



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

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

IN ATTENDANCE: David Murphy (Comms Officer), Cllrs Maggie McCarthy & Tara Wright

15/23 To receive apologies for absence (agenda item 1)

Apologies were received from Matthew Thompson.

16/23 To receive declarations of interest (agenda Item 2)

Interests were declared by Cllrs Blatchford and Davies due to their proximity to application 22/P/3059/FUH

17/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 6th of March 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th of March 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.

18/23 To note and comment upon planning applications (agenda item 4).

(i) 22/P/3059/FUH 20, Church Street, Banwell. BS29 6EA

Retrospective application for the erection of a timber clad outbuilding.

Resolved: Unanimous objection – Planning permission should have been sought prior to construction. Retrospective Planning Permission should not be sought within a Conservation Area.

The resolution was correctly proposed and seconded (unanimous)

(ii) 22/P/2909/FUL Land adjacent to 8A Orchard Close, Banwell.

Proposed erection of 1no. four-bedroom dwelling and a double garage.

Resolved: Unanimous objection for the following reasons:

- Part of the site is clearly outside the settlement boundary.
- For a new development there are no green measures included
- It does not allow for the previous conditions from the old application which would see reclaimed stone from the old ruin used in the new development.

Should the North Somerset Council Planning team be minded to approve this application, Banwell Parish Council request that all previous 17 conditions associated with this application be adhered to.

(iii) 23/P/0565/FUL Land South of Churchland Way and Wolvershill Road, Mead Fields, Banwell.

Application to vary condition 6 (acoustic survey prior to commencement) 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.

This application was noted.

19/23 To note the following planning applications (agenda item 5).

(i) 23/P/0411/TPO Shepton Copse, Banwell Woods, Towerhead Road, Banwell.

T - 1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration.

This application was noted.

(ii) 23/P/0446/TRCA 12, High Street, Banwell BS29 6AE

T1 - Birch - Remove to ground level.

This application was noted.

(iii) 23/P/0450/TPO Corner House, East Street Banwell BS29 6PD

T - 1 & T - 2 Hornbeams lift crowns to 2mtrs for clearance.

This application was noted.

(iv) 23/P/0481/CRN Perries Hillend Locking BS24 8PG

Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8)

This application was noted.

(v) 23/P/0541/TPO Shepton Copse Part of Banwell Woods, Towerhead Road, Banwell.

A dead ash tree has blown over during recent gusty winds. It is hung up in an adjacent ash tree. It is proposed to bring the tree down to ground level to make it safe. The tree is located near the track leading through the woods and in an area where people may be visiting.

This application was noted.

20/23 To note planning decisions – (agenda item 6)

(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. **APPROVE with legal agreement.**

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

(iii) 22/P/2698/AOC Rhodyate Farm, The Rhodyate, Banwell BS29 6NR

Discharge of Condition No.14 (Disabled Access) from application 21/P/3145/FUL. **APPROVE**

(iv) 22/P/2861/TRCA 11 East Street Banwell North Somerset BS29 6BN

T - 1 Sycamore crown reduction by up to 7 mtrs. T - 2 Fell Sycamore. **OBJECTION (TPO made)**

(v) 23/P/0394/AOC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR

Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application 22/P/0896/FUH. **APPROVE**

21/23 Date of the next meeting (agenda item 7)

Planning Meeting Wednesday 3rd of May 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:15

.....Chairman

.....Date

Planning Committee

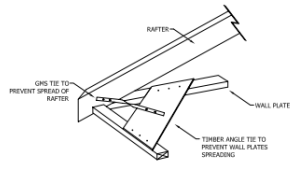
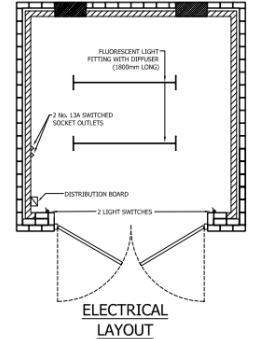
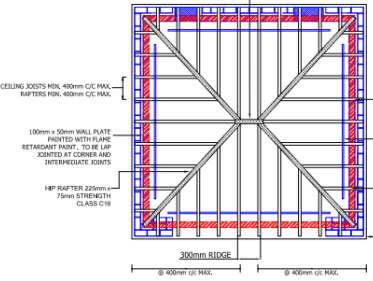
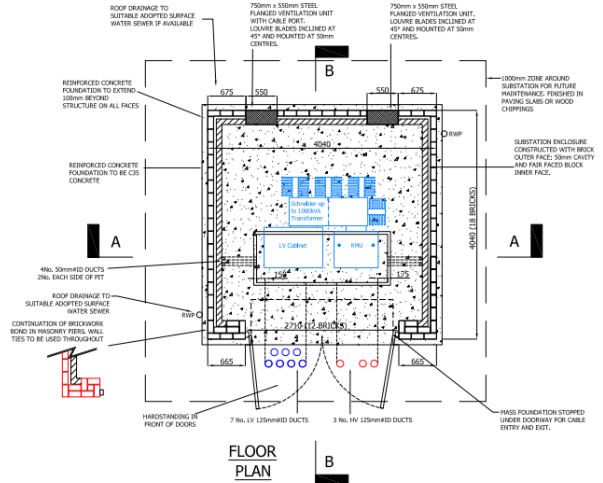
5th June 2023

23/P/0704/FUL Land at Parklands Churchland Way Weston-super-Mare

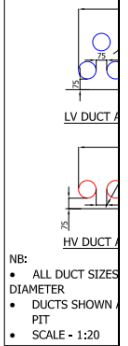
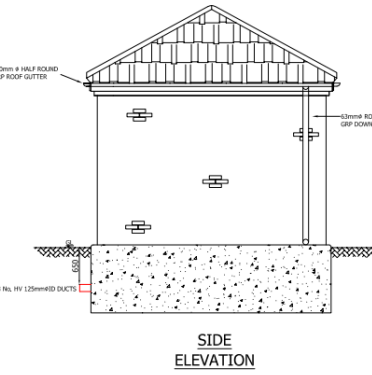
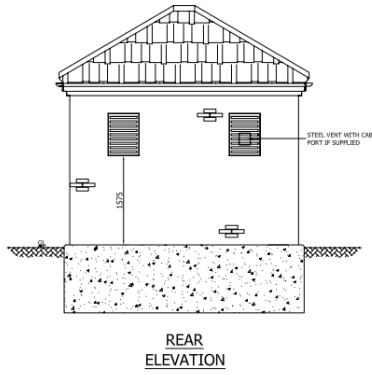
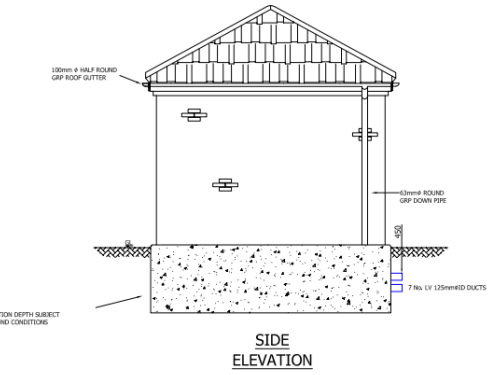
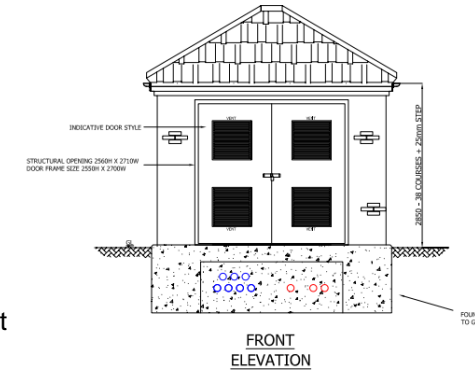
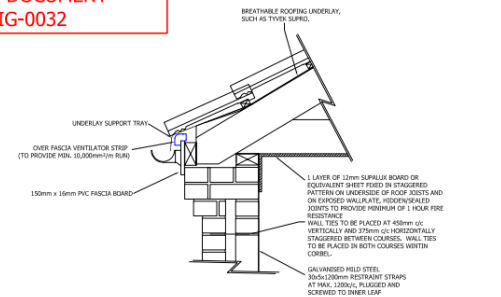
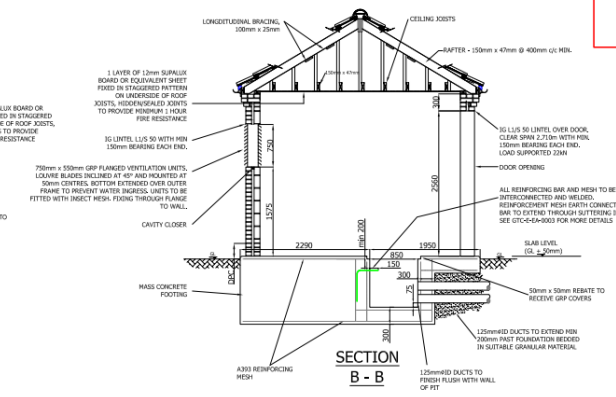
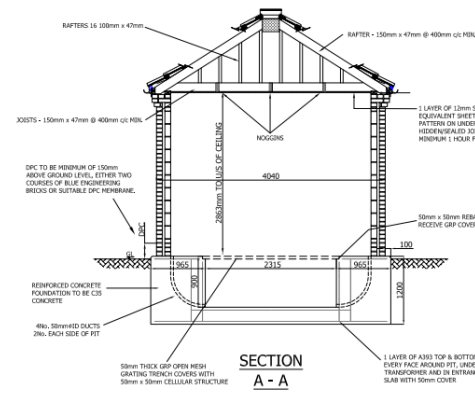
Erection of a substation to serve dwellings consented under Outline planning application consent (planning reference 12/P/1266/OT2)

Rev	Revision Note
1-5	Bundled foundation and valves amendments added
1-6	Dimension and Earthing amended
1-7	Door and Eaves details amended
1-8	Wording of sub station stamp
1-9	Full review of materials and fire updates and amendments made
2-0	All instances of "fire board" changed or equivalent
2-1	General notes updated

APPROVED FOR CONSTRUCTION



FOR MORE FOUNDATION DETAIL PLEASE REFER TO GTC SUBSTATION DRAWING GTC-E-EA-0003 AND SUBSTATION DOCUMENT GE-TGI-IG-0032



- GENERAL NOTES**
- IF IN DOUBT - ASK
 - THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE DRAWING IN THE SUBSTATION DOCUMENT GE-TGI-IG-0032
 - ALL WORK TO BE STAMPEDED IN THE SUBSTATION DOCUMENT GE-TGI-IG-0032
 - ALL DIMENSIONS DISCREPANCIES TO BE CORRECTED BY THE CONTRACTOR
 - CONTRACTOR TO BE RESPONSIBLE FOR STARTING THE WORK
 - IF REQUIRED, THE CONTRACTOR TO BE RESPONSIBLE FOR STARTING THE WORK

ELECTRICAL NOTES

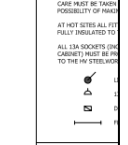
THE SUPPLY FOR THE TRANSFORMER HOUSING PVC CABLE TO BE LAYED BELOW THE POWER ANCHOR WITH THE CABLE TO BE PROTECTED BY LIGHTING WITH A SENSITIVE ACTUATOR OF CIRCUITS.

ALL INTERNAL WIRING AND ALL ACCESSORIES TO BE STAMPED IN THE SUBSTATION DOCUMENT GE-TGI-IG-0032

TWO 13A SWITCHES IN A CONVENIENT LOCATION

TWO 13A SWITCHES IN A CONVENIENT LOCATION

THE ELECTRICAL SHEET OF 80071 - SEE WORDS



APPROVED SUPPLY

GRP APPROVED - GRP SUPPLY	GRIP APPROVED - STEEL GRIP
TRADING ESTATE, CHESTNUT ST, 215, 1566	GRIP APPROVED - STEEL GRIP
Ph: 024 48935	GRIP APPROVED - STEEL GRIP
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Drawing Scale: 1:5
 O.S. REF: N/
 Network Number: N/
 Project Number: N/
 Drawing Number: GT

23/P/0737/FUL Havage Barn Havage Drove Rolstone BS24 6AP

Retrospective application for the erection of a porch, change to approved fenestration and change of use of agricultural land to domestic curtilage. Proposed erection of single storey rear extension; installation of flue; erection of detached carport and store and installation of heating oil tank



June Planning Powerpoint Draft

SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 340392, 161849

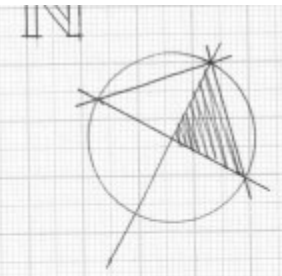


June Planning Powerpoint

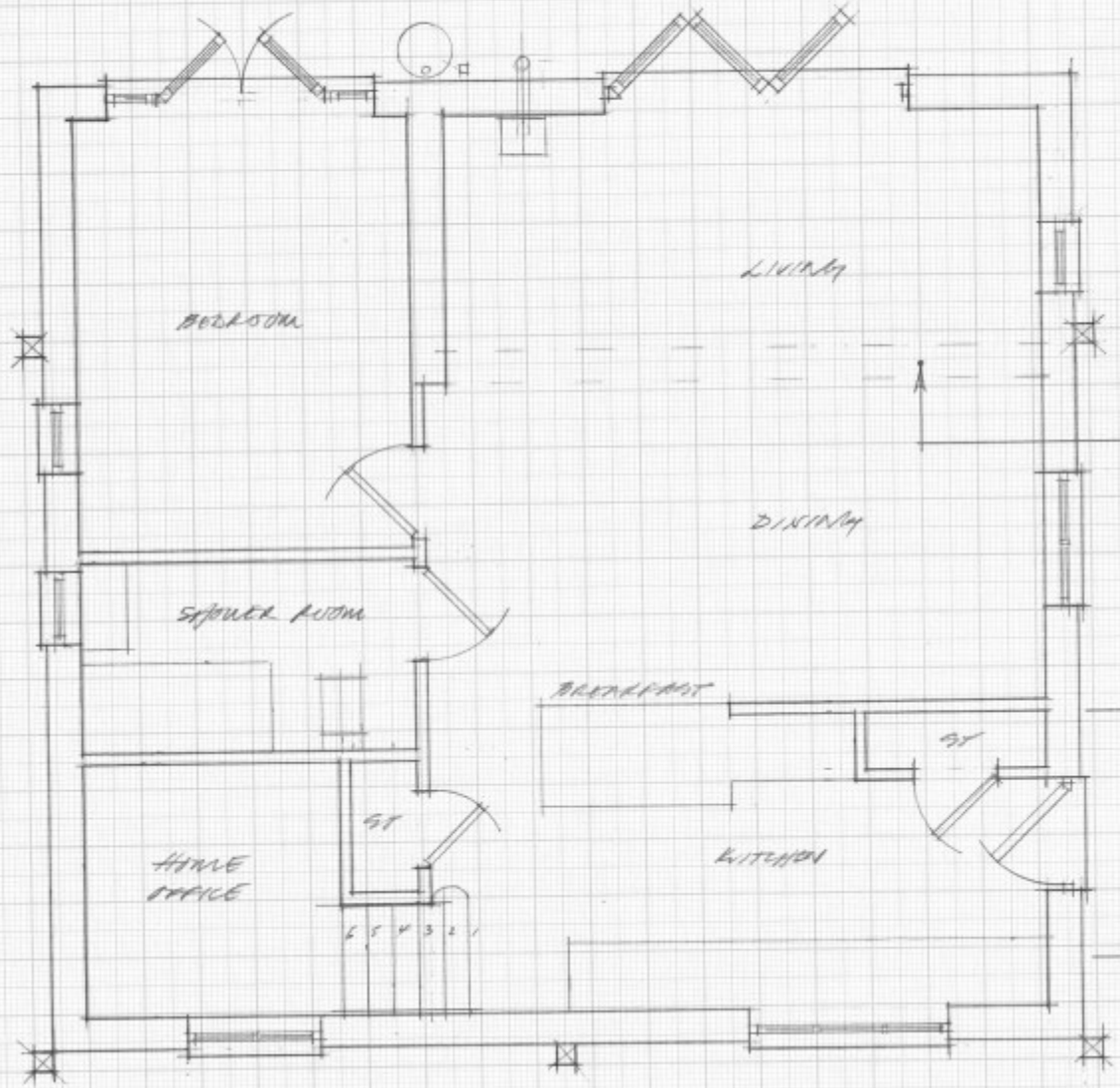
DRAWING REF: BBL23-39

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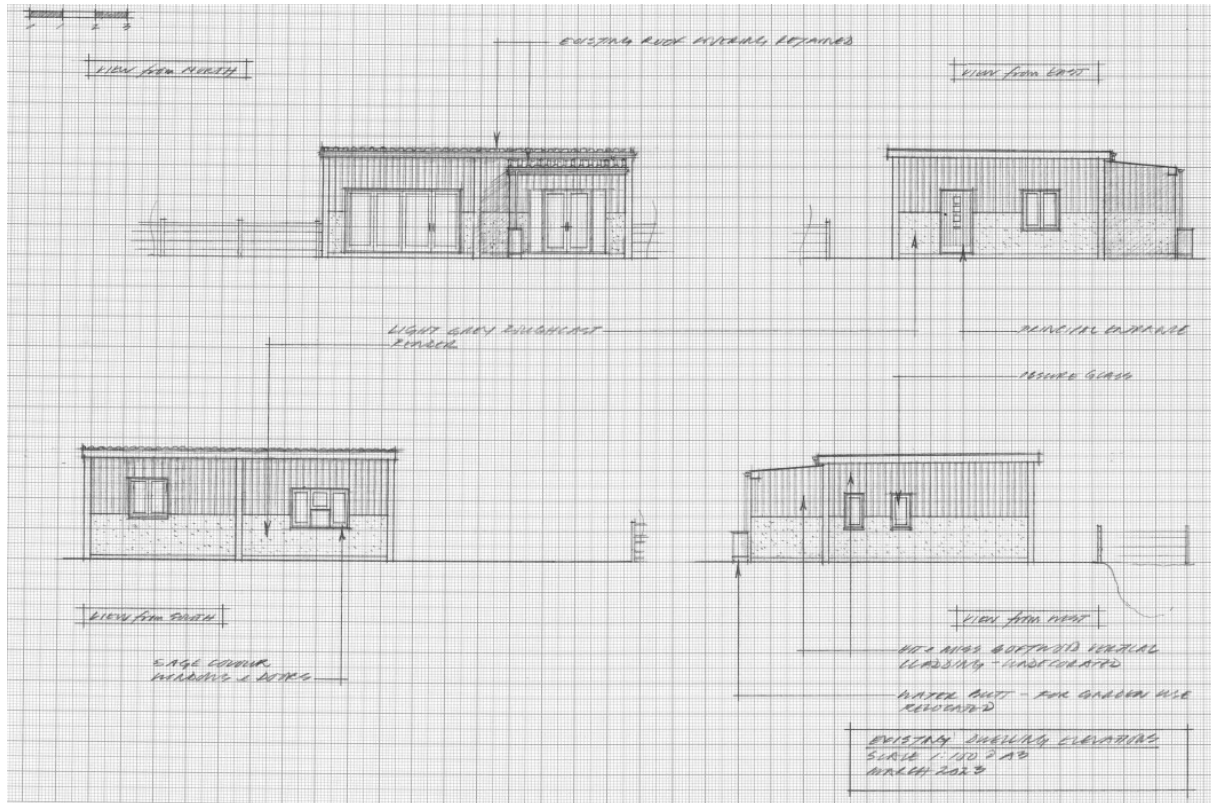
6'0" 4'50"

STEELWORK OVER - TO DESIGN

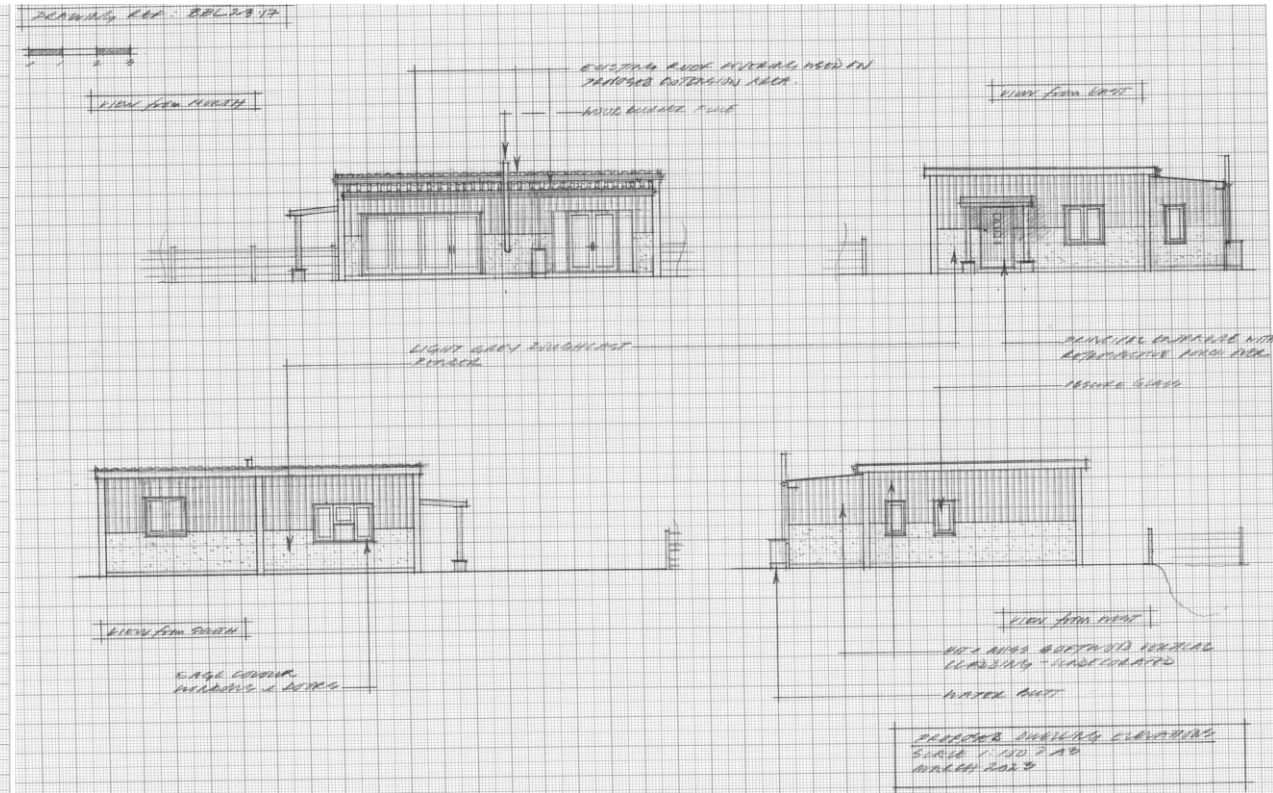
RETROSPECTIVE LEAN - TO PORCH ROOF WITH MATCHING OAK BRIS

Retrospective lean-to porch

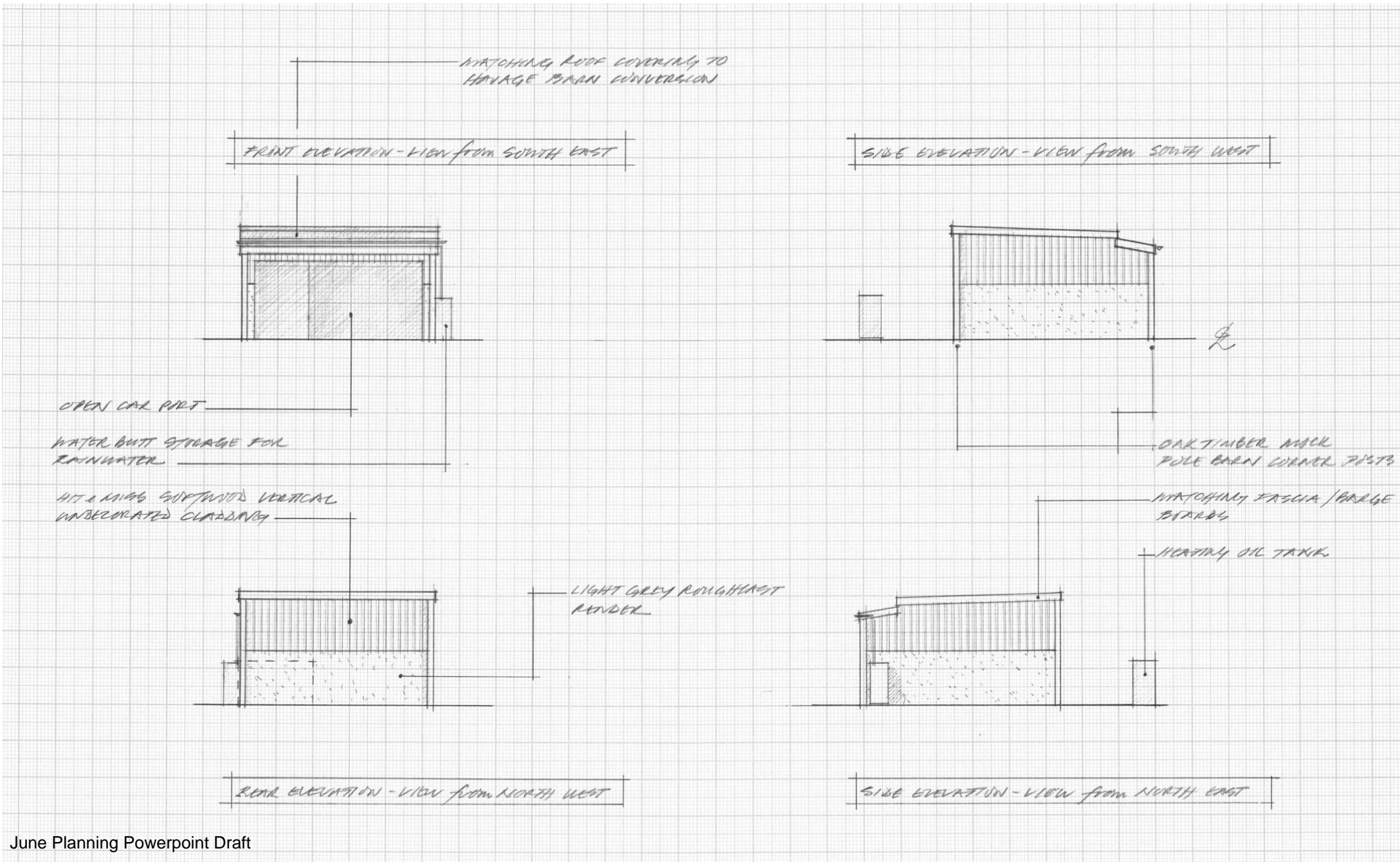
Existing dwelling elevations



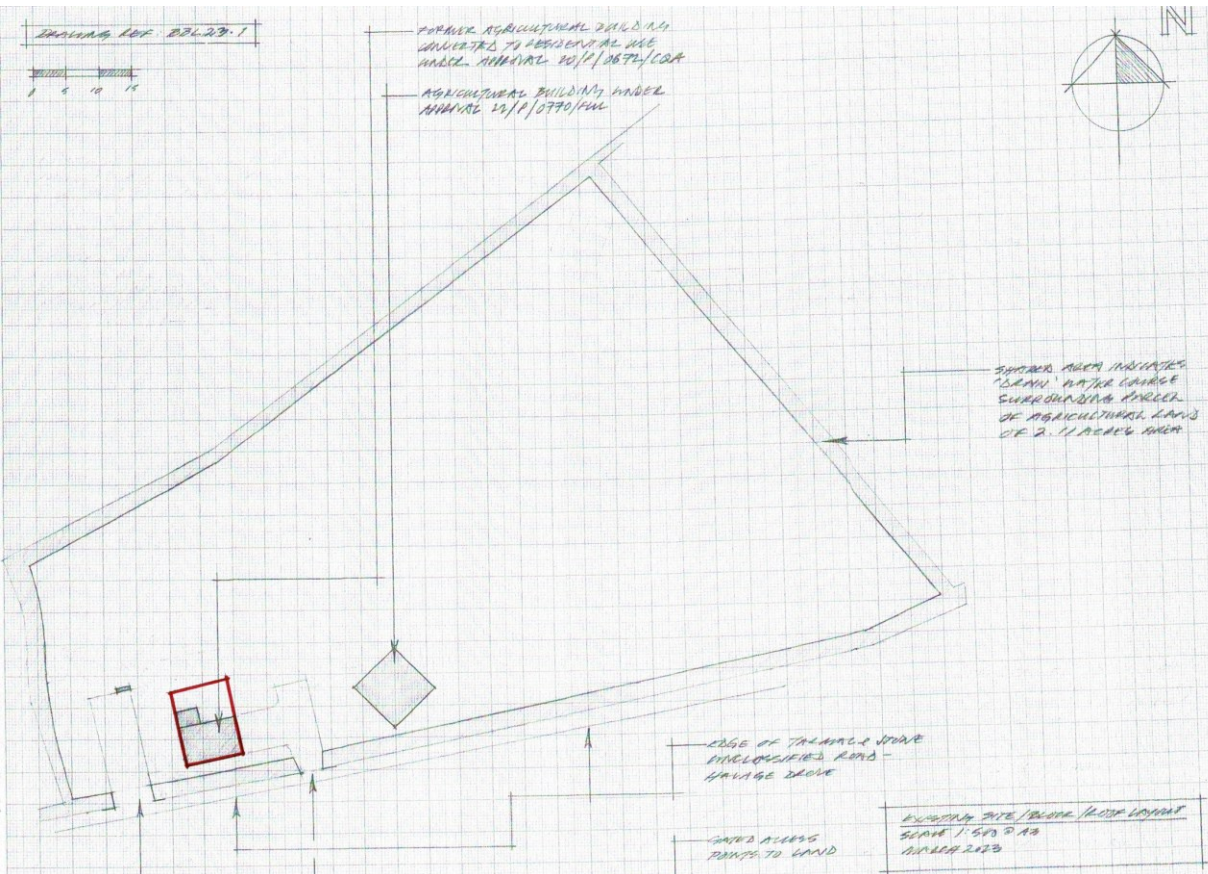
Proposed dwelling elevations



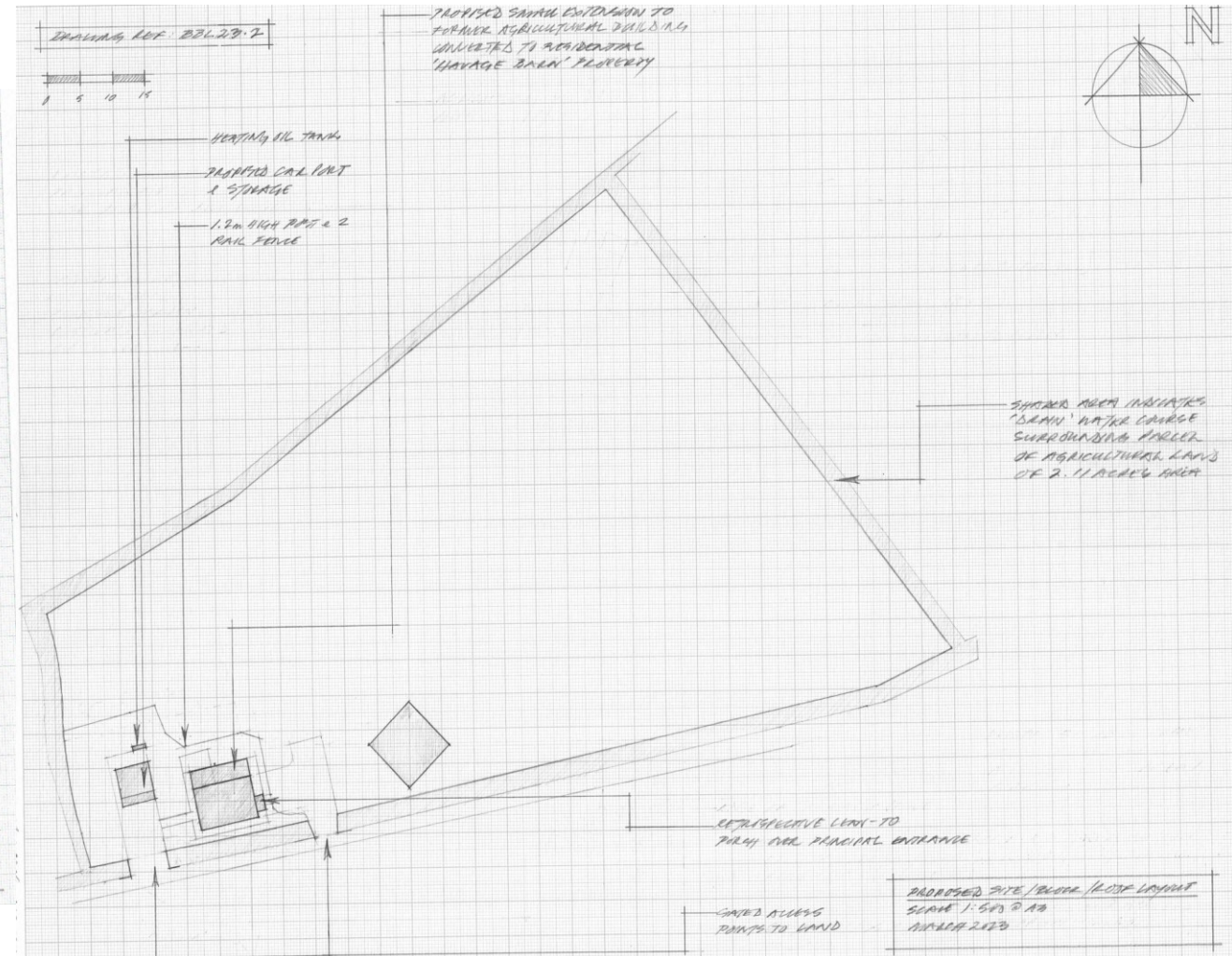
Proposed Carport elevations



Existing site/block/roof layout



Proposed site /block/roof layout



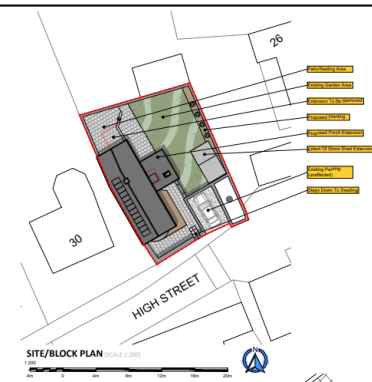
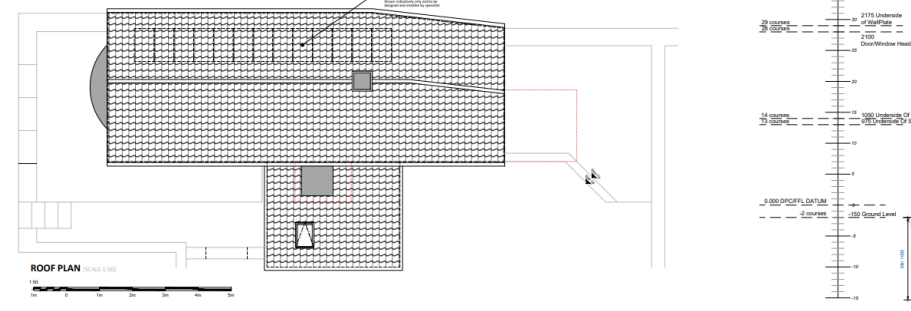
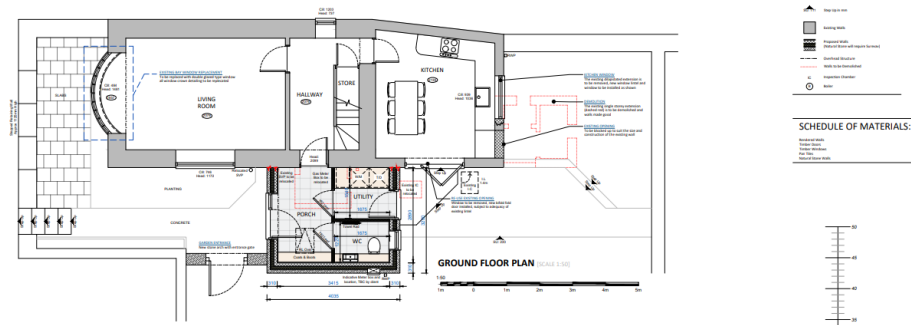
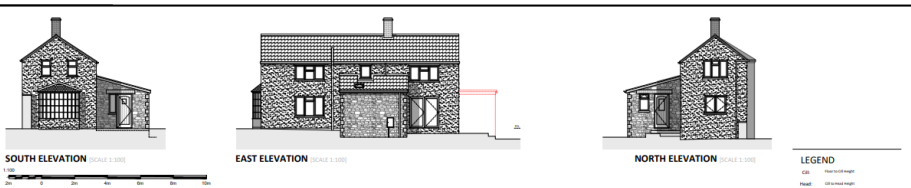
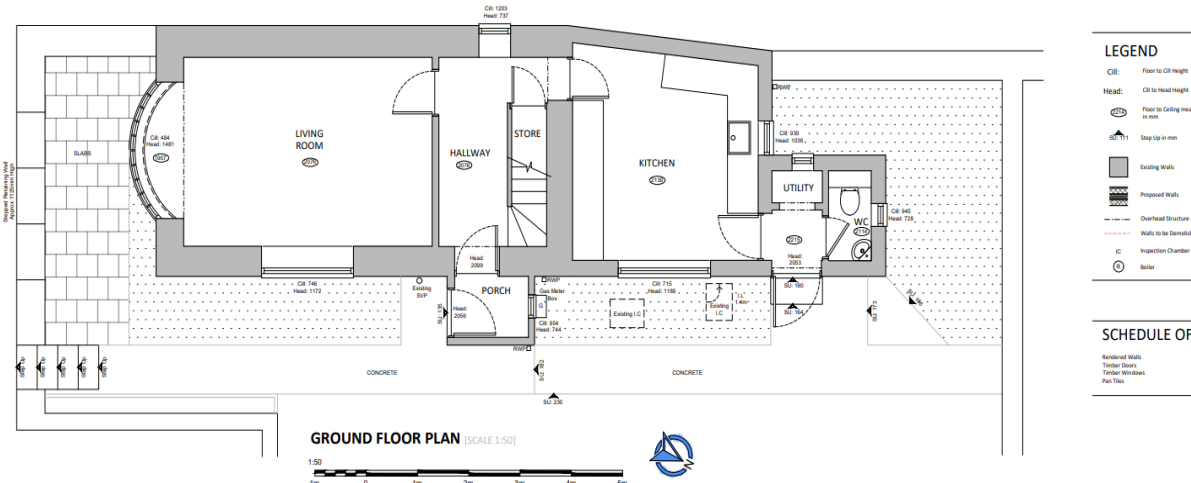
23/P/0922/FUH 28 High Street Banwell BS29 6AE

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



Existing Plan

Proposed Plan



Existing and proposed shed plans and elevations

Site/Block Plan [SCALE 1:200]
 1:200
 4m 0 4m 8m 12m 16m 20m
 Labels: Patio/Seating Area, Existing Garden Area, Extension To Be Removed, Proposed Planting, Proposed Porch Extension, Extent Of Stone Shed Extensions, Existing Parking (unaffected), Steps Down To Dwelling, HIGH STREET, 30

SHED PLAN EXISTING [SCALE 1:50]
 1:50
 1m 0 1m 2m 3m 4m 5m
 Label: EXISTING GARDEN STORE

SHED PLAN PROPOSED [SCALE 1:50]
 2000 Extension
 DEMOLITION Red dashed line denotes wall that is to be removed
 Label: EXTENDED GARDEN STORE

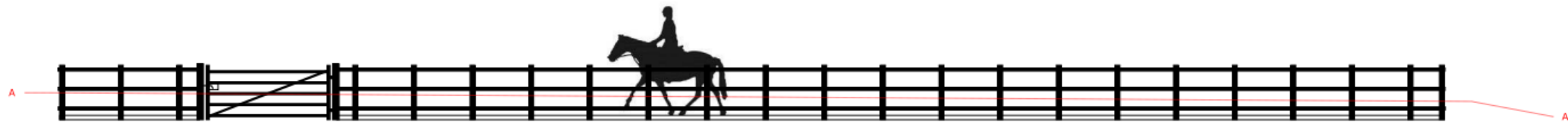
EXISTING NORTH ELEVATION [SCALE 1:100]
PROPOSED NORTH ELEVATION [SCALE 1:100]

PHOTOGRAPH OF EXISTING SHED [SCALE NTS]

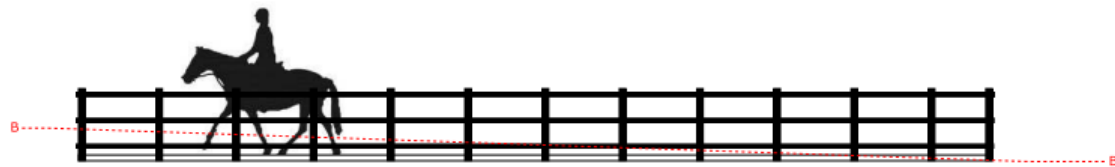
23/P/0973/FUL Towerbrook Farm Catworthy Lane Banwell North Somerset BS29 6PQ

Proposed creation of an outdoor riding arena (40m x 20m) within the existing paddock to the West of the main farmhouse with 1.5m timber post and rail fencing around the perimeter.

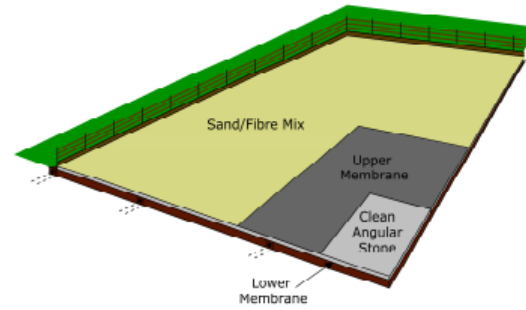




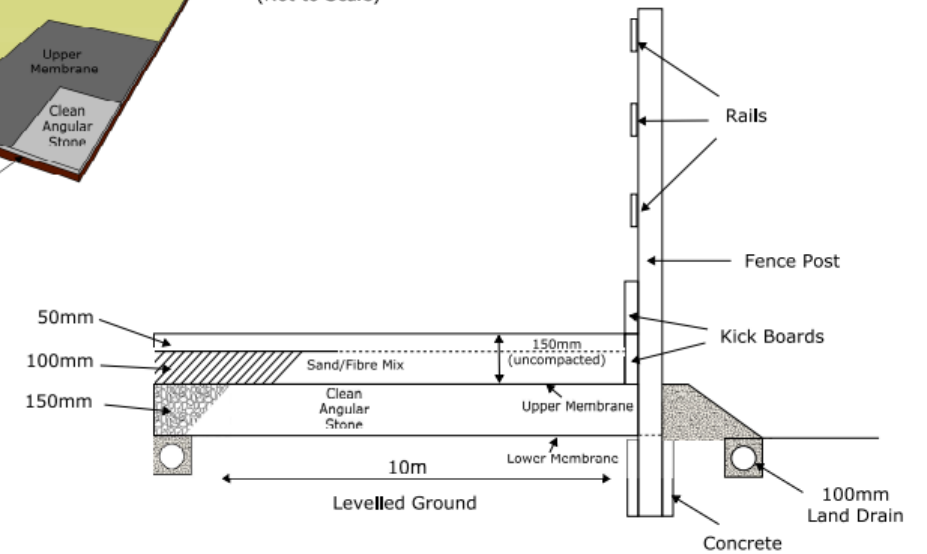
Side Elevation 1:100



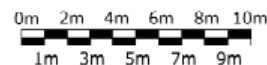
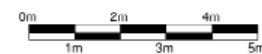
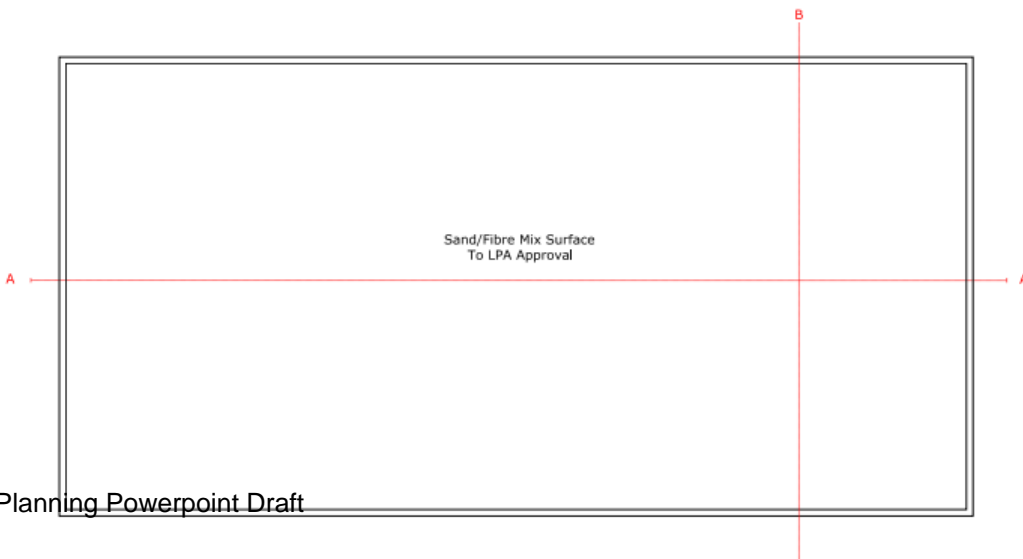
End Elevation 1:100



Indicative Isometric
(Not to Scale)



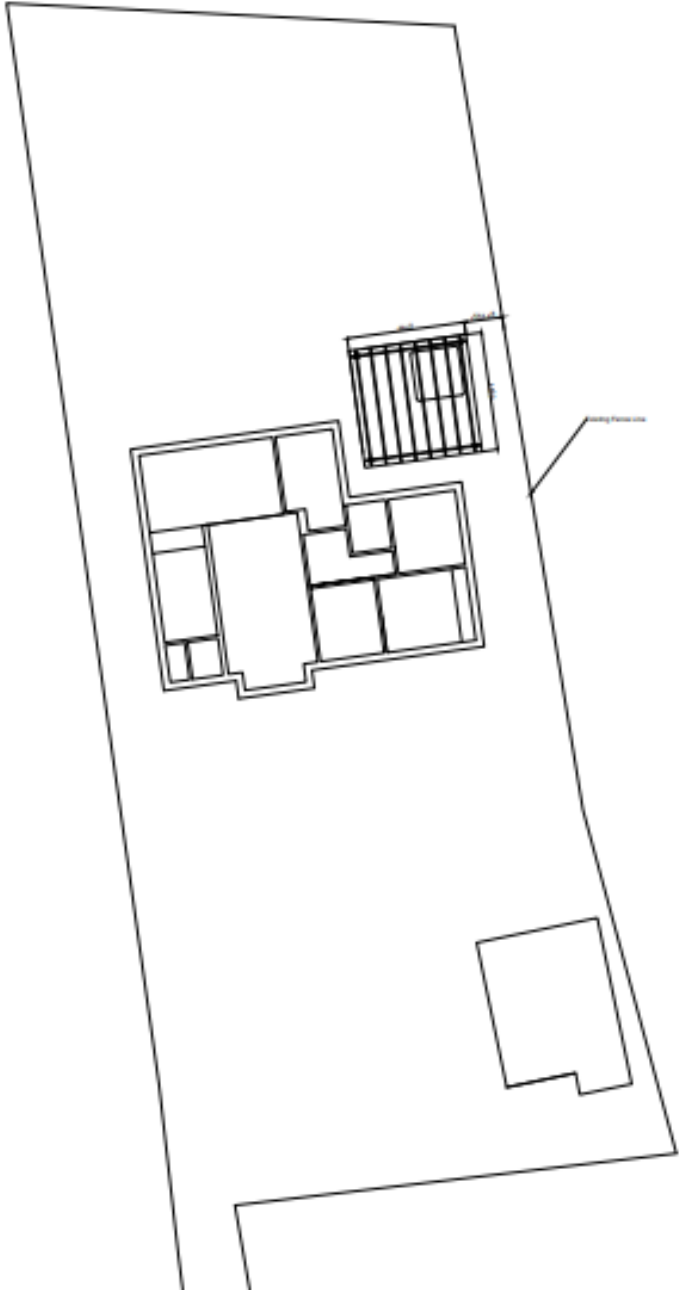
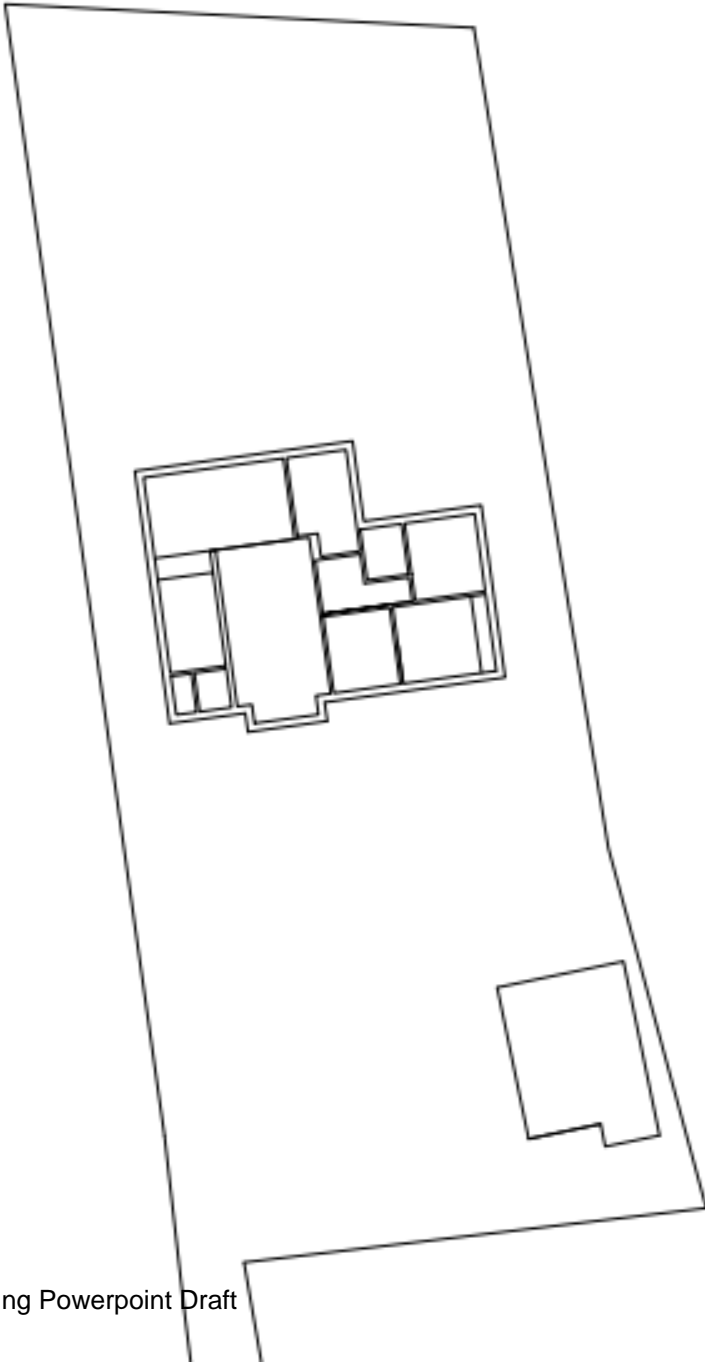
Typical Section
(Not to Scale)



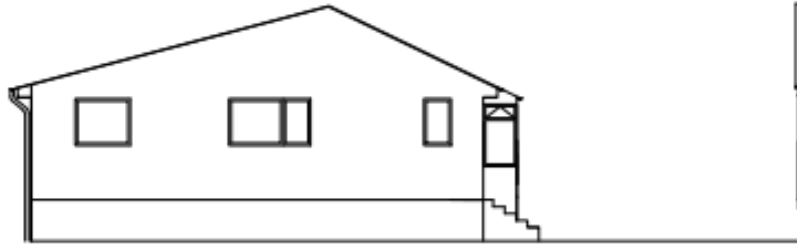
23/P/1088/FUH Wyndham West Street Banwell BS29 6DE

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

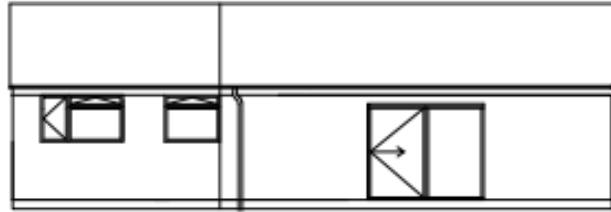




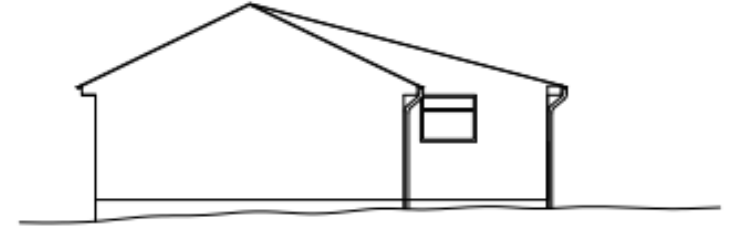
→ W



LEFT HAND ELEVATION



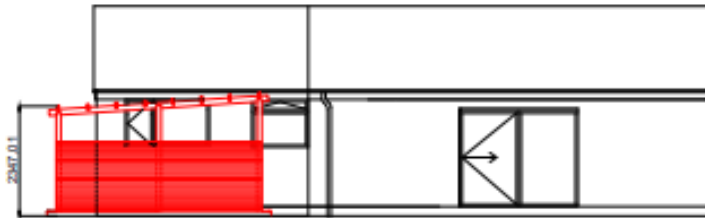
EXISTING REAR ELEVATION



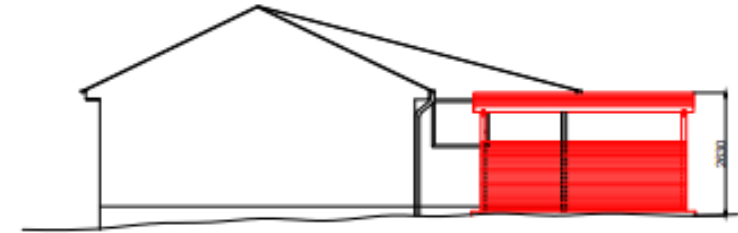
RIGHT HAND ELEVATION



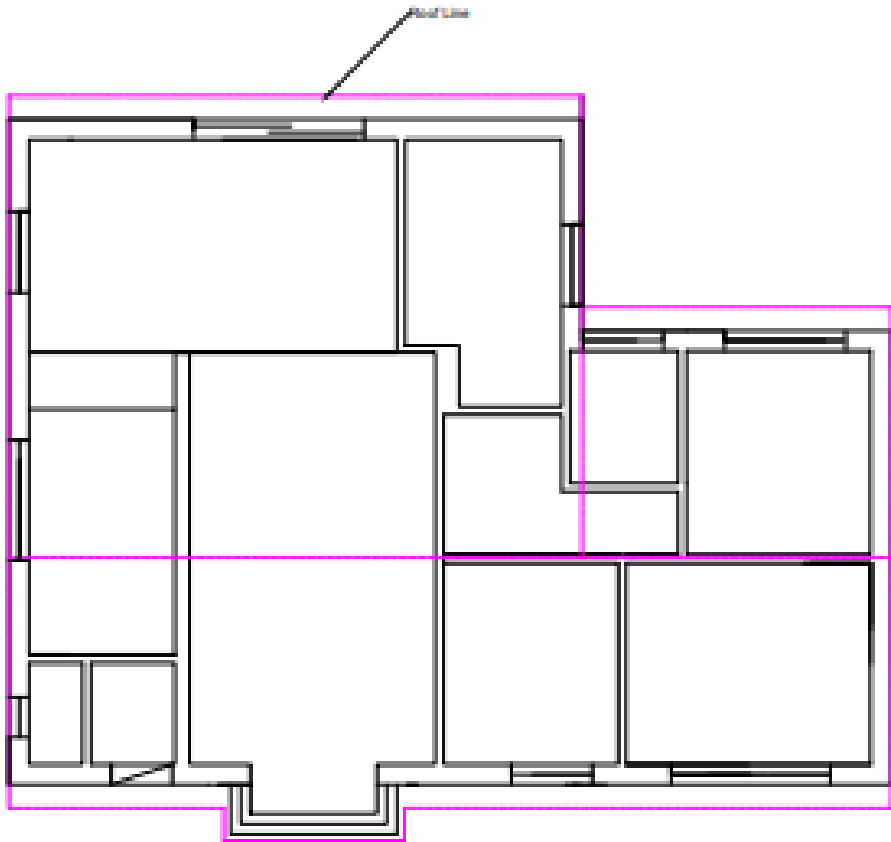
LEFT HAND ELEVATION



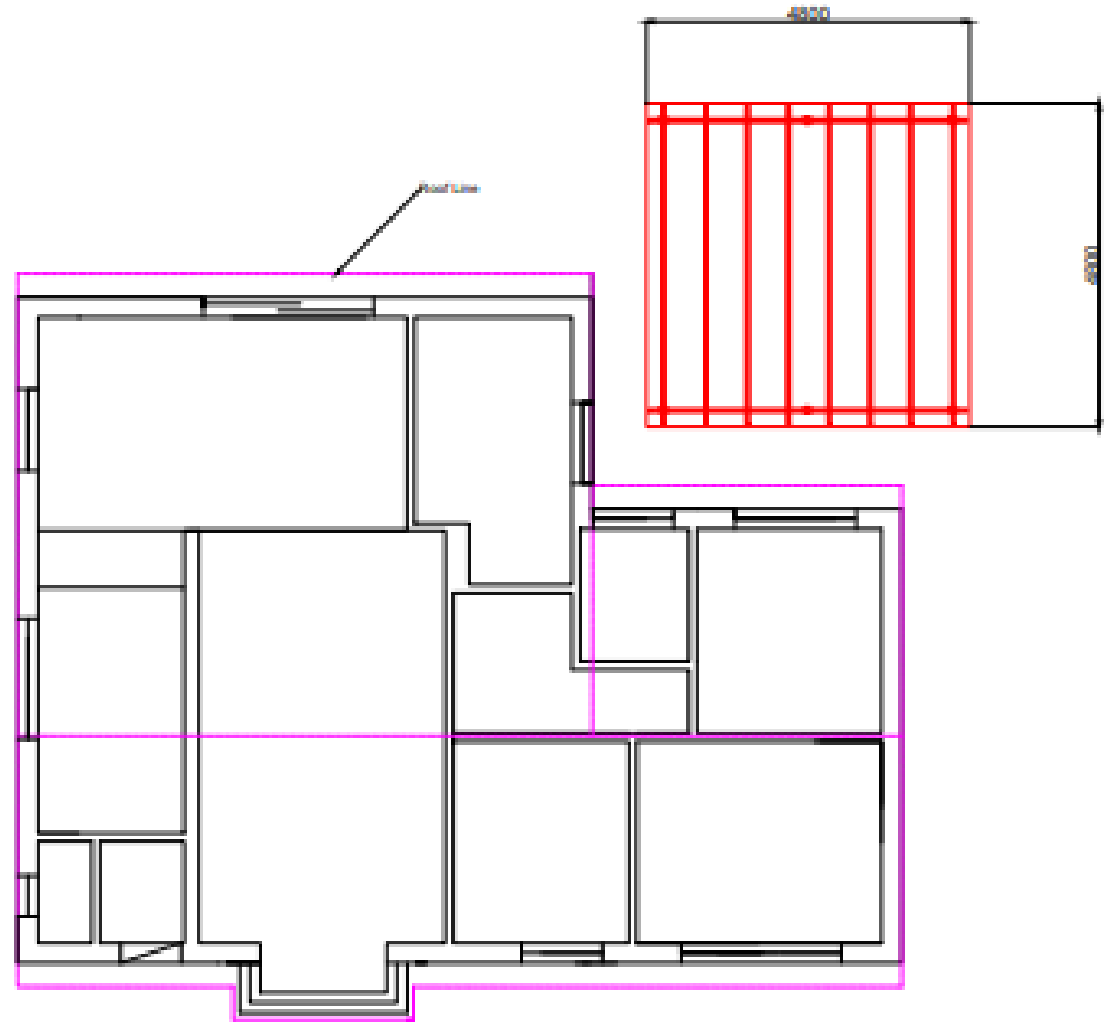
PROPOSED REAR ELEVATION



RIGHT HAND ELEVATION



EXISTING PLAN VIEW



EXISTING PLAN VIEW

To note the following planning applications for information

(i) 23/P/0924/AOC Elmfield, Whitecross Lane,, Banwell, North Somerset BS29 6DP

Request to discharge condition 9 (Construction Method Statement) from application no. 22/P/3009/FUL

(ii) 23/P/0974/AGA Towerbrook Farm Catworthy Lane Banwell North Somerset BS29 6PQ

Application to determine if prior approval is required for an extension on the East side of the existing livestock barn to provide additional machinery storage and storage for sufficient hay and fodder.

(iii) 23/P/1073/AOC Land to the Rear of The Ship Hotel, West Street Banwell.

Discharge of Condition number 7 (Construction Method Statement) of application 19/P/2635/FUL.

To note planning decisions for information

22/P/2005/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE

Proposed erection of an extension to the west barn to accommodate silage. **APPROVE**

22/P/2018/FUL Land Off Riverside (land To North of Riverlea) Banwell

Retention of agricultural buildings (building No. 1 & building No. 2) for the housing of livestock. **APPROVE**

22/P/2019/FUL Land Off Riverside (land To North of Riverlea) Banwell

The change of use of land to a mixed use for equestrian and agricultural use and the retention a stable for keeping of horses (retrospective). **APPROVE**

22/P/2029/FUL Land Off Riverside (land To North of Riverlea) Banwell

The erection of an agricultural building to be used for the storage of hay and straw located along the southern boundary of the site. **APPROVE**

22/P/2069/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE

Demolition of a section of the East barn and replacement new build extension to accommodate silage **APPROVE**

22/P/2070/FUL & 22/P/2071/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE

Proposed extension to the west elevation of the West barn to form accommodation for silage. **APPROVE**

To note planning decisions for information

22/P/2331/RM Land at Parklands, South of Churchland Way Weston-super-Mare

Reserved matters application for the construction of Road 6 Infrastructure following outline consent
12/P/1266/OT2 **APPROVE**

22/P/3009/FUL Elmfield Whitecross Lane Banwell BS29 6DP

Proposed demolition of existing dwelling and erection of 2 No. detached dwellings. **APPROVE**

22/P/3059/FUH 20 Church Street Banwell BS29 6EA

Retrospective application for the erection of a timber clad outbuilding. **APPROVE**

23/P/0161/FUL Land Off Silver Moor Lane Banwell BS29 6LQ

Change of use of agricultural land to a mixed agricultural and equestrian use and proposed erection of Stable Block with associated access and hard standing. **APPROVE**

23/P/0317/TPO Burrington Wood, Banwell Woods, Towerhead Road

Fell 5 Ash tree suffering die back. Dead Oak fallen on to another tree to be brought down to ground level. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy **APPROVE**

23/P/0391/FUH Homefield Wolvershill Road Banwell North Somerset BS29 6DR

Proposed erection of a single storey side extension. **APPROVE**

To note planning decisions for information

23/P/0394/AOC Stonebridge Wolvershill Road Banwell BS29 6DR

Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application 22/P/0896/FUH. **APPROVE**

23/P/0411/TPO Shepton Copse , Banwell Woods, Towerhead Road

1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration. **APPROVE**

23/P/0446/TRCA 12 High Street Banwell North Somerset BS29 6AE

T1 - Birch - Remove to ground level. **Withdrawn by Applicant**

23/P/0450/TPO Corner House East Street Banwell North Somerset BS29 6PD

T 1 & T2 - Hornbeam - lift crowns to 2mtrs **APPROVE**

23/P/0459/TRCA Severn Wood Within Banwell Woods, Towerhead Road, Banwell

Ash trees Fell 3 ash die back. **APPROVE**

23/P/0481/CRN Perries Hillend Banwell BS24 8PG

Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8). **PN (Generally) Noted**

23/P/0608/CQA Agricultural Building To The North Of The Poplars West Rolstone Road Hewish

Prior approval for the conversion of agricultural barn into 1no. dwelling with operational development of insertion of new windows and doors. **Prior approval - refuse** (not PD)

23/P/0638/AOC Land To The West And North Of Cowleaze Path Banwell

Request to discharge condition numbers, 5, (Materials Schedule), 8,(Construction Environment Management Plan), 10,(Geoenviroenmtal Remediation Strategy (Report 7162/2), and 16, (Surface Water Drainage Layout + O&M for Surface Water Scheme. (Ref: 146879-C.01 + 146879-Doc-1-Drainage) on application 22/P/1186/FUL.
APPROVE (discharge condition) (RDC)