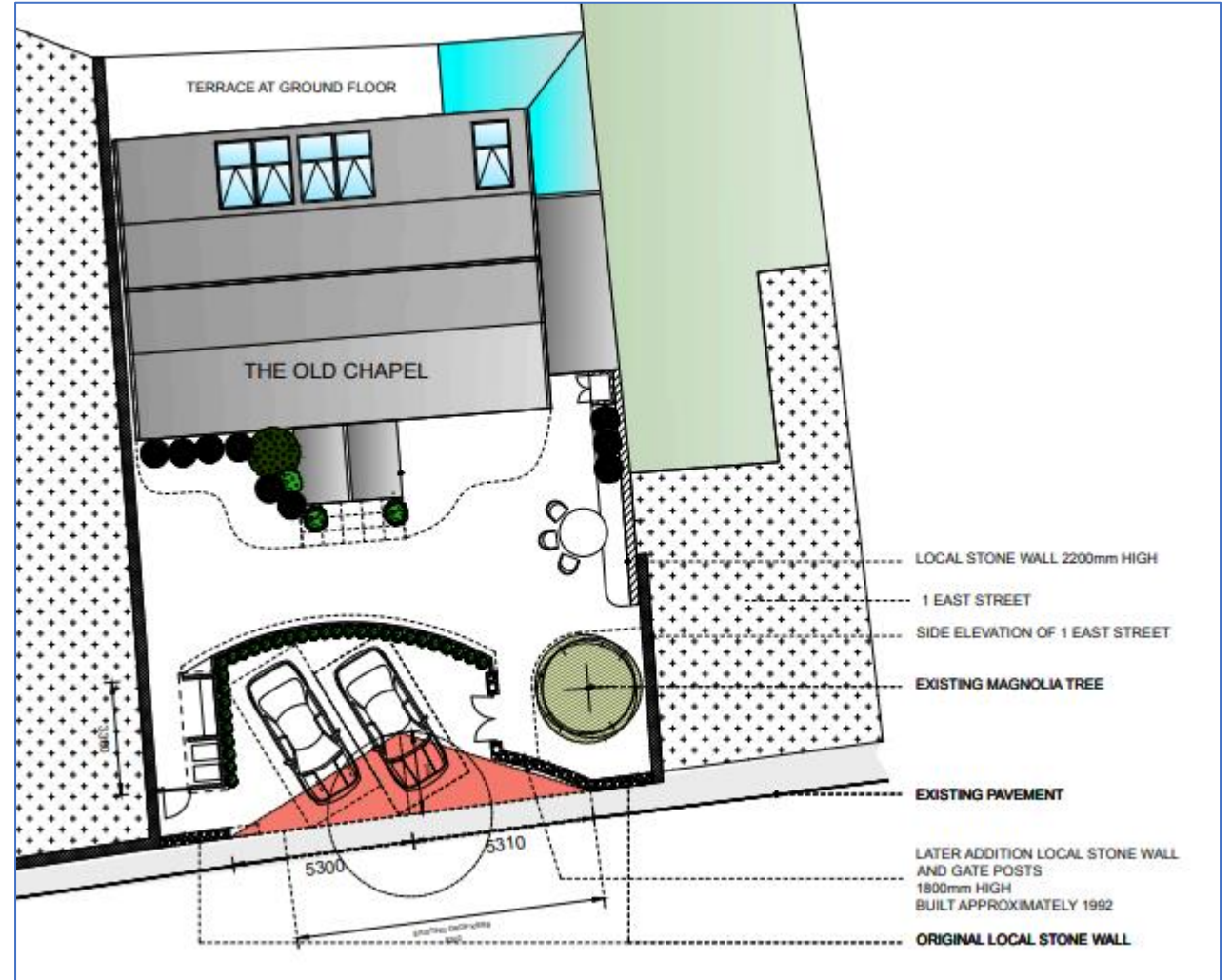
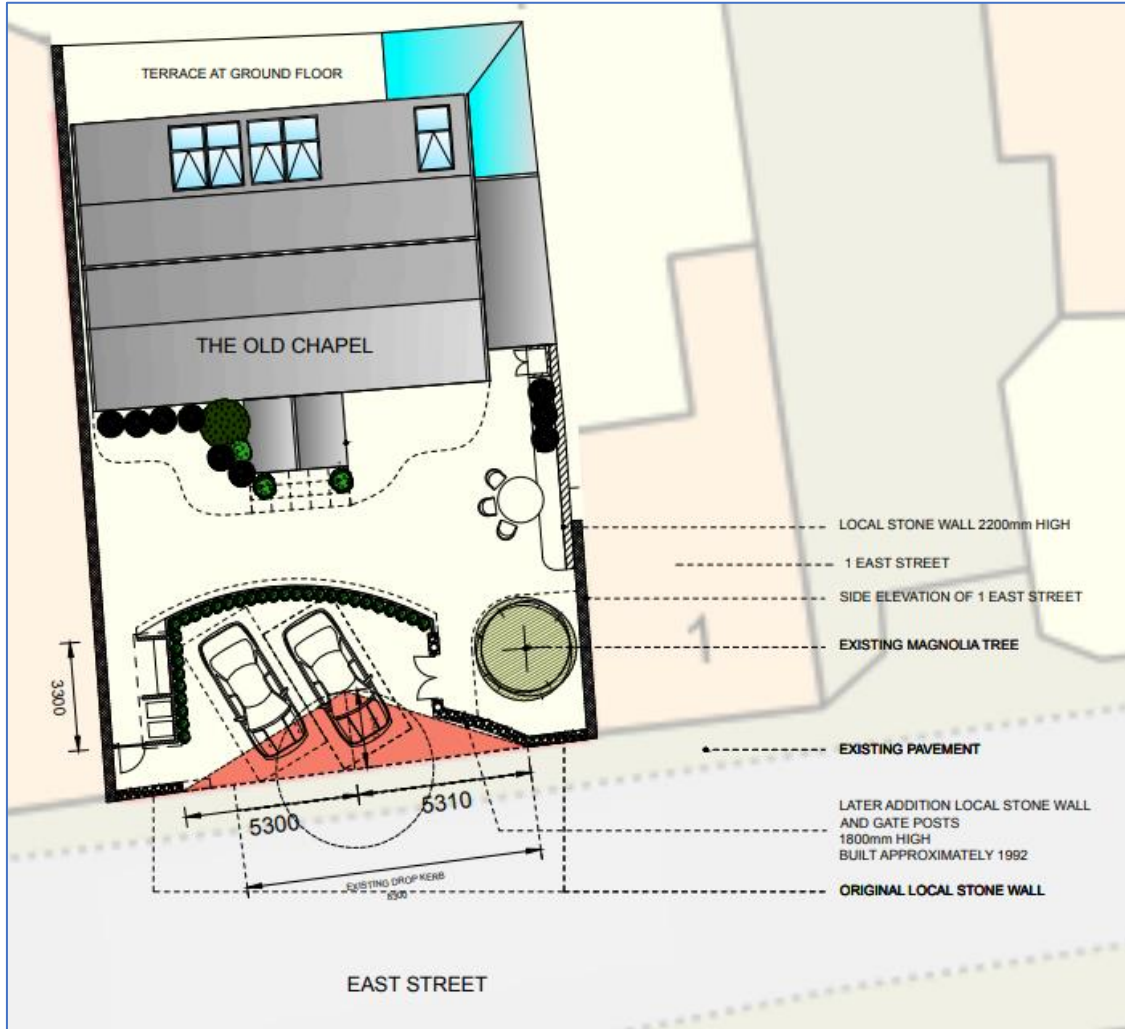
Proposed demolition of a section of existing south boundary wall, the creation of a dedicated car parking zone to the front of the property, new entrance gate, hedging / fencing wall, log and bin store.



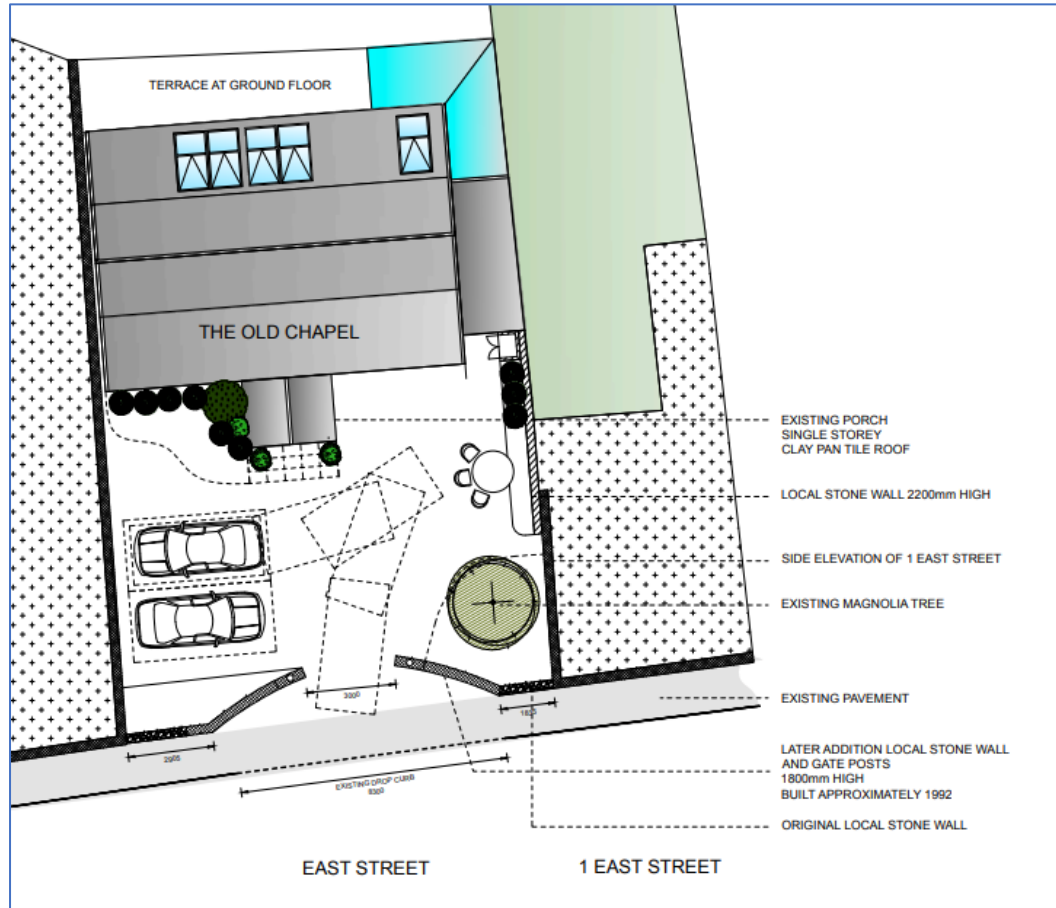
Existing visibility Splay



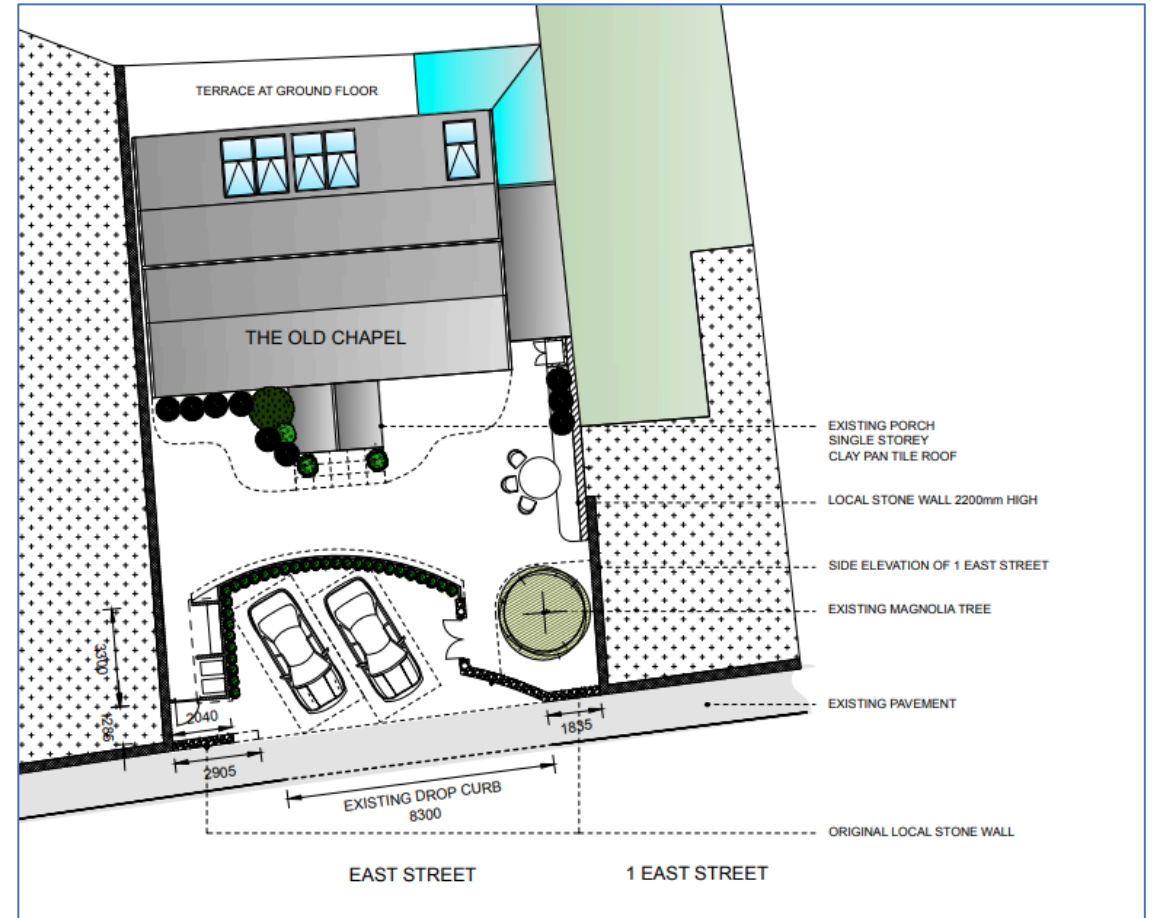
Proposed Splays



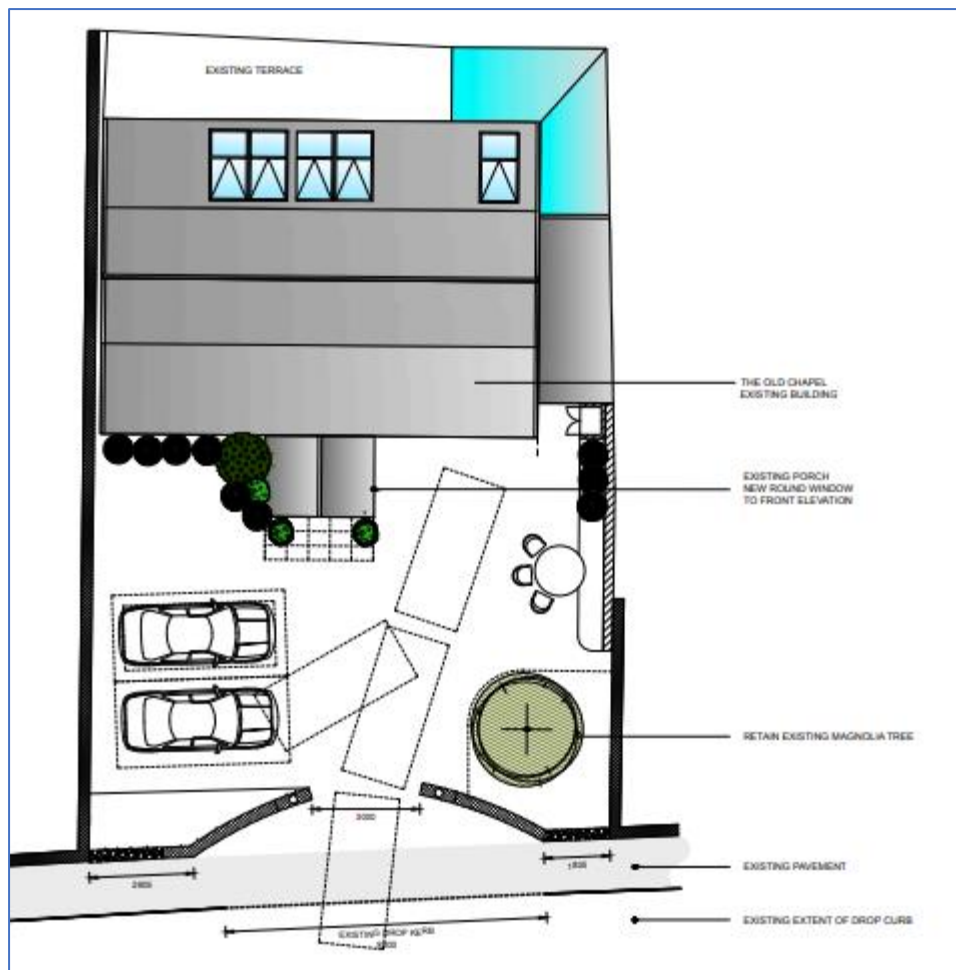
existing garden and wall



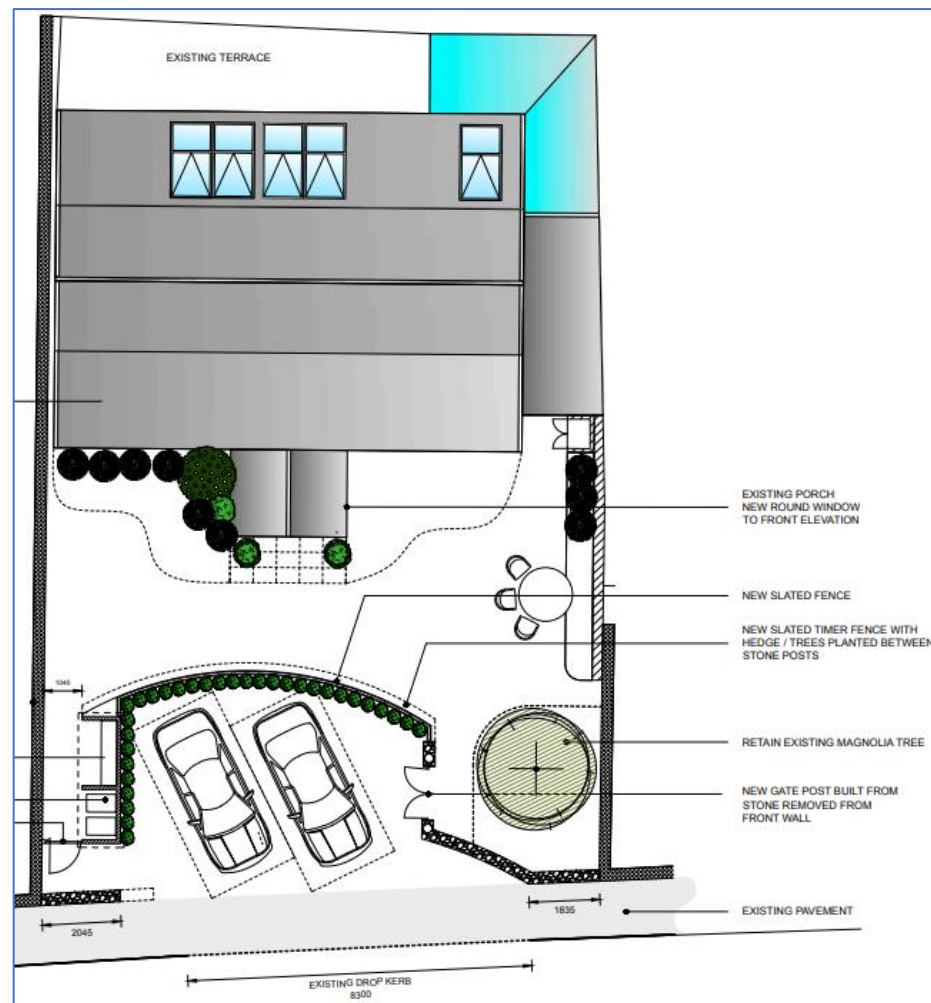
Proposed garden and wall



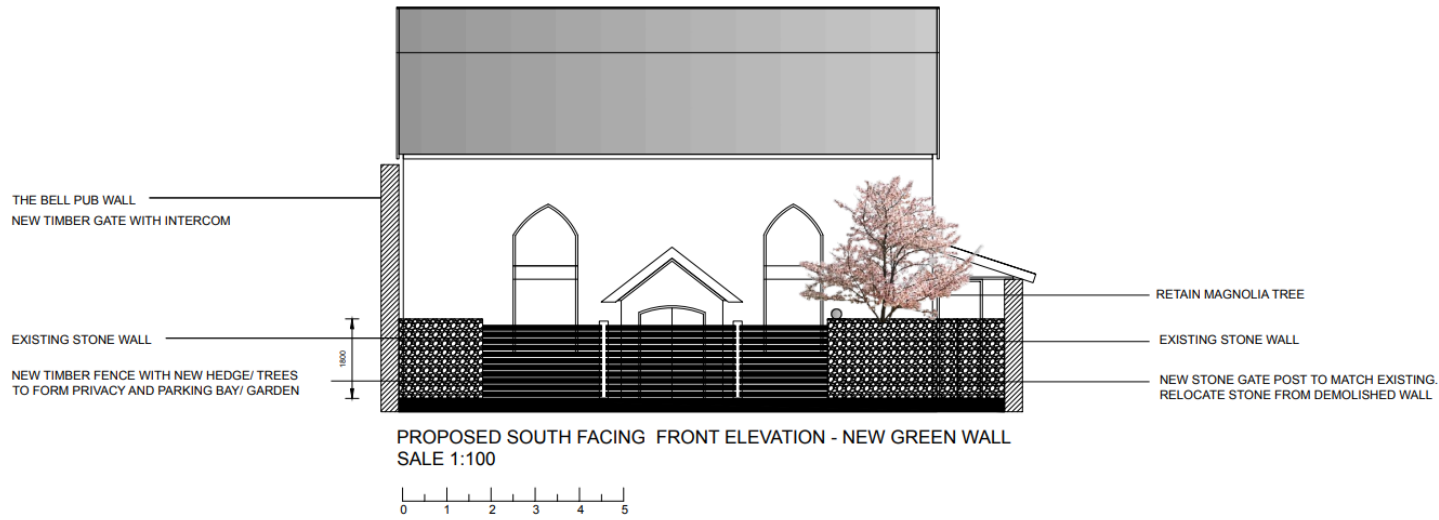
existing garden and wall



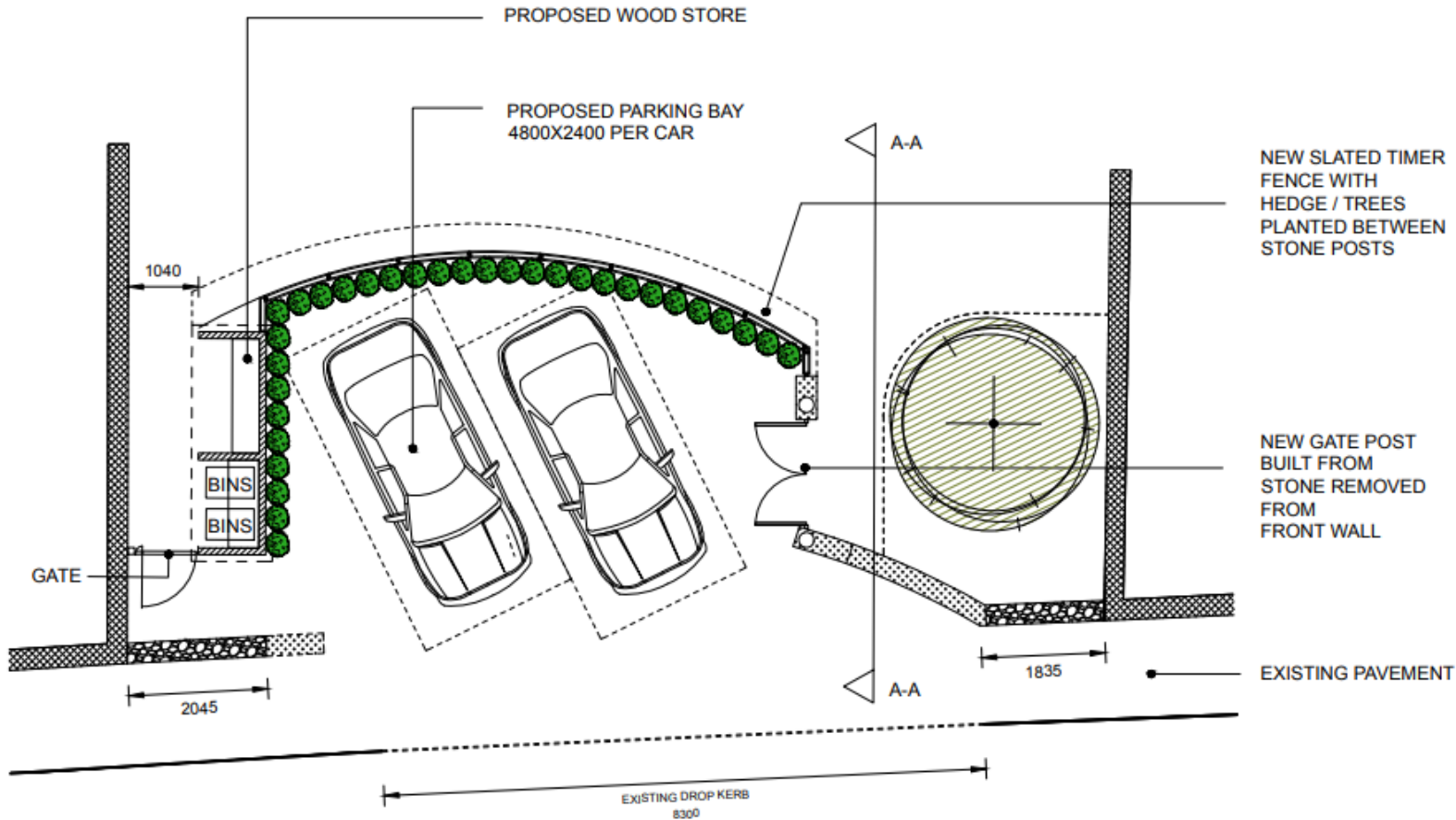
Proposed garden and wall



Proposed front elevations

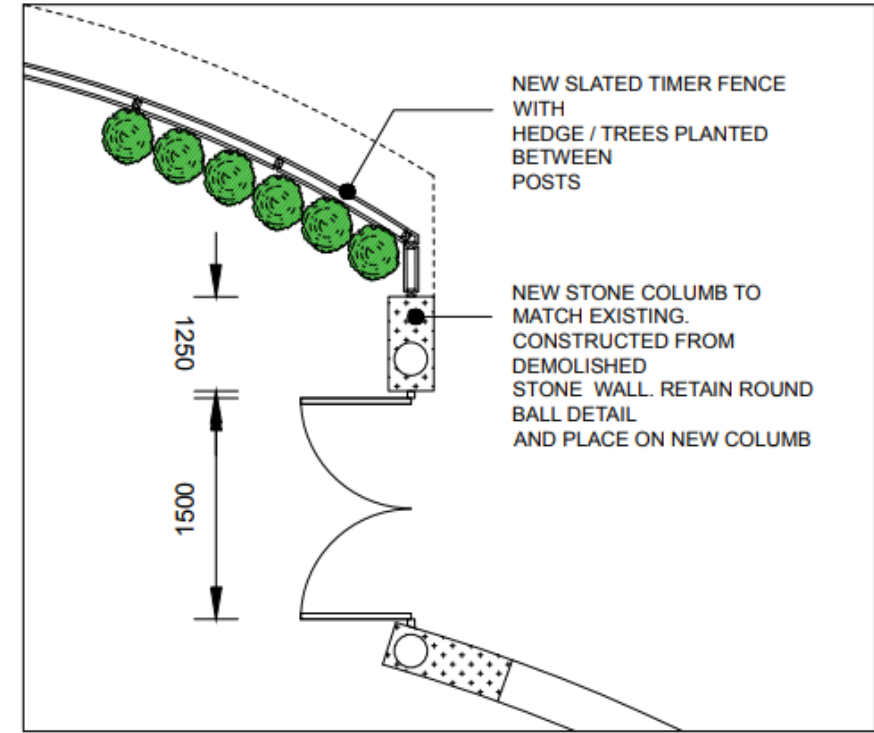


Proposed wall and gate



NEW SLATED TIMER FENCE WITH HEDGE / TREES PLANTED BETWEEN STONE POSTS

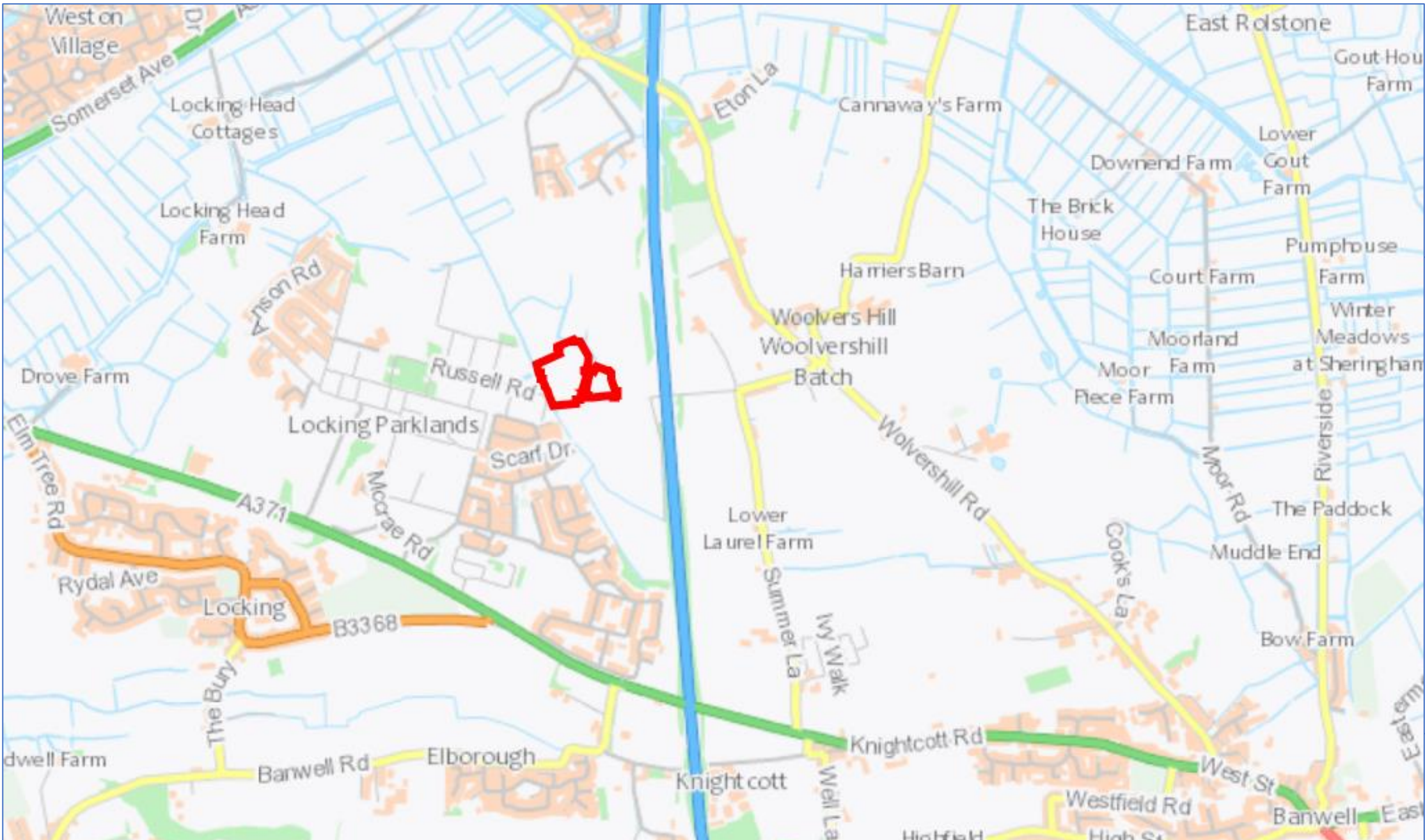
NEW GATE POST BUILT FROM STONE REMOVED FROM FRONT WALL




PROPOSED GATE AND WALL DETAIL 1:50

23/P/1376/RM Land At Parklands (Phase 4a) Churchland Way Weston-super-Mare


Reserved Matters application for area Phase 4a for the erection of 95no. dwellings and associated works pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home(Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multi-use games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings)




KEY

 Application Site

Scale 1:1250





Storey plan



- KEY**
- Application Site
 - 1 Storey
 - 2 Storey
 - 2.5 Storey

Landscape plan



Parking plan



Street scenes

Streetscene 1-1



Streetscene 2-2



Streetscene 3-3



Proposed Site Layout



Planning layout



Table 1: Foxford, With Suburbs - 14 units

Unit Type	Plot	Block	Area (sqm)	Plot Area (sqm)	Plot Yield (units/ha)	Plot Yield (units)	Plot Yield (units)	Plot Yield (units)
Apartment	1	1	100	100	100	100	100	100
Apartment	2	2	100	100	100	100	100	100
Apartment	3	3	100	100	100	100	100	100
Apartment	4	4	100	100	100	100	100	100
Apartment	5	5	100	100	100	100	100	100
Apartment	6	6	100	100	100	100	100	100
Apartment	7	7	100	100	100	100	100	100
Apartment	8	8	100	100	100	100	100	100
Apartment	9	9	100	100	100	100	100	100
Apartment	10	10	100	100	100	100	100	100
Apartment	11	11	100	100	100	100	100	100
Apartment	12	12	100	100	100	100	100	100
Apartment	13	13	100	100	100	100	100	100
Apartment	14	14	100	100	100	100	100	100
Apartment	15	15	100	100	100	100	100	100
Apartment	16	16	100	100	100	100	100	100
Apartment	17	17	100	100	100	100	100	100
Apartment	18	18	100	100	100	100	100	100
Apartment	19	19	100	100	100	100	100	100
Apartment	20	20	100	100	100	100	100	100
Apartment	21	21	100	100	100	100	100	100
Apartment	22	22	100	100	100	100	100	100
Apartment	23	23	100	100	100	100	100	100
Apartment	24	24	100	100	100	100	100	100
Apartment	25	25	100	100	100	100	100	100
Apartment	26	26	100	100	100	100	100	100
Apartment	27	27	100	100	100	100	100	100
Apartment	28	28	100	100	100	100	100	100
Apartment	29	29	100	100	100	100	100	100
Apartment	30	30	100	100	100	100	100	100
Apartment	31	31	100	100	100	100	100	100
Apartment	32	32	100	100	100	100	100	100
Apartment	33	33	100	100	100	100	100	100
Apartment	34	34	100	100	100	100	100	100
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Apartment	36	36	100	100	100	100	100	100
Apartment	37	37	100	100	100	100	100	100
Apartment	38	38	100	100	100	100	100	100
Apartment	39	39	100	100	100	100	100	100
Apartment	40	40	100	100	100	100	100	100
Apartment	41	41	100	100	100	100	100	100
Apartment	42	42	100	100	100	100	100	100
Apartment	43	43	100	100	100	100	100	100
Apartment	44	44	100	100	100	100	100	100
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Apartment	46	46	100	100	100	100	100	100
Apartment	47	47	100	100	100	100	100	100
Apartment	48	48	100	100	100	100	100	100
Apartment	49	49	100	100	100	100	100	100
Apartment	50	50	100	100	100	100	100	100
Apartment	51	51	100	100	100	100	100	100
Apartment	52	52	100	100	100	100	100	100
Apartment	53	53	100	100	100	100	100	100
Apartment	54	54	100	100	100	100	100	100
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Apartment	78	78	100	100	100	100	100	100
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Apartment	82	82	100	100	100	100	100	100
Apartment	83	83	100	100	100	100	100	100
Apartment	84	84	100	100	100	100	100	100
Apartment	85	85	100	100	100	100	100	100
Apartment	86	86	100	100	100	100	100	100
Apartment	87	87	100	100	100	100	100	100
Apartment	88	88	100	100	100	100	100	100
Apartment	89	89	100	100	100	100	100	100
Apartment	90	90	100	100	100	100	100	100
Apartment	91	91	100	100	100	100	100	100
Apartment	92	92	100	100	100	100	100	100
Apartment	93	93	100	100	100	100	100	100
Apartment	94	94	100	100	100	100	100	100
Apartment	95	95	100	100	100	100	100	100
Apartment	96	96	100	100	100	100	100	100
Apartment	97	97	100	100	100	100	100	100
Apartment	98	98	100	100	100	100	100	100
Apartment	99	99	100	100	100	100	100	100
Apartment	100	100	100	100	100	100	100	100

- KEY**
- Application site
 - Proposed dwelling
 - Affordable social rent
 - Affordable shared ownership
 - Cycle store
 - Gate
 - Site
 - Bin collection point
 - Plot type
 - Plot number
 - Parking numbers
 - Visitor parking bay
 - Bench/ rest area
 - Proposed trees

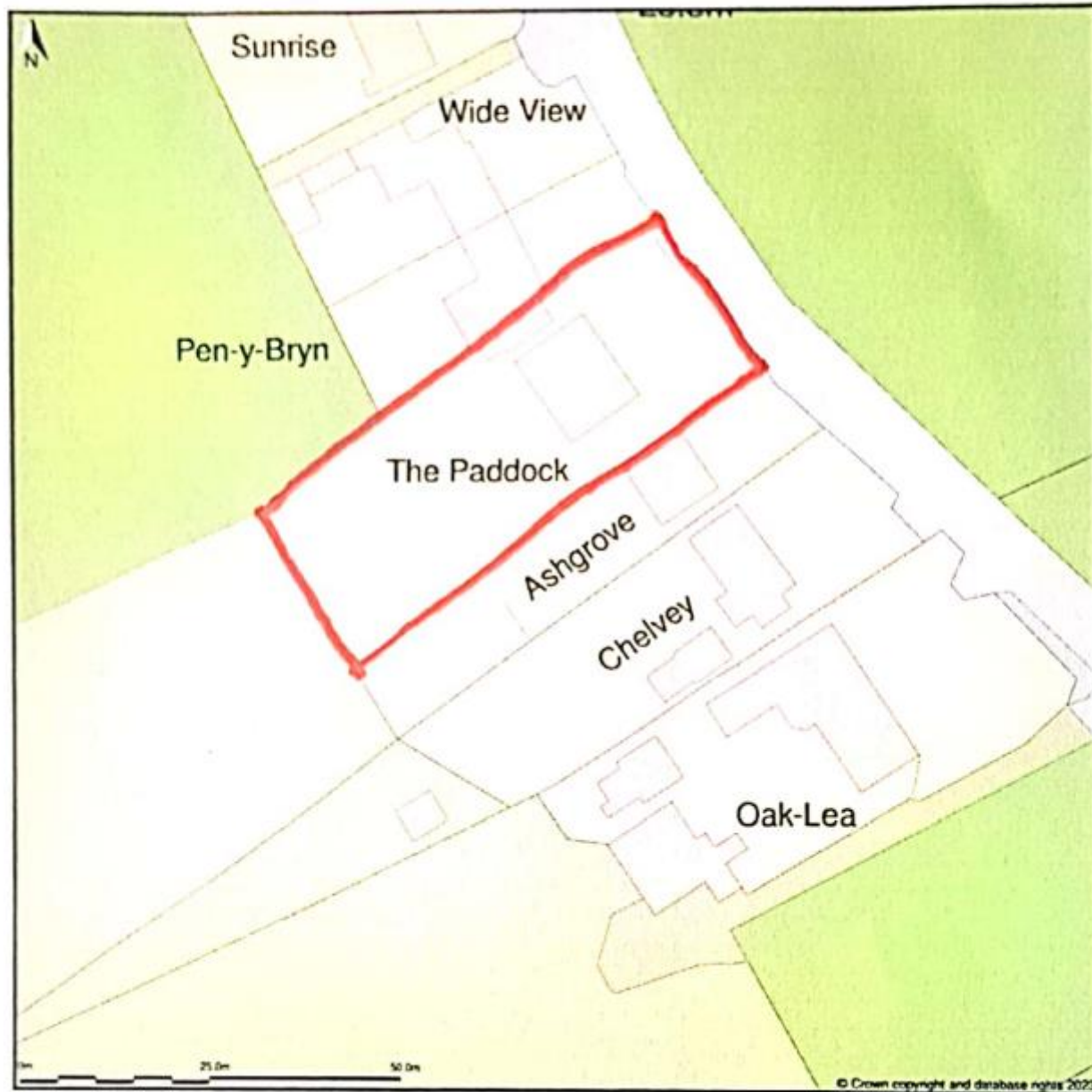
This drawing uses survey information by others. The accuracy of this information has not been verified. Place by Design cannot be held liable for any errors or omissions in this information or any design changes which may be required as a consequence of reliance on such information. Dimensions should be verified on site before finalising detailed design of any element of the proposals.



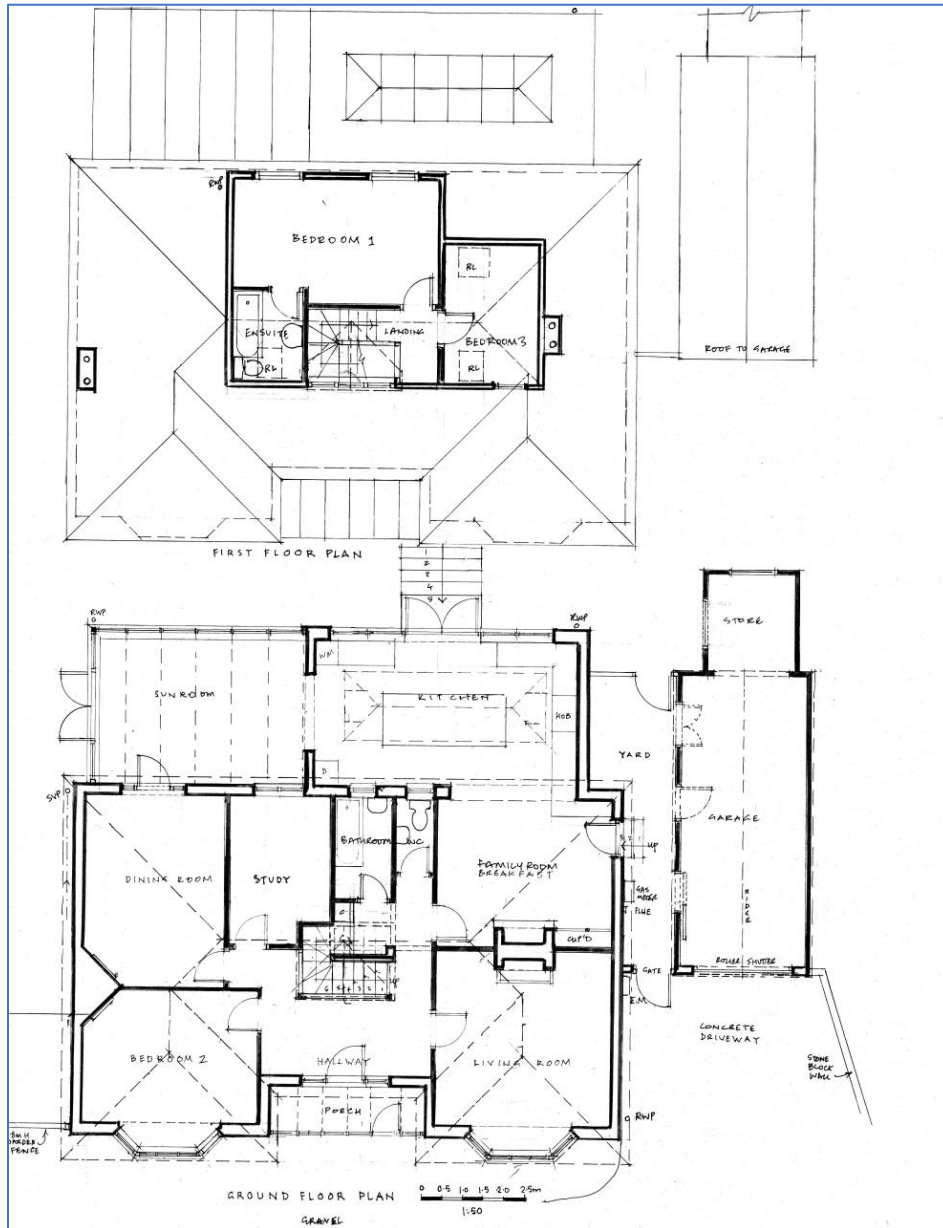
23/P/1428/FUH The Paddock Wolverhill Road Banwell BS29 6LA

Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer.

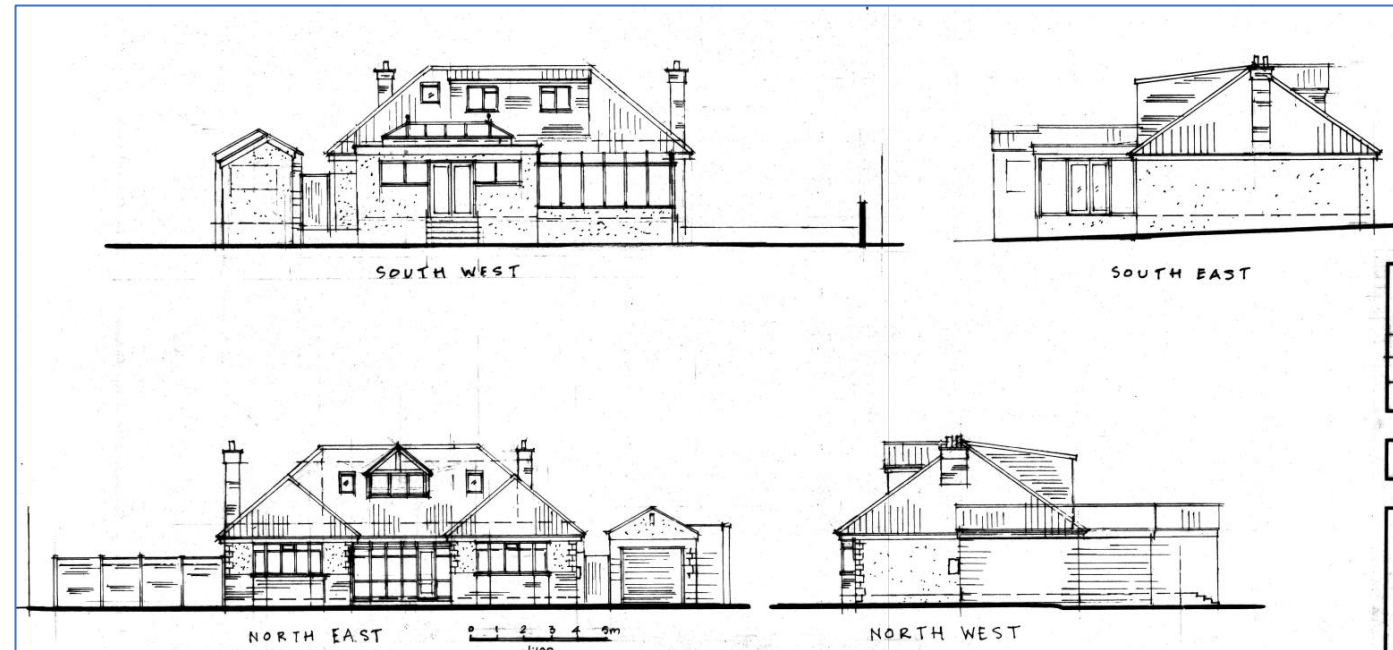
The Paddock, Wolvershill Road, Banwell, North Somerset, BS29 6LA



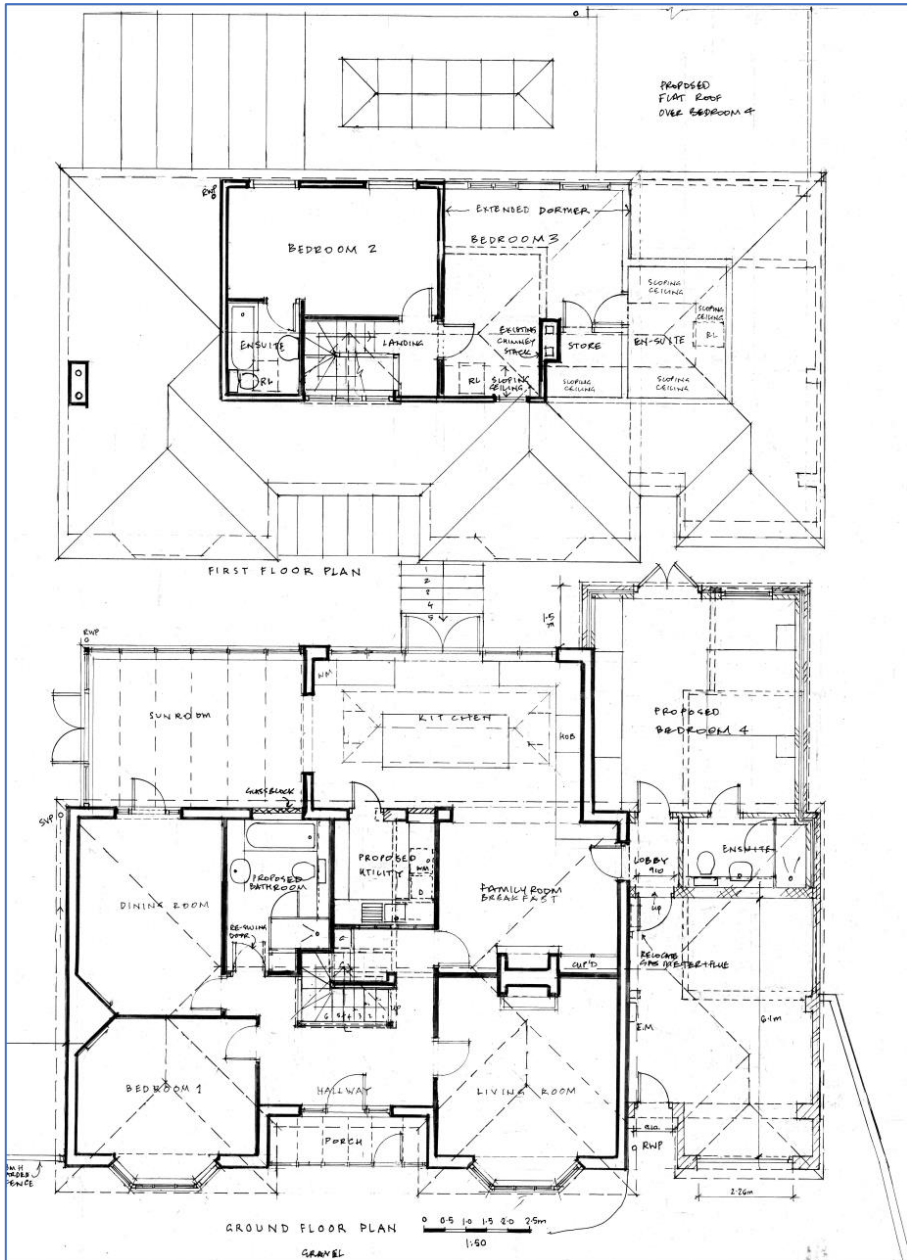
Existing floor plan



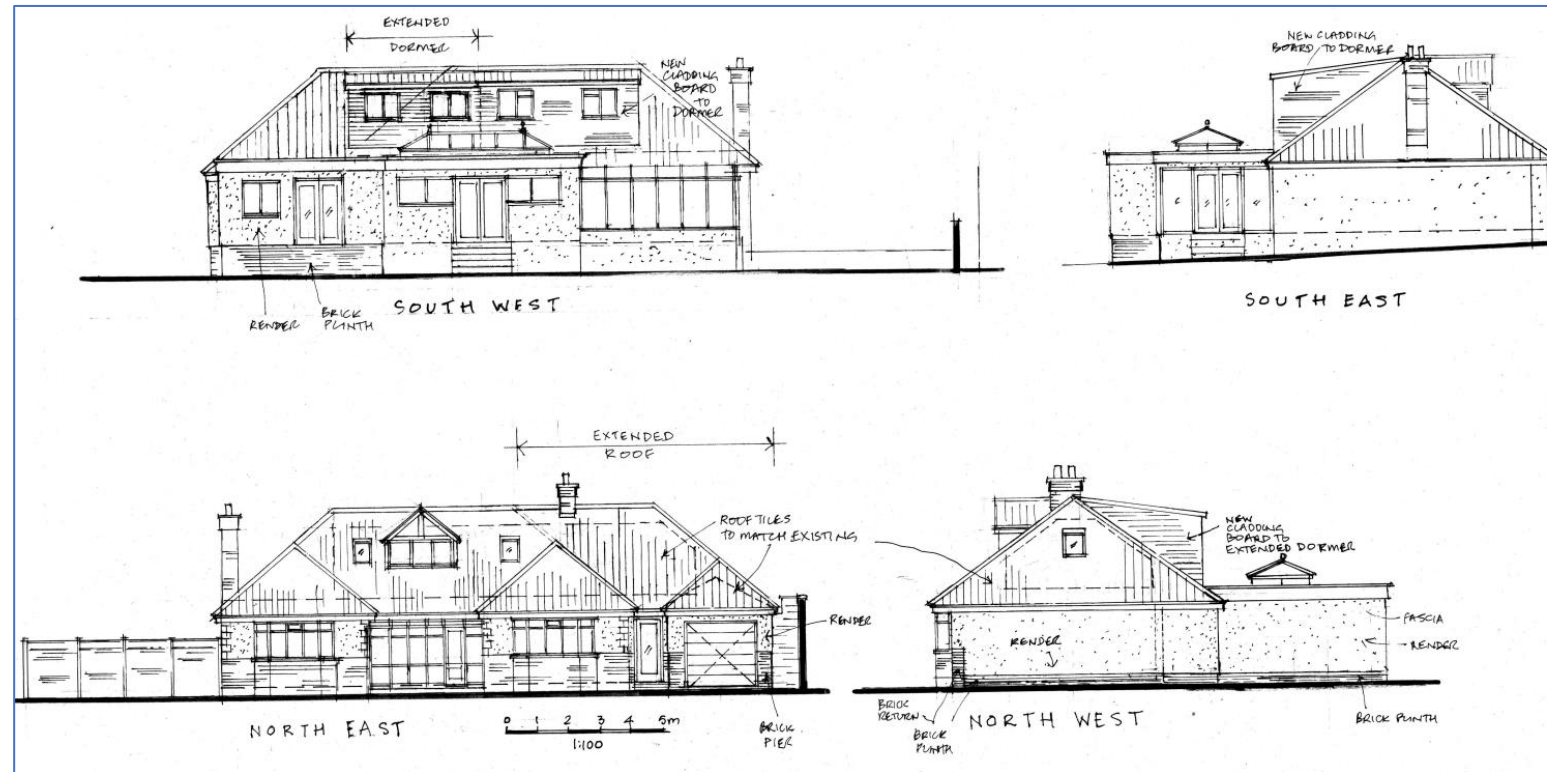
Existing elevations



Proposed floor plan



Proposed elevations

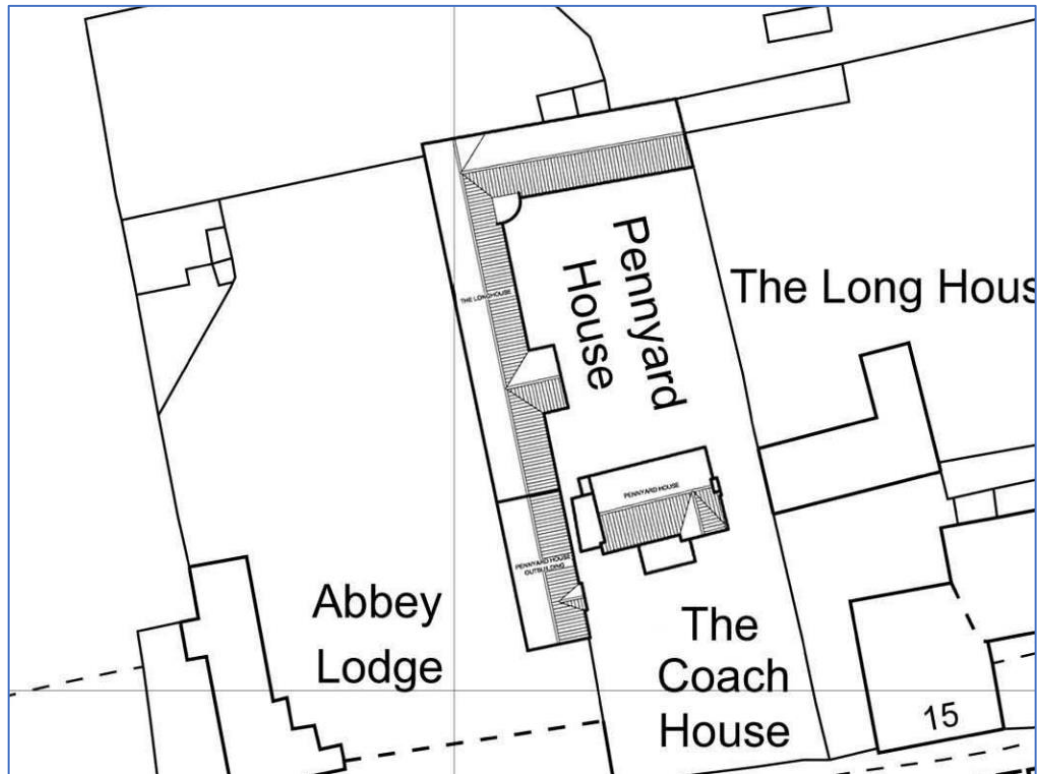


(i) 23/P/1507/FUL The Longhouse 25 East Street Banwell BS29 6BW

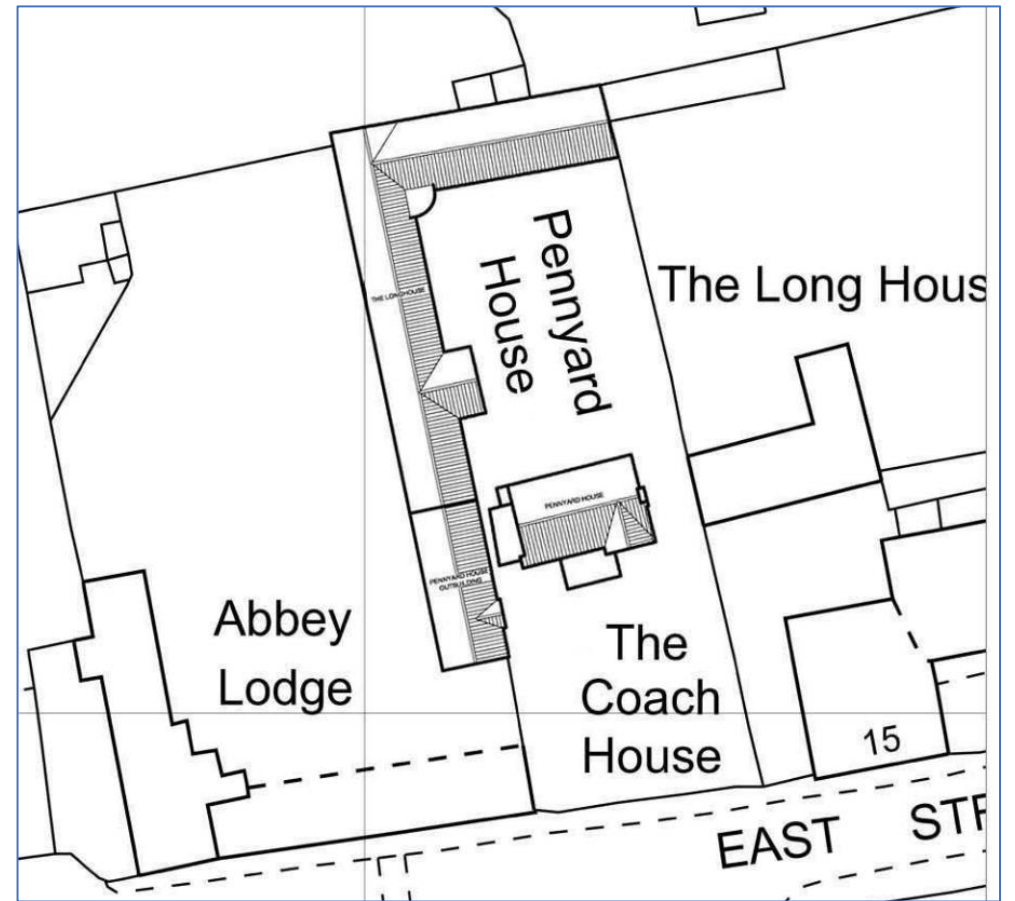
Proposed subdivision of existing dwelling to form two 2 bedroom dwellings



Existing layout



Proposed layout



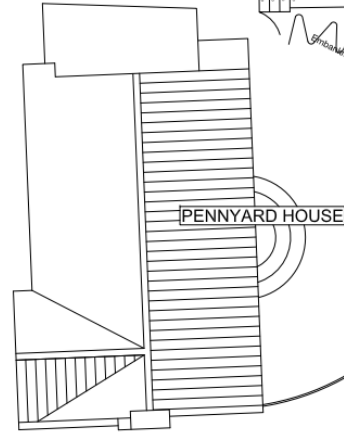
Existing elevations and floorplans



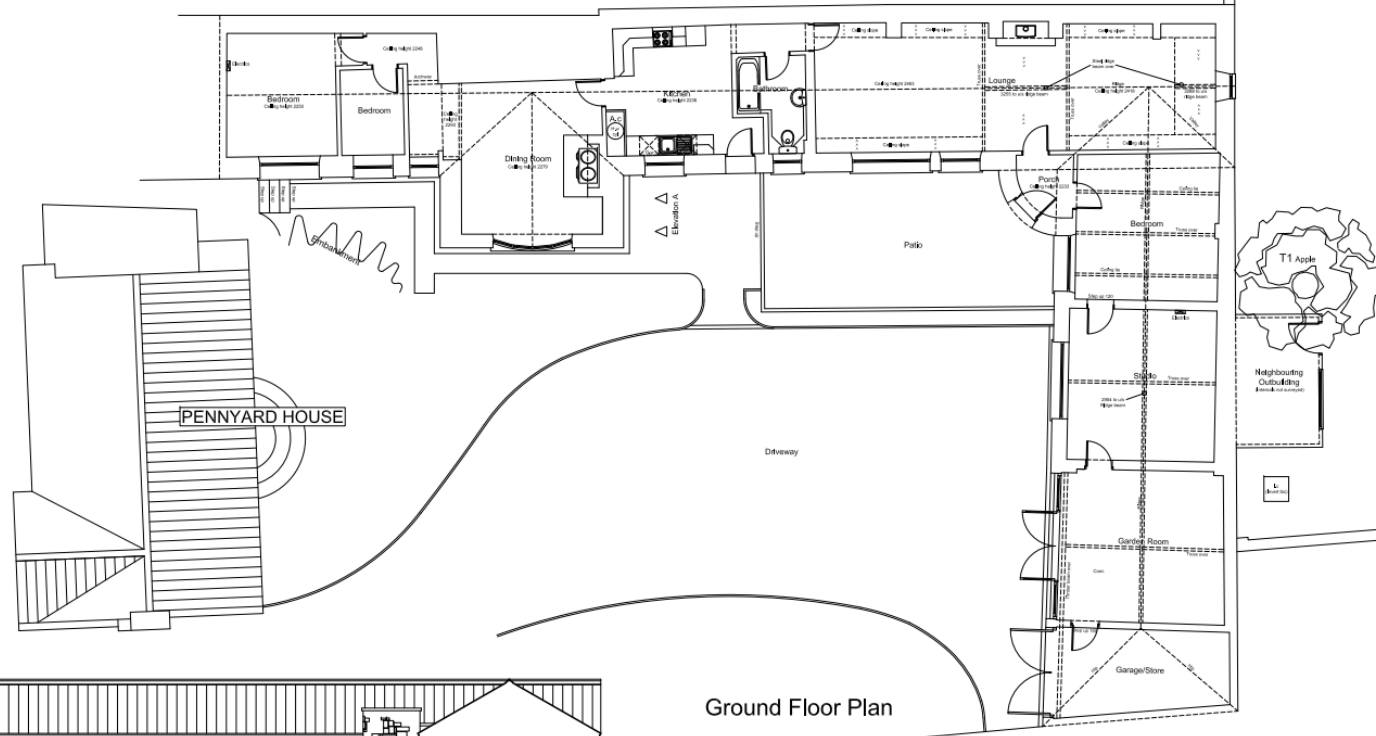
PLEASE NOTE: This Drawing is intended to satisfy planning requirements only. Details relating to construction or technical specification to be confirmed with M J Design.



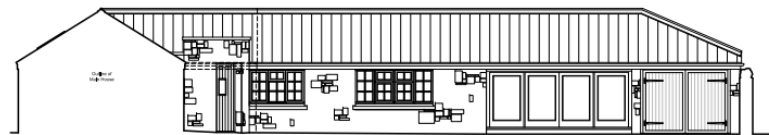
Elevation A



PENNYARD HOUSE



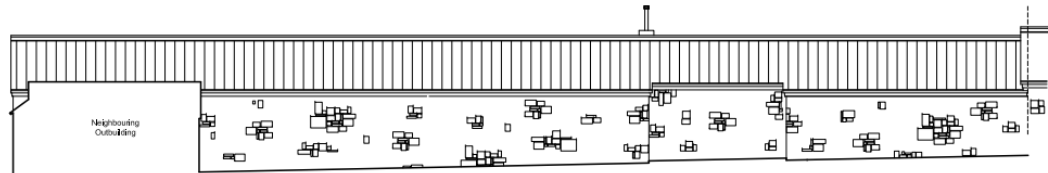
East Elevation



South Elevation



North Elevation

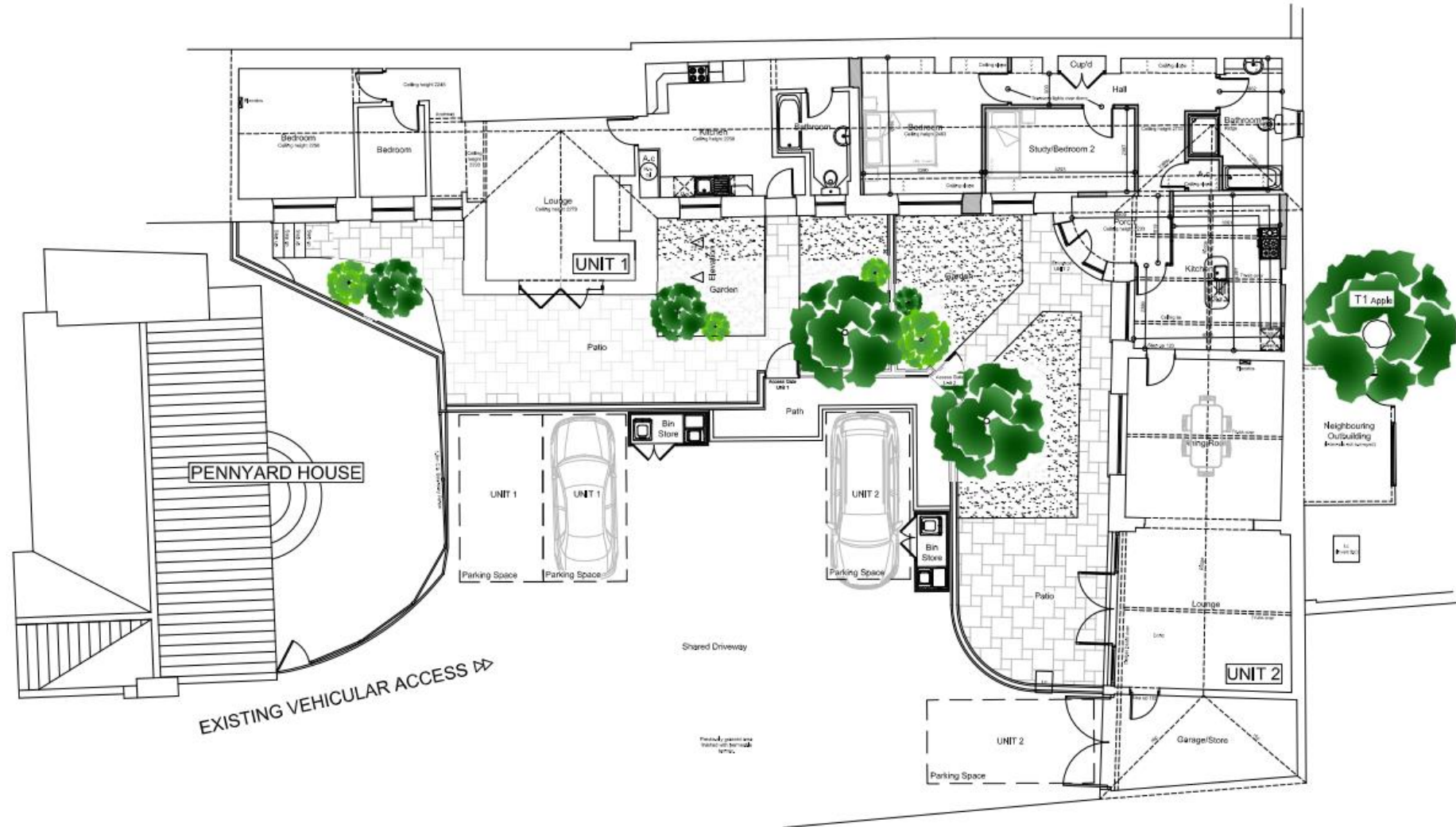


West Elevation

		Project: Proposed sub-division & extension of: 'The Longhouse' East Street Banwell North Somerset BS29 6BW	Drawing No: 01 Revision: - Scale: 1:100 Date: DEC2014 Drawn By: MJO
Project No: 1248 Client: Mr & Mrs Whittington <small>DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS MUST BE REFERRED FROM TO CORNER/LEVEL OF CONSTRUCTION. THIS DRAWING AND THE INFORMATION HEREON SHALL BE SUBJECT TO CONTRACT. UNLESS OTHERWISE STATED IN WRITING OF THIS DRAWING, IT SHALL BE VOID AND OF NO EFFECT WITHOUT THE WRITTEN PERMISSION OF M J DESIGN.</small>		Drawing: Survey as Existing	

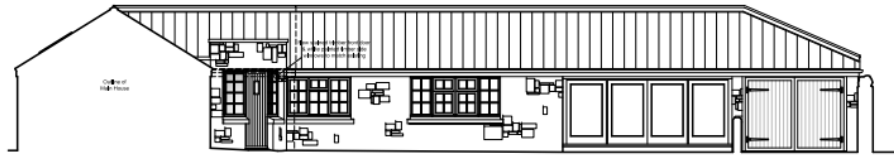
Proposed ground floor plan

PLEASE NOTE: This Drawing is intended to satisfy planning requirements only. Details relating to construction or technical specification to be confirmed with M J Design.



Ground Floor Plan

Proposed elevations



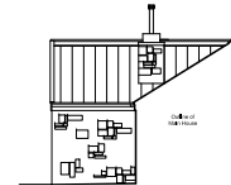
South Elevation



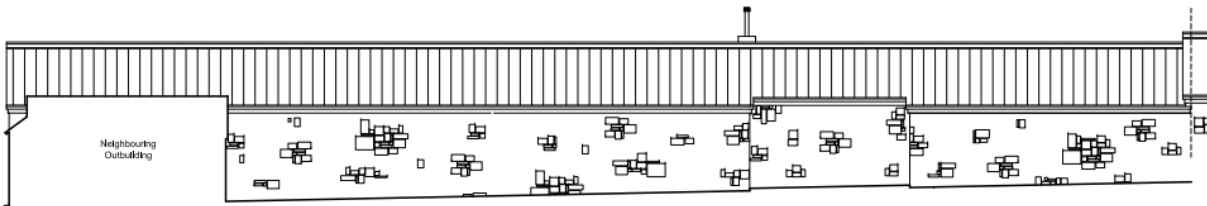
North Elevation



East Elevation



Elevation A



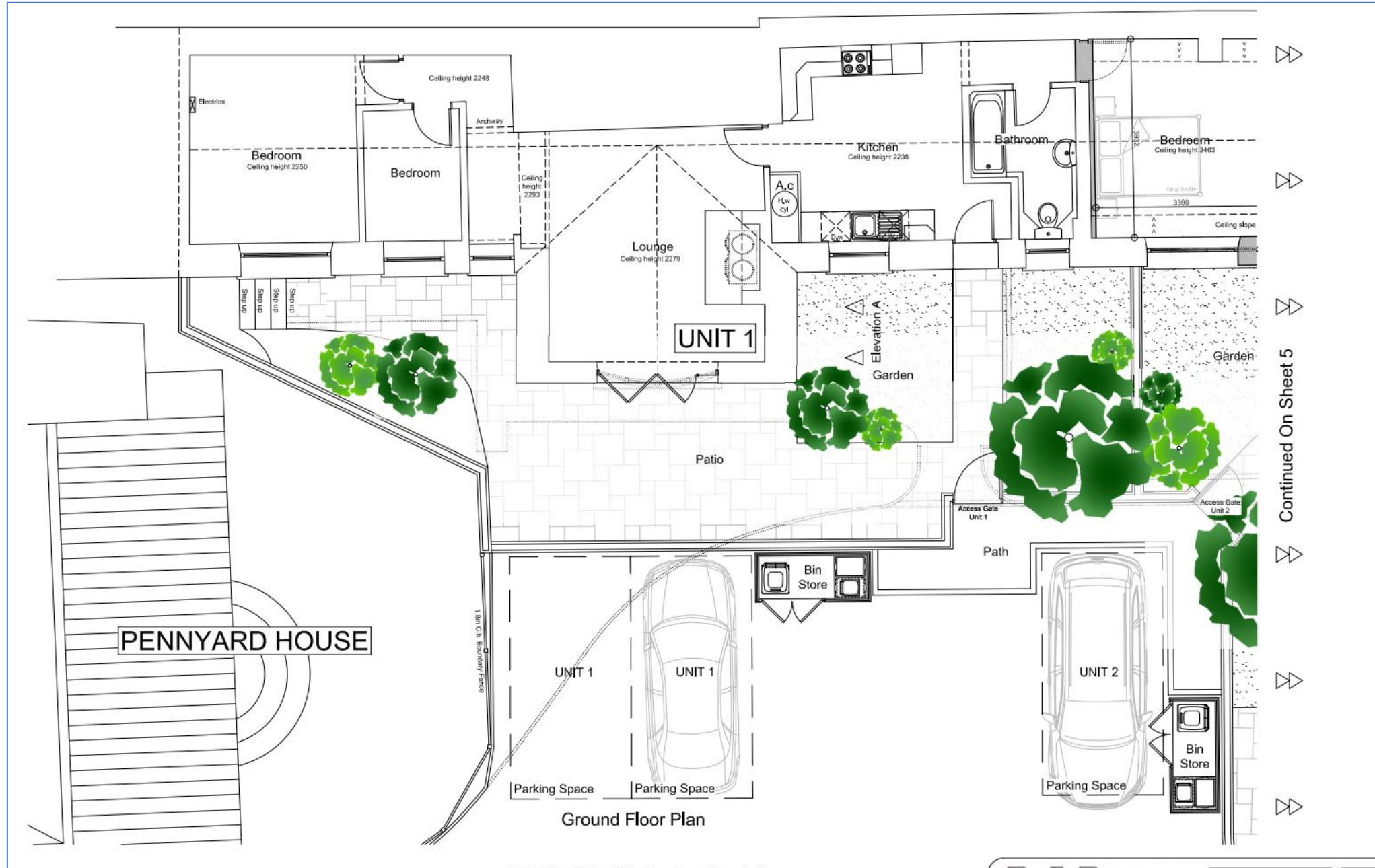
West Elevation

PLEASE NOTE: This Drawing is intended to satisfy planning requirements only. Details relating to construction or technical specification to be confirmed with M J Design.

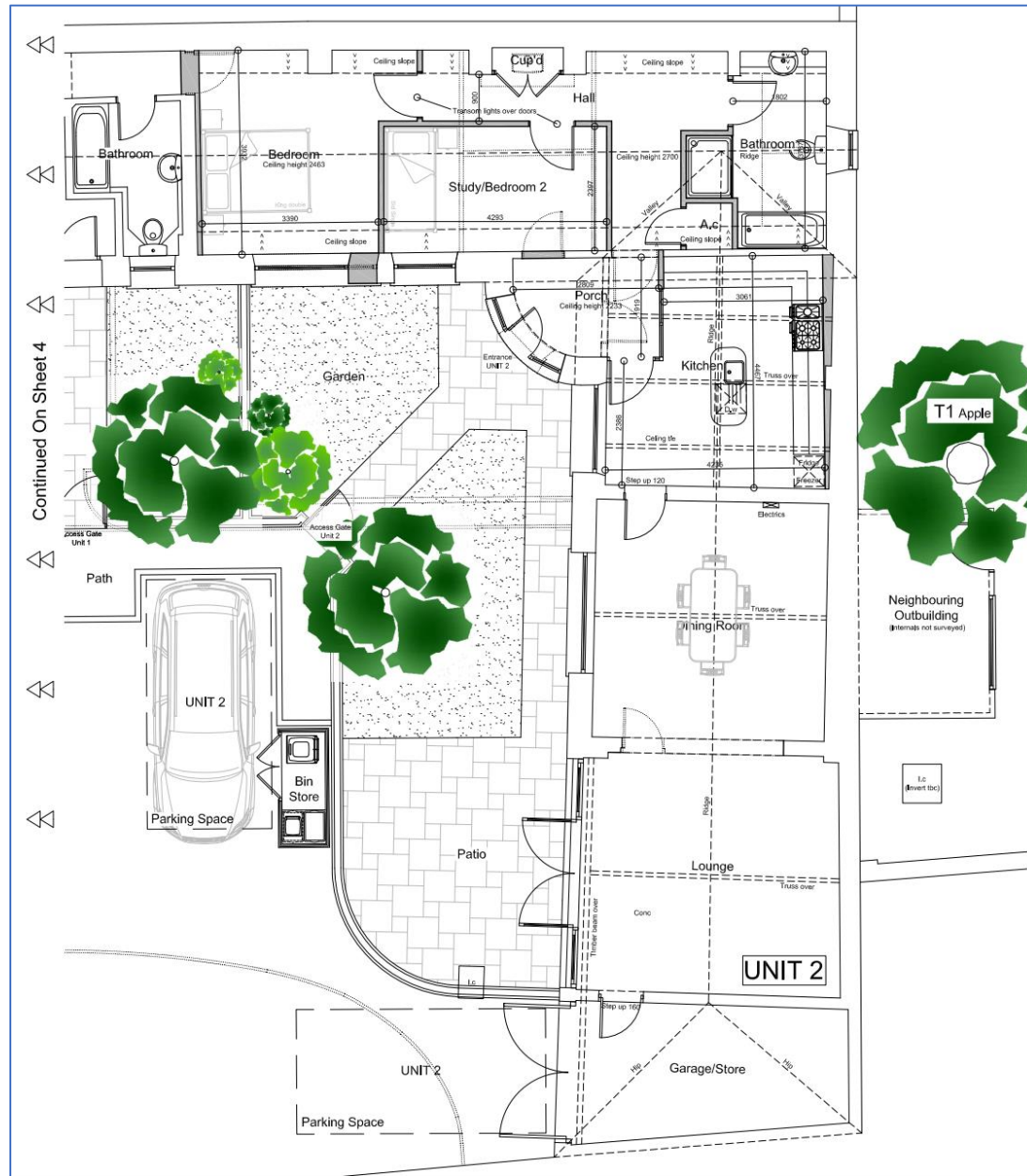
Revision: B: Sept2020: Window annotation added to clarify changes.

Revision: A: Aug2020: Erroneous East elevation corrected to planning comment.

Proposed floor plan unit 2



Proposed floorplan unit 2



To note the following applications:

23/P/1335/AOC Land South Of Churchland Way And Wolvershill Road Mead Fields Banwell Weston-super-Mare

Request to discharge condition numbers 13 (External Lighting Scheme + Lux contour model) and condition 24 (Landscaping Scheme part 1&2) from application 23/P/0565/FUL

To note the following planning decisions

23/P/0565/FUL Land South Of Churchland Way And Wolvershill Road Mead Fields Banwell Weston-super-Mare

Application to vary conditions 6 (acoustic survey prior to commencement) and 2 (approved plans) attached to planning permission 22/P/1186/FUL (Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking) to allow for; acoustic survey to be submitted prior to occupation; and change to the location of the PV Battery Housing building to the west of the main building.

APPROVE WITH LEGAL AGREEMENT

23/P/0639/FUH Wyndham West Street Banwell North Somerset BS29 6DE

Proposed erection of single storey front extension (approximately 4.2m x 4.0m) with an apex roof line. New replacement UPVC double glazed windows and a new composite double glazed front door. **APPROVE**

23/P/0674/RM Land To South Of William Daw Close Banwell North Somerset

Reserved matters application for approval of appearance (update to appearance approved on 20/P/1690/RM) for the erection of 26no. dwellings pursuant to outline planning permission 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval) **APPROVE**

To note the following planning decisions (cont.)

23/P/0922/FUH 28 High Street Banwell BS29 6AE

Proposed demolition of existing rear extension and side porch. Proposed erection of a single storey side extension and extension to existing outbuilding. Replacement of existing Bay Window and installation of Solar Panels on south-west elevation. **APPROVE**

23/P/1068/R3 Land North Of The A368, Towerhead Road East Of Towerbook Farm Banwell

Proposed 140metre section of the Sandford to Churchill shared use path (SUP) proposed as part of the Banwell Bypass scheme (ref: 22/P/1768/R3EIA) on land north of the A368, Towerhead Road, Banwell **APPROVE**

23/P/1088/FUH Wyndham West Street Banwell North Somerset BS29 6DE

Proposal to erect a detached wooden decking area with pergola above in the rear garden **APPROVE**

23/P/1196/NMA Land West Of Wolvershill Road, North Of Wolvershill Park And Knightcott Park Banwell

Non-material amendment to reserved matters application 21/P/1735/RM (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) to allow for window changes to plot 28 and omit vehicle access gates to plot 24. **APPROVE**