



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 14th August 2023.

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

IN ATTENDANCE: David Murphy (Marketing and Communications Officer)

30/23 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Blatchford.

31/23 To receive declarations of interest (agenda Item 2)

Cllr Davies declared an interest in 23/P/1328/FUH due to the proximity of his property.

32/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of July 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of July 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.

33/23 To note and comment upon planning applications (agenda item 4).

(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.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(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.

Resolved: The committee resolved to support this application

The resolution was correctly proposed and seconded (unanimous)

(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.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(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.

Resolved: The committee resolved to support this application

The resolution was correctly proposed and seconded (unanimous)

(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.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(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 & bin store.

Resolved: The Committee resolved to object on highway safety grounds as it believed the space for 2 cars was very tight and would require relatively dangerous manoeuvres to enter and exit the driveway. Also, the disruption caused by the trucks/vans during the building works to the traffic flow in the village. This may be resolved once the bypass has been built. If North Somerset were minded to approve this application, the start should be delayed until the bypass works in the village have begun.

The resolution was correctly proposed and seconded (unanimous)

(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.

Resolved: The committee resolved to note this application.

The resolution was correctly proposed and seconded (unanimous)

(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.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

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

Proposed subdivision of existing dwelling to form two 2-bedroom dwellings

Resolved: The committee resolved to support this application

The resolution was correctly proposed and seconded (unanimous)

34/23 To note the following planning applications (agenda item 5).

- (i) **23/P/1335/AOC Land South of Churchland Way & Wolvershill Road Mead Fields Banwell.**
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

This application was noted.

35/23 To note planning decisions – (agenda item 6)

- (i) **23/P/0565/FUL Land South of Churchland Way And Wolvershill Road Mead Fields Banwell**
Application to vary conditions 6 (acoustic survey prior to commencement) and 2 (approved plans) attached to planning permission 22/P/1186/FUL 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. **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 rear garden **APPROVE.**
- (vii) **23/P/1196/NMA Land West of Wolvershill Rd, North of Wolvershill Park and Knightcott Park**
Non-material amendment to reserved matters application 21/P/1735/RM to allow for window changes to plot 28 and omit vehicle access gates to plot 24. **APPROVE**

36/23 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 19:30

.....Chairman

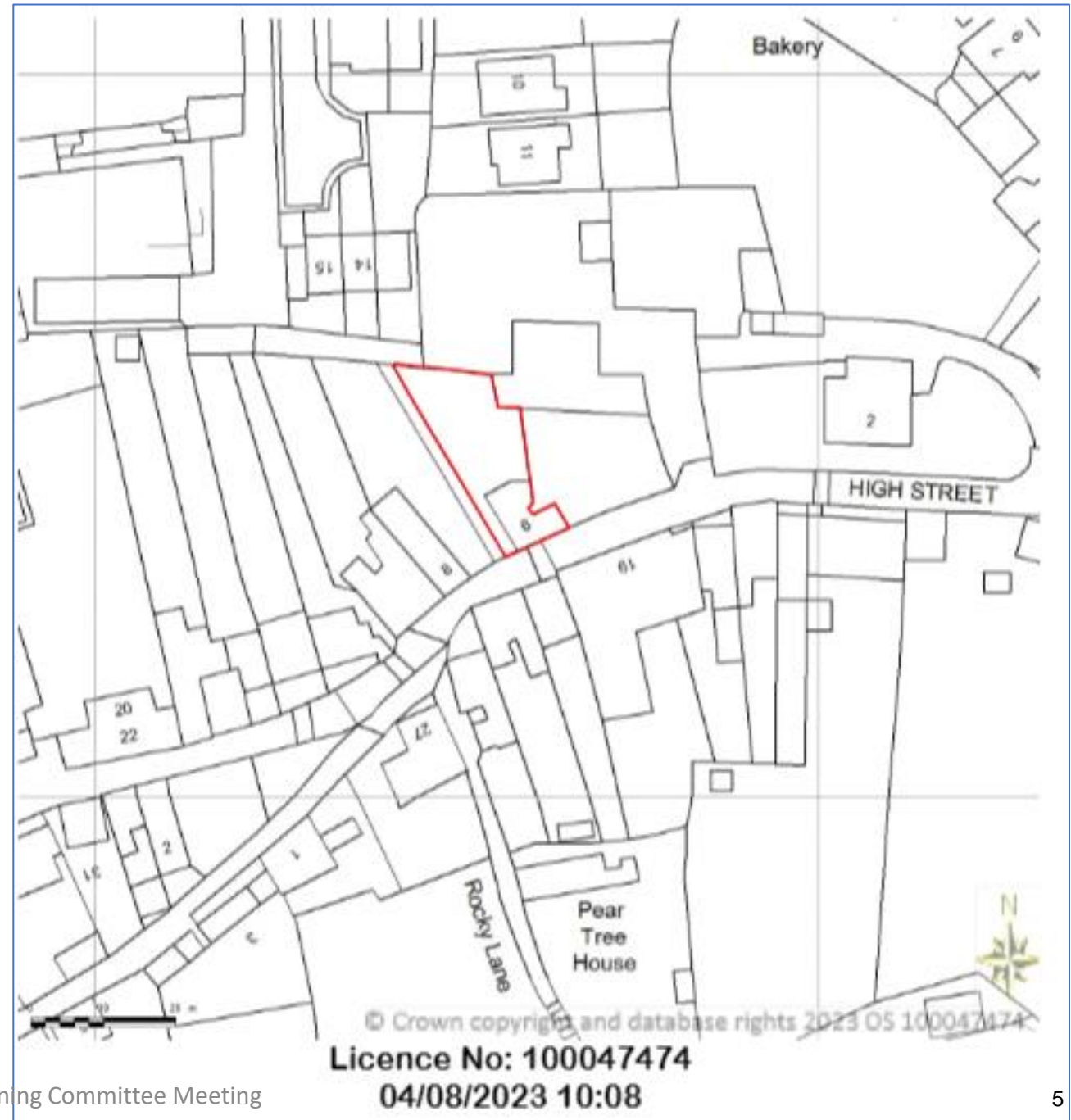
.....Date

October Planning Committee Meeting

2nd October 2023

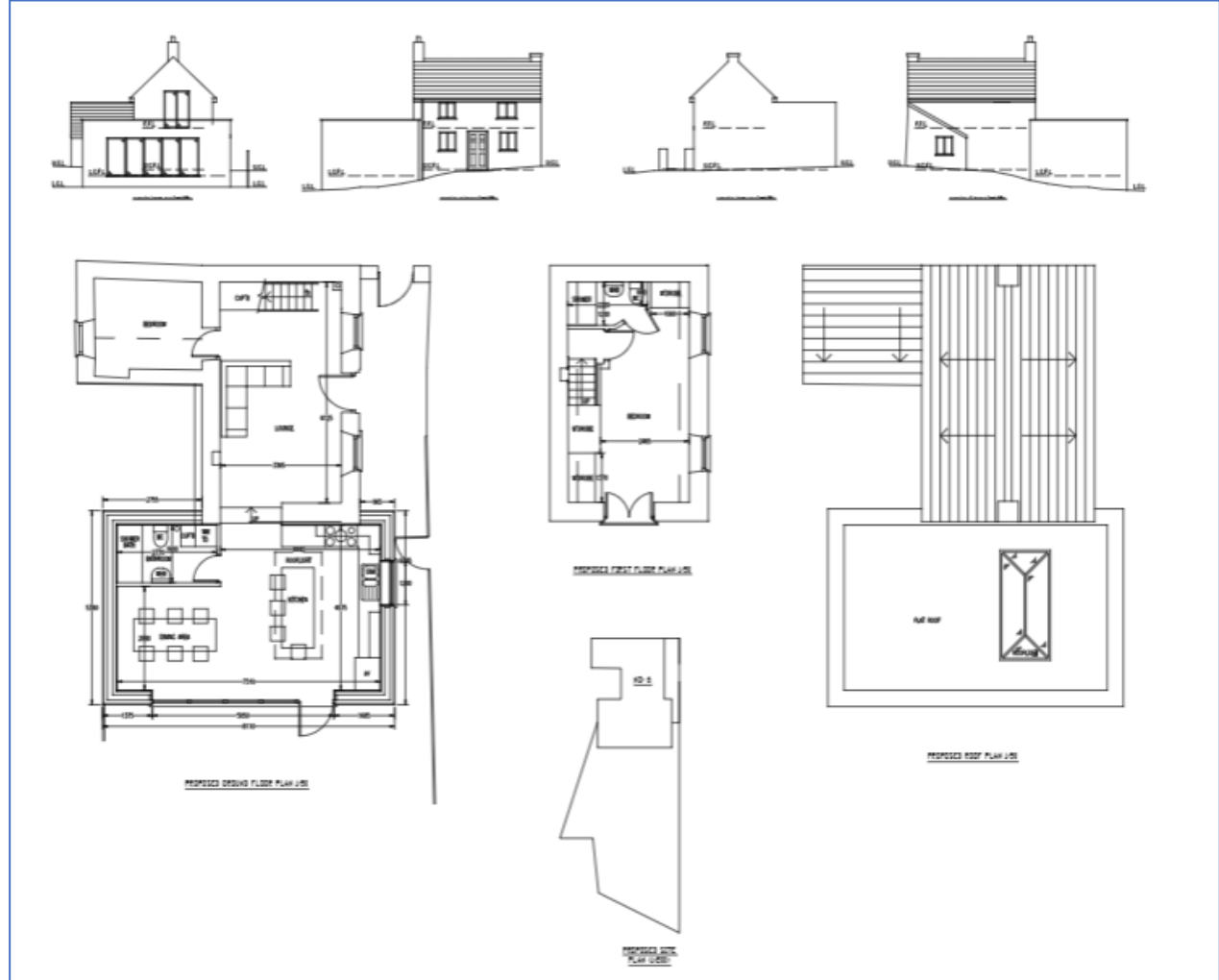
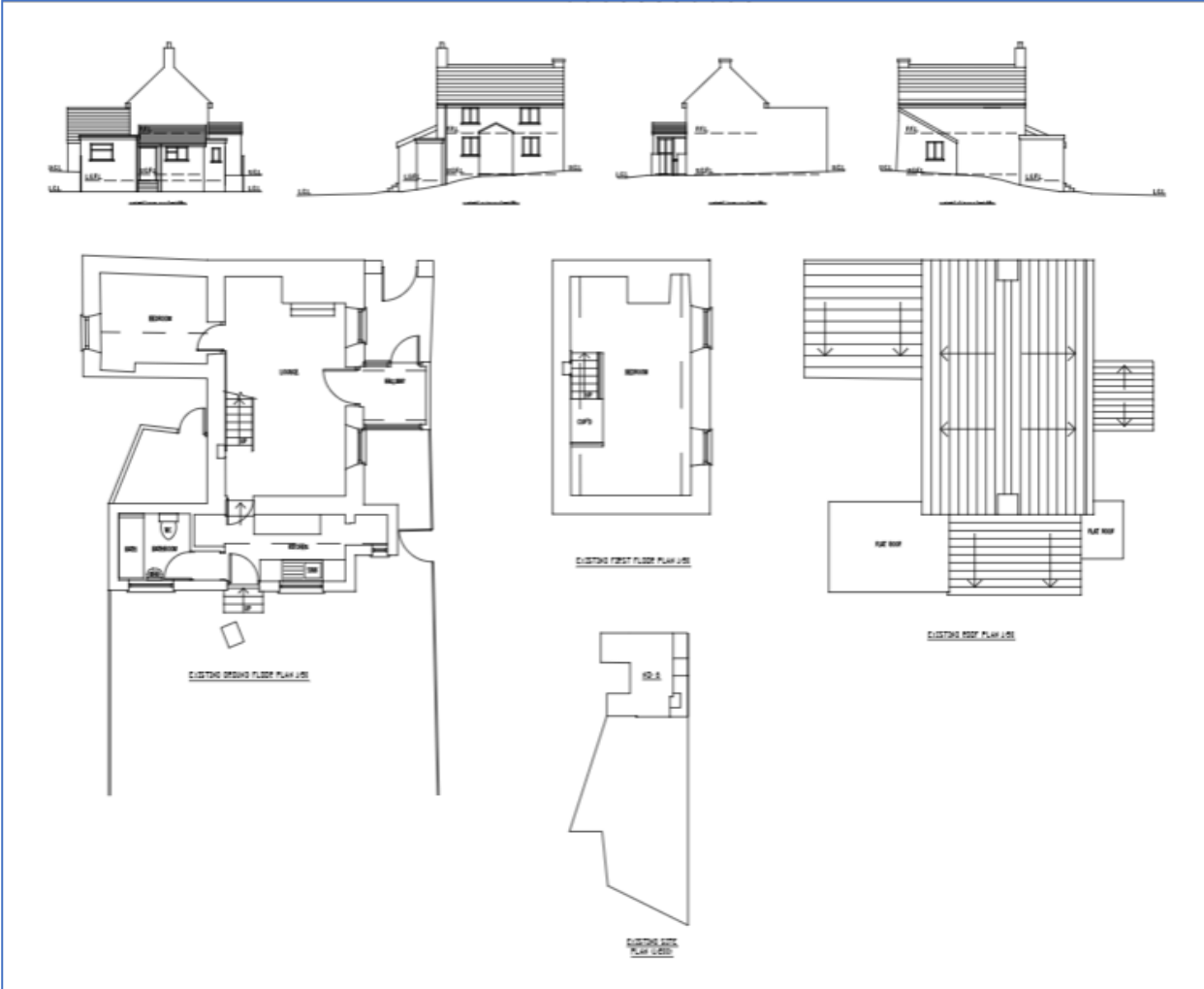
23/P/1667/FUH 6 High Street Banwell BS29 6AA

Proposed demolition of existing porch and rear extension.
Erection of a single storey rear extension and installation
of patio doors to the rear elevation at the first floor.



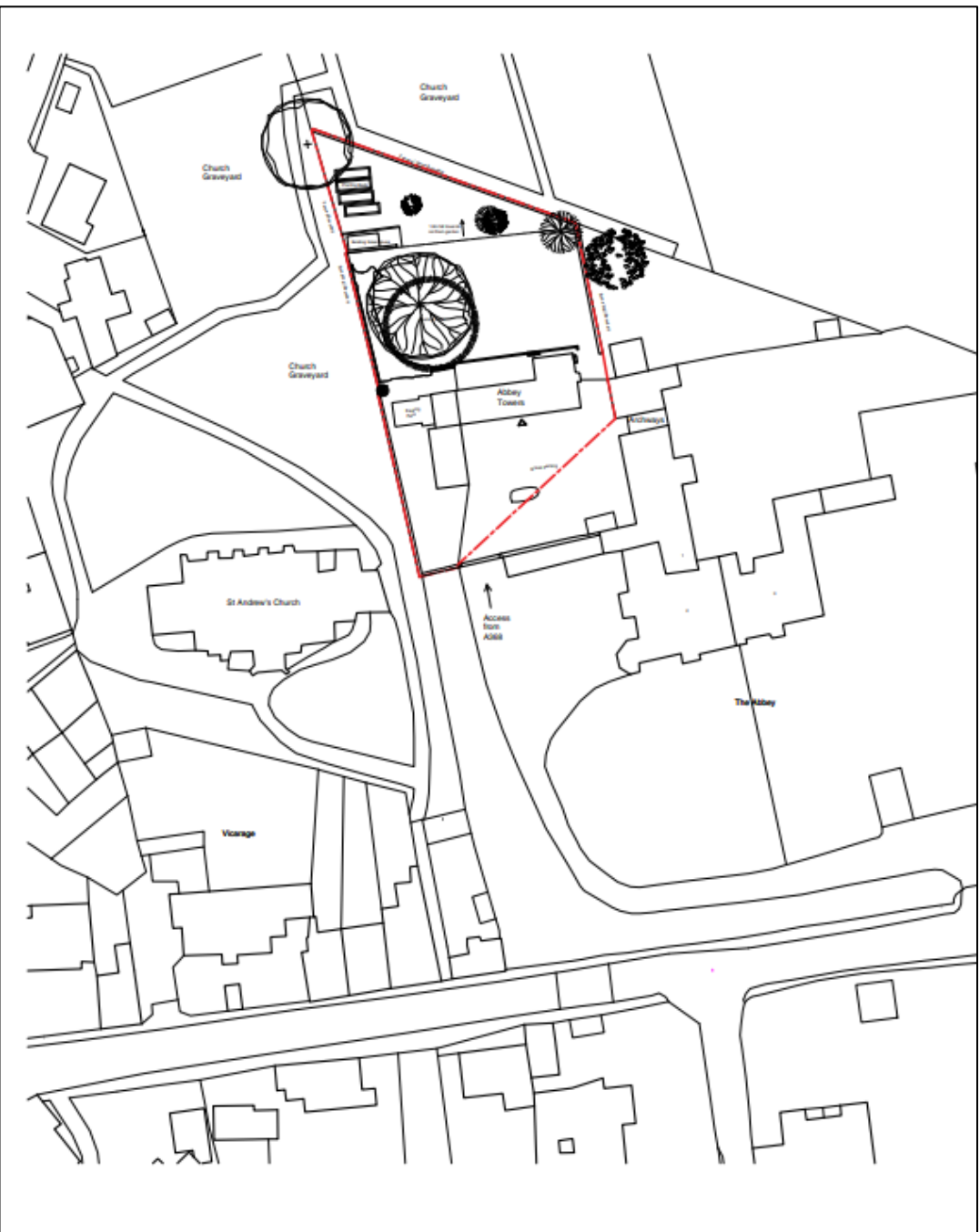
Existing Plan

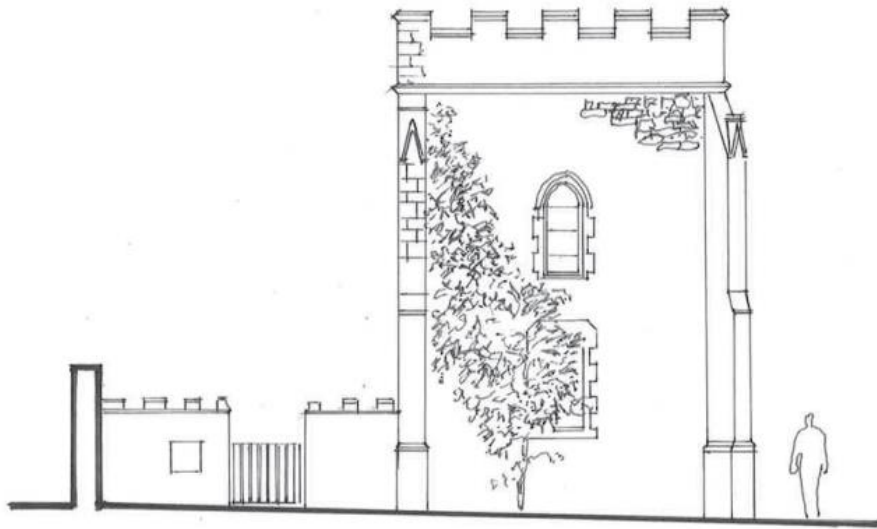
Proposed Plan



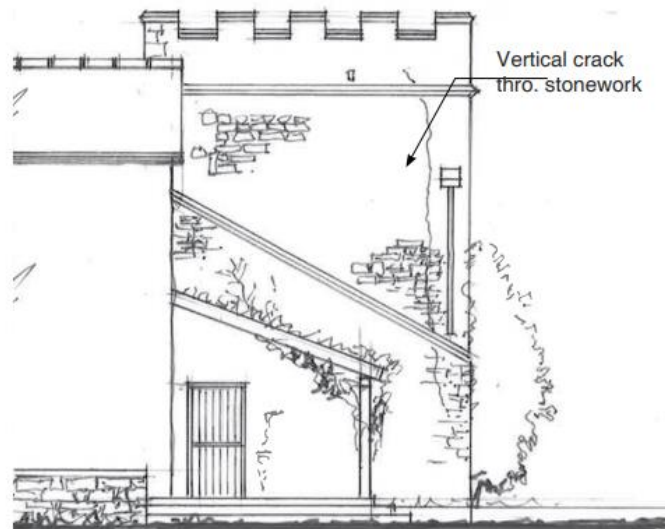
23/P/1852/FUH Abbey Towers East Street BS29 6BW

Demolition of single storey storeroom and pergola and erection of a single storey garden room and two storey residential annexe attached to the existing building; new doorway to replace window to retained east elevation and replacement of first floor window with wooden framed double-glazed window. Alterations to existing tower building to create a new doorway, re-lay tower roof and insertion of new conservation rooflight, secondary glazing to window and internal repairs.





SOUTH ELEVATION
(To Driveway)

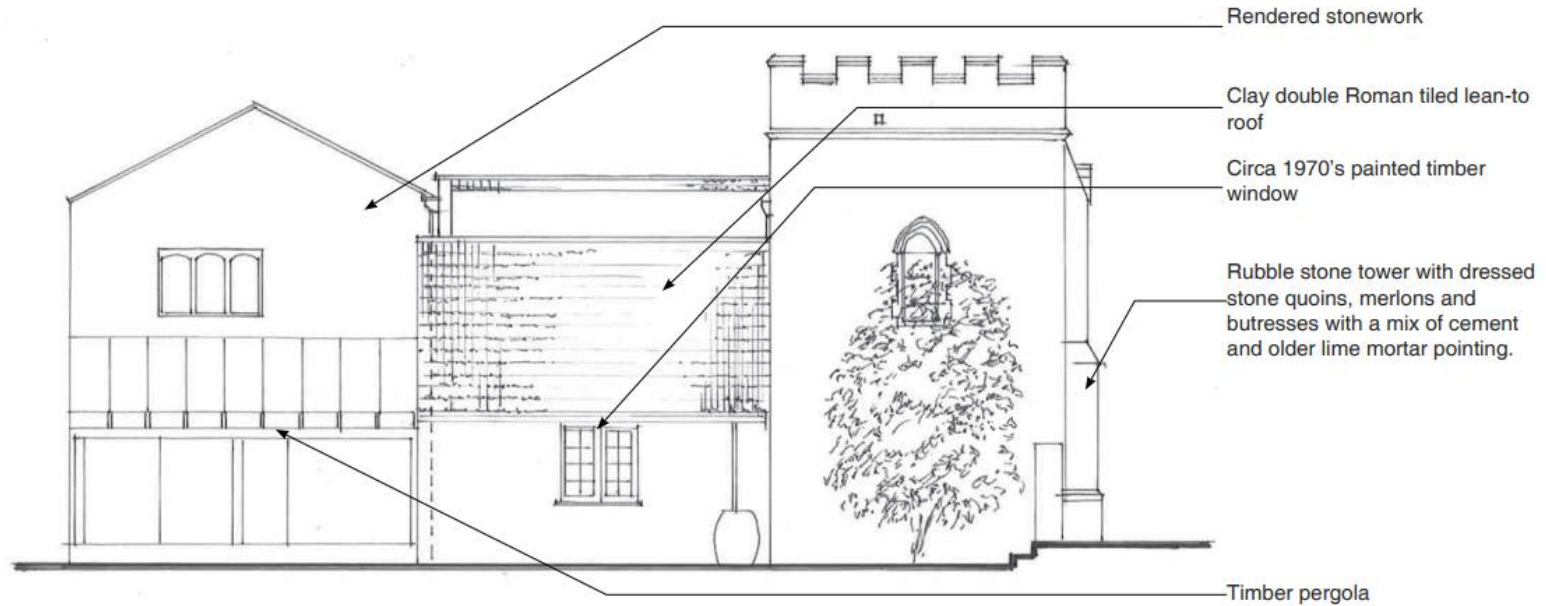


NORTH ELEVATION
(To Garden)



EAST ELEVATION
(To Parking Court)

Existing Sections



ELEVATION
(To St. Andrew's Church)

Rendered stonework

Clay double Roman tiled lean-to roof

Circa 1970's painted timber window

Rubble stone tower with dressed stone quoins, merlons and buttresses with a mix of cement and older lime mortar pointing.

Timber pergola

Proposed sections

Cast iron hopper and RWP from parapet gutter discharging onto EPDM flat roof

Existing rendered gable wall to main house

Metal framed glass hipped roof-light masked by parapets around new flat roof

New EPDM flat roof dressed up behind lead apron flashings

Stone copings to rendered parapets

Timber casement windows between oak posts and lintels above render

Existing steps down to lawn retained

Bat box (as specified in Ecology Report)

2 x Bat access slate Detail 1B (as specified in Ecology Report)

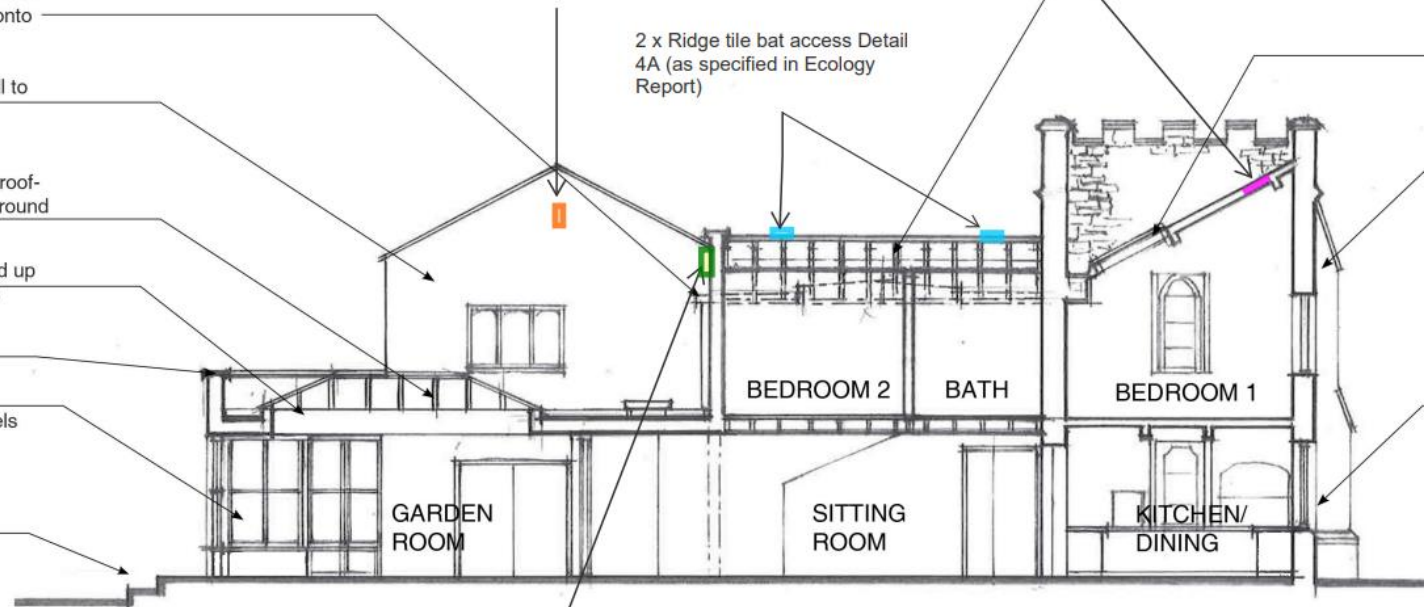
2 x Ridge tile bat access Detail 4A (as specified in Ecology Report)

New double pitched roof with Double Roman clay profile tiles to match main house with stepped lead parapet gutter to existing screen wall

Existing roof relaid and new Conservation Rooflight installed between existing purlins giving access to parapet gutter

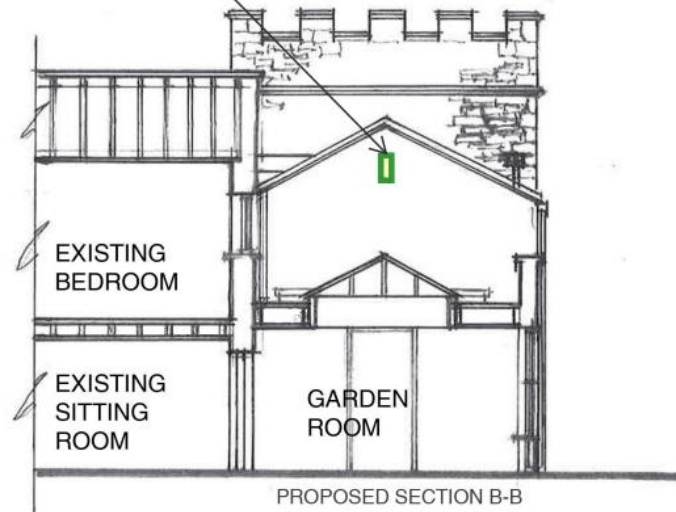
Rubble stone to existing tower with dressed stone surround and crenellations to be repointed with lime mortar

Secondary glazing added to existing fixed leaded lights



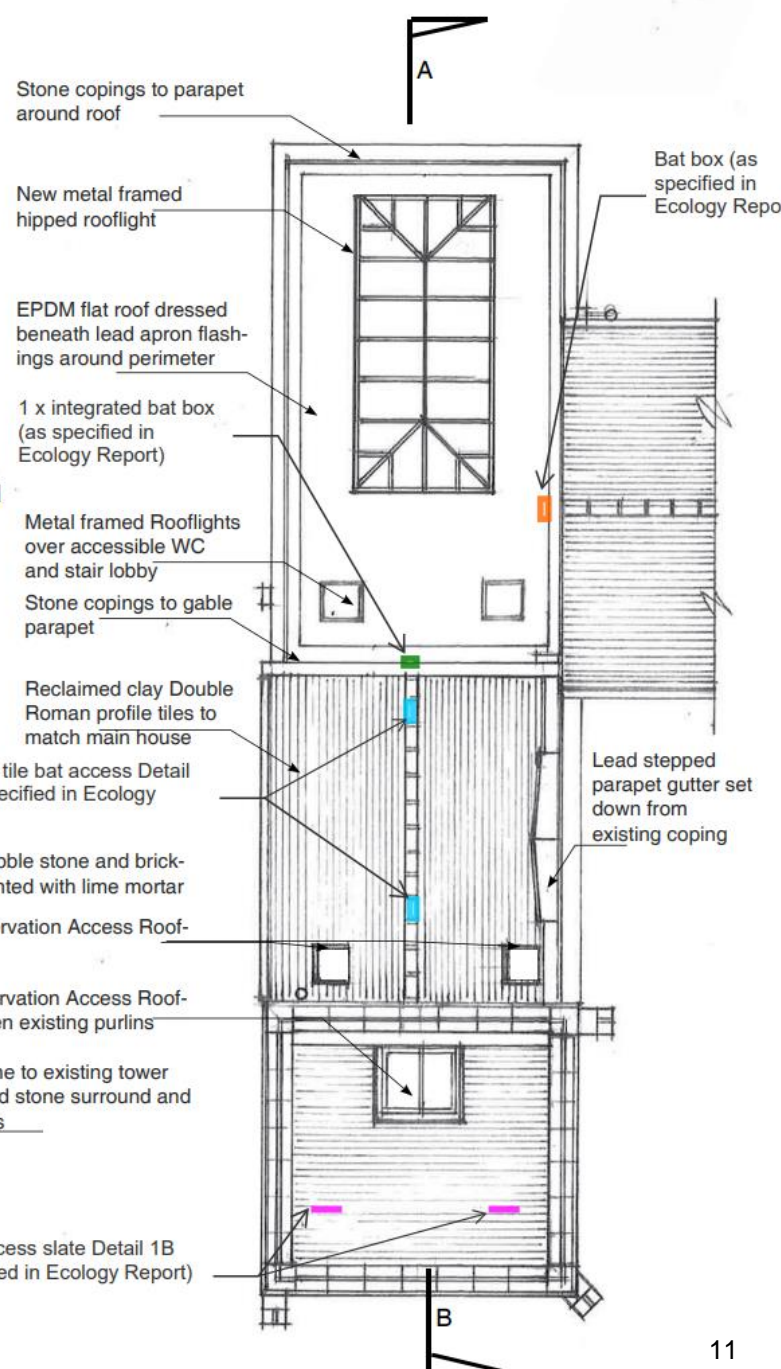
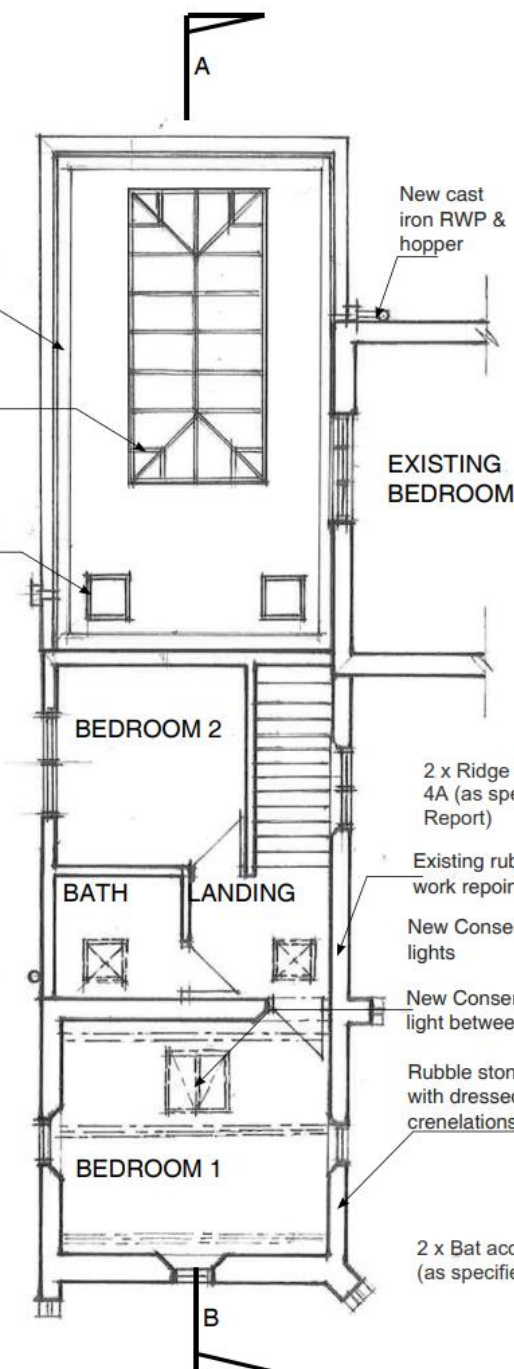
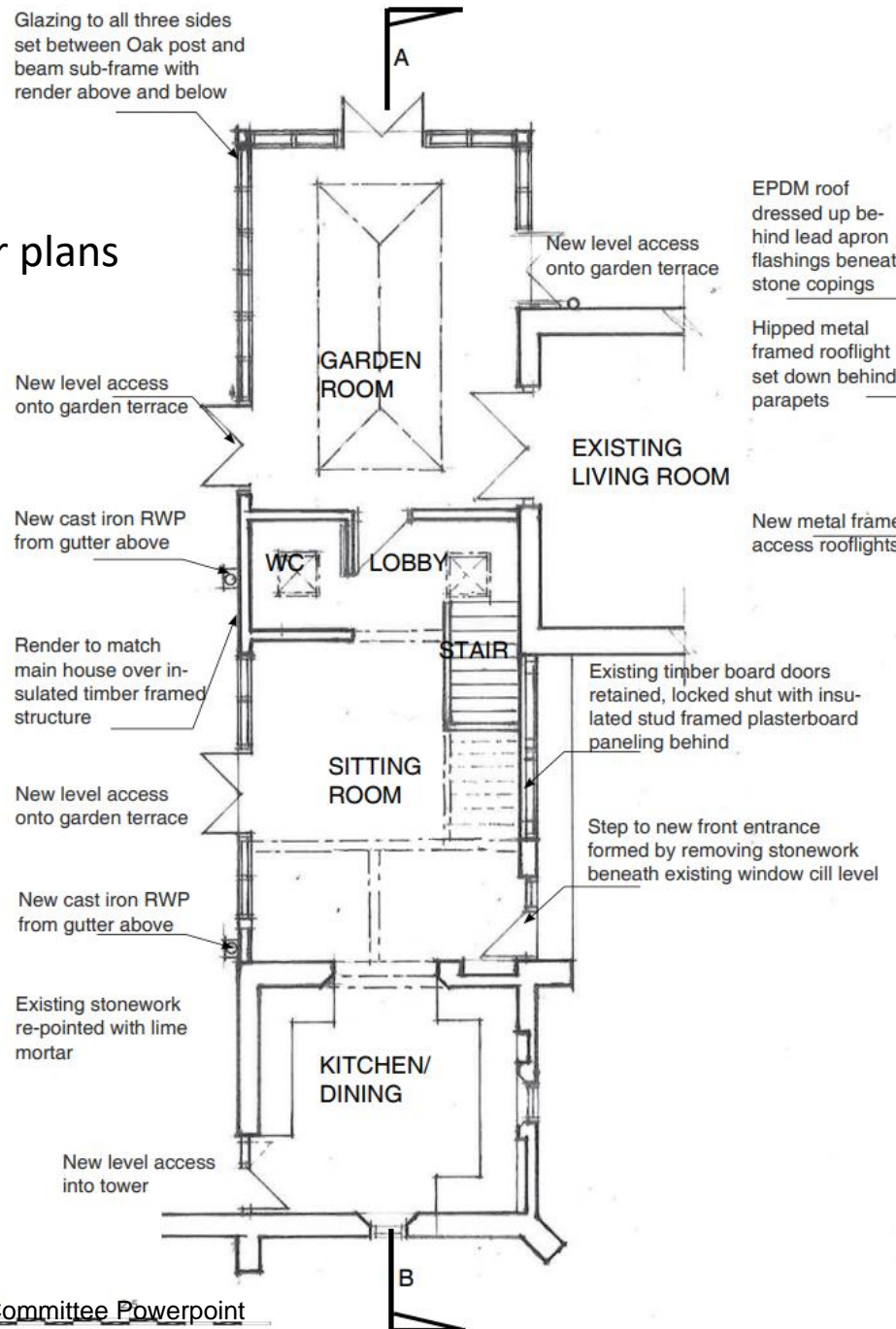
PROPOSED SECTION A-A

1 x integrated bat box (as specified in Ecology Report)



PROPOSED SECTION B-B

Proposed Floor plans



23/P/1913/FUL Land Farm Puxton Road Hewish BS24 6UE

Removal of conditions 6 (10% energy generation) and 7 (BREEAM standard) from permission 23/P/1247/FUL (Erection of a roofed structure over existing yard between the East and West barns)

To note the following applications

23/P/1712/AOC Land West Of Wolvershill Road Wolvershill Road Banwell

Request to discharge condition number 19 (Ecology Report) on application 18/P/4735/OUT

23/P/1727/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG

T - 1 Holm Oak fell. T - 3 Oak fell. T - 5 Holm Oak fell. T - 7 Holm Oak fell. T - 9 Holm Oak fell. Proposed as remedy to differential foundation movement to ensure long-term stability of building.

23/P/1731/LDE The Hurst Riverside Banwell

Certificate of lawfulness for the continual siting of a static caravan.

23/P/1776/AOC Land West of Wolvershill Road Wolvershill Road Banwell

Request to discharge condition number 4 (Drainage Basin Risk Assessment) on application 21/P/1735/RM

23/P/1832/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG

T - 6 Oak tree fell and treat stump

23/P/1883/TRCA 11 School Close Banwell North Somerset BS29 6DT

2 x Robinia's reduced crown by up to 2 metres. Lateral reduction of .5 metre over patio and up to 2 metres laterally at the back.

23/P/1886/AOC Abbey Towers East Street Banwell North Somerset BS29 6BW

Request to discharge condition number 4, (Archaeological Watching Brief) on application 23/P/0214/FUH

To note planning decisions for information

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. **APPROVE**

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. **APPROVE**

22/P/0764/MOD Land At Area 3A Weston Villages Weston-super-Mare

Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area | **APPROVE (modify s106)**

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

Change of use of the land from agriculture to equestrian and laying out of an outdoor riding arena together with access track and concrete apron/hardstanding. **APPROVE**

22/P/1124/FUL Cedar Haven Haybow Hewish BS24 6RB

Change of use of land for the siting of a 2 no. pitch gypsy and traveller site , the erection of a 1.5m high boundary wall (retrospective) **APPROVE**

21/P/1164/FUL Land At William Daw Close Banwell

Erection of 11no. residential dwellings along with the provision of public open space, landscaping, drainage and associated infrastructure. **APPROVE WITH LEGAL AGREEMENT**

To note planning decisions for information (cont)

23/P/1234/FUL Land Farm Puxton Road Hewish BS24 6UE

Extension of an agricultural barn at Land Farm, Hewish. **APPROVE**

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. **APPROVE**

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. **APPROVE**

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. **APPROVE**

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. **APPROVE**

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. **APPROVE**

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. **APPROVE**

To note planning decisions for information (cont)

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

Proposed subdivision of existing dwelling to form one 1-bedroom dwelling and one 2-bedroom dwelling **APPROVE**

22/P/2909/FUL Land Adjacent To 8A Orchard Close Banwell

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