



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd of June 2024.

PRESENT: Councillors Nick Manley (Chairman), Simon Arlidge, Paul Blatchford, Paul Harding & Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk)

Cllr Manley welcomed everybody.

Before the meeting was convened, members of the public were invited to speak.

Members of the public.

No members of the public were present.

The meeting was convened.

30/24 To elect a Chairman of the Planning Committee.

Resolved: To elect Cllr Nick Manley as Chairman of the Planning Committee for 2024/25

The resolution was correctly proposed and seconded (unanimous)

31/24 To elect a Vice Chairman of the Planning Committee

Resolved: To elect Cllr Paul Blatchford as Vice-Chairman of the Planning Committee for 2024/25

The resolution was correctly proposed and seconded (unanimous)

32/24 To receive apologies for absence (agenda item 1)

No apologies were received.

33/24 To receive declarations of interest (agenda Item 2)

No declarations of interest were received. Cllr Manley declared an interest in 7iii

34/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 8th of May 2024 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 8th of May 2024 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

35/24 To note and comment upon planning applications (agenda item 4).

(i) **24/P/0943/FUH Withyhurst Riverside Banwell BS29 6EH.**

Proposed demolition of existing stable/store outbuilding and extension of existing residential annexe.

Resolved: to recommend refusal of this application for the following reasons.

- The existing development is not an annexe, and this application is for a new annexe. As such, the proposed self-contained annex by reason of its siting, size and attachment to the main dwelling house is not considered to be an extension to the dwelling that could be incorporated back into the main dwelling. The proposed annex would, therefore, be tantamount to creation of a separate residential dwelling outside a settlement boundary, contrary to existing planning policies.

- The application site is in an area at risk from flooding and the application does not demonstrate that the proposal passes the Sequential and Exception Tests or include a satisfactory Flood Risk Assessment for a new residential dwelling.

The resolution was correctly proposed and seconded (unanimous)

Cllr Manley handed over to Cllr Blatchford for the following agenda item.

36/24 To note the following planning applications (agenda item 5).

- (i) **24/P/0843/AOC Stonebridge, Wolverhill Road, Banwell, North Somerset. BS29 6DR**
Discharge of Condition 7 (Working Drawings) on application 22/P/0896/FUH

The meeting noted that this application had already been decided.

- (i) **24/P/0867/AOC Land to South of William Daw Close, Banwell, North Somerset.**
Request to discharge condition numbers 8 (Construction Method Statement), 9 (CEMP), 10 (LEMP), 15 (Bin Set Down Plan) and 17 (WSI) on application 21/P/1164/FUL

This application was noted.

- (ii) **24/P/0984/NMA 6, High Street, Banwell. BS29 6AA**
Nonmaterial amendment to application 23/P/1667/FUH (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.) to allow for the retention of the existing porch and small part of rear extension, change of fenestration on the rear extension and update of internal layouts.

This application was noted.

Cllr Blatchford handed the Chair back to Cllr Manley

37/24 To note planning decisions – (agenda item 6)

- (i) **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. **APPROVE**
- (ii) **24/P/0572/EA2 Land North of Knightcott Road East And West Of Summer Lane Banwell**
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a proposed development of 800no. residential dwellings, up to 6.5ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, access and ancillary uses. **EIA scoping opinion issued**
- (iii) **24/P/0716/TRCA 31 West Street Banwell BS29 6DB**
T1. Gladitzia and T2. Willow fell both to ground level. **NO OBJECTION** (tree/hed) unconditional.
The Clerk tabled the following decisions made by North Somerset since the agenda was published.
- (iv) **24/P/0843/AOC Stonebridge, Wolverhill Road, Banwell, North Somerset. BS29 6DR**
Discharge of Condition 7 (Working Drawings) on application 22/P/0896/FUH. **APPROVE (discharge condition) (RDC).**

38/24 Date of the next meeting (agenda item 7)

Planning Meeting Monday 1st July 2024 7pm at Banwell Youth & Community Centre however it might not be possible to livestream it due to the absence of the Clerk.

The Chairman closed the meeting at 19:13

.....Chairman

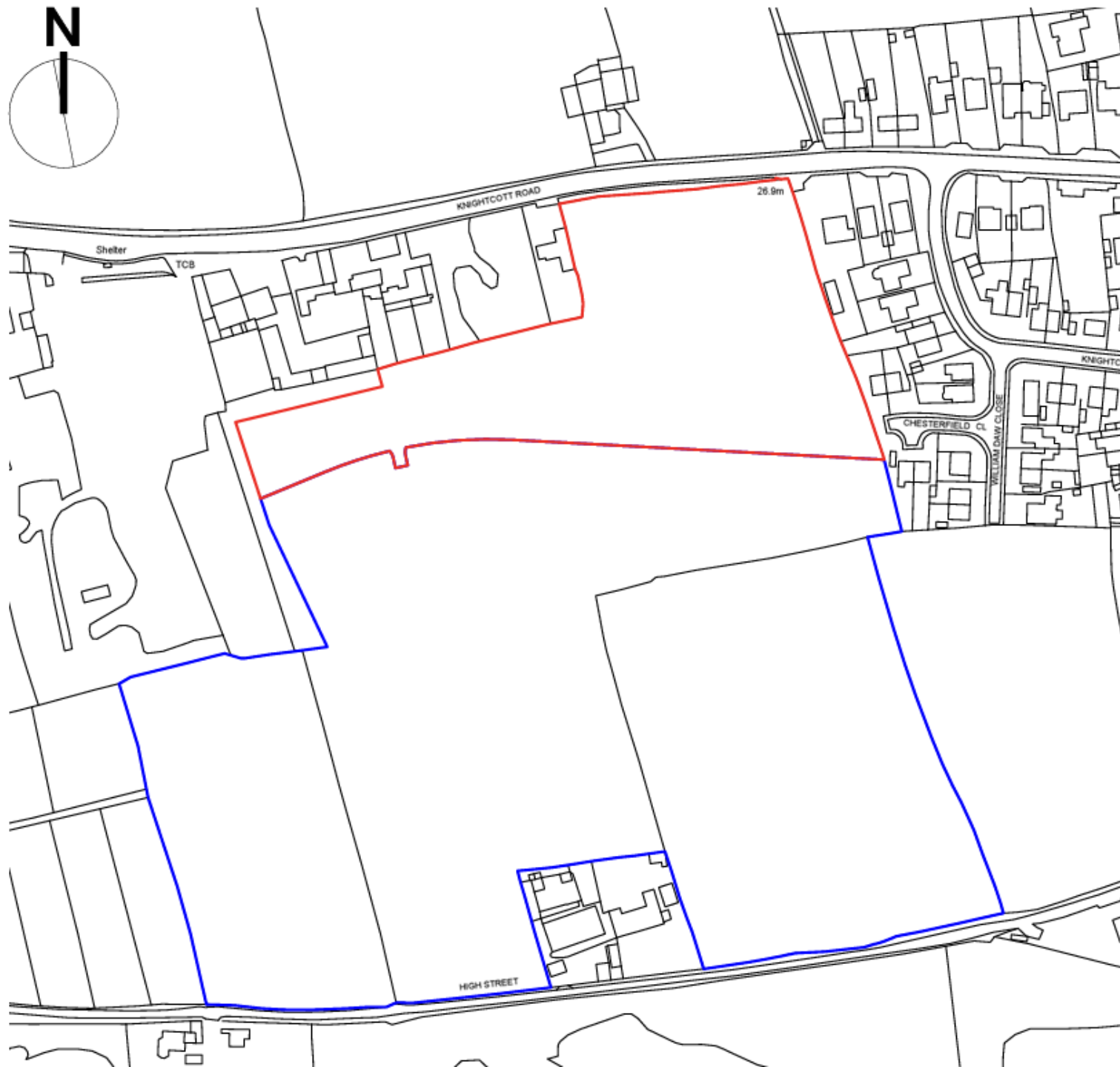
.....Date

August Planning Committee Meeting

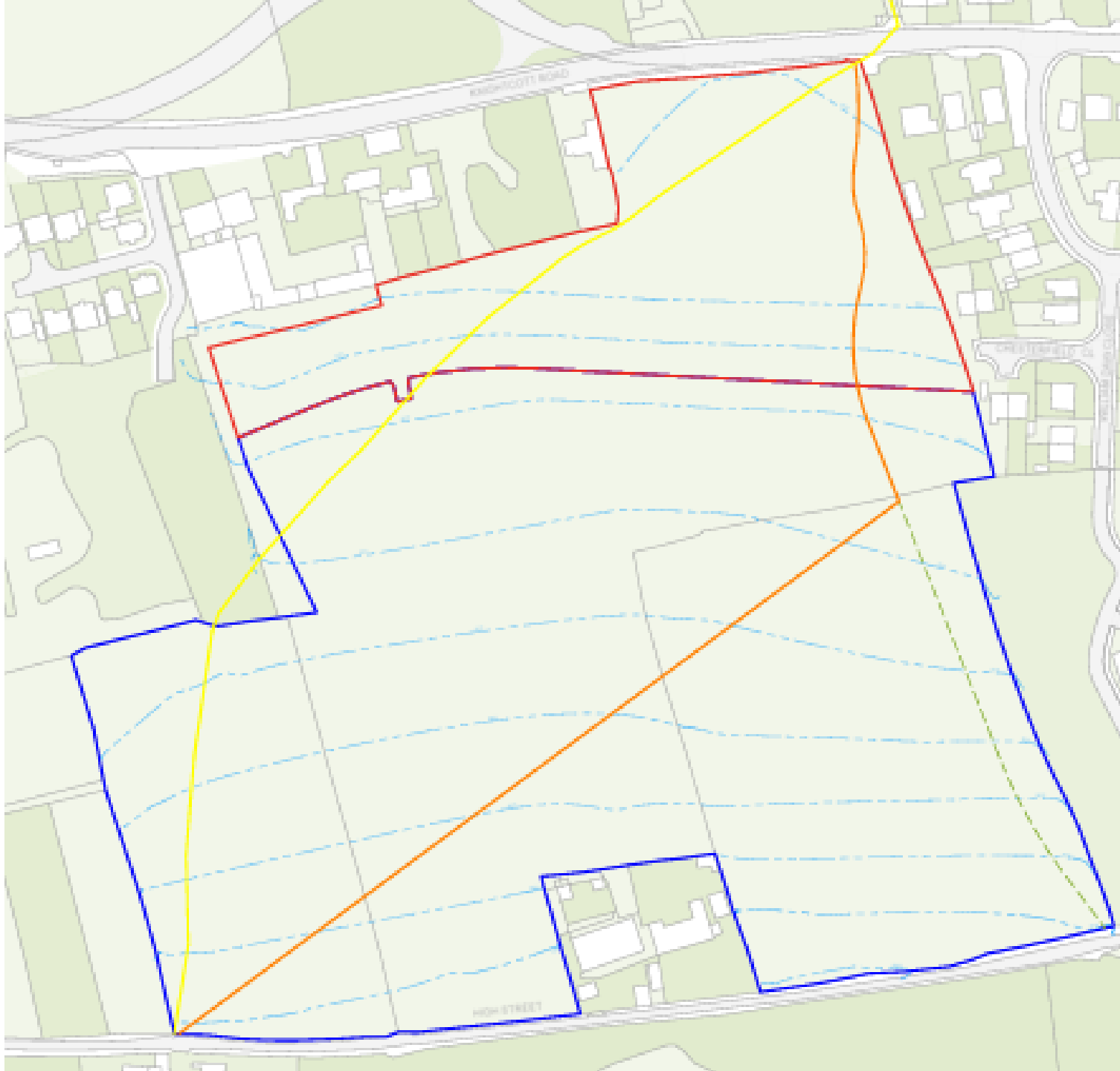
5th of August 2024

24/P/0967/OUT Land South of Knightcott Road Banwell

Outline planning application for residential development of up to 27 dwellings including footpath diversion, with all matter reserved for subsequent approval.

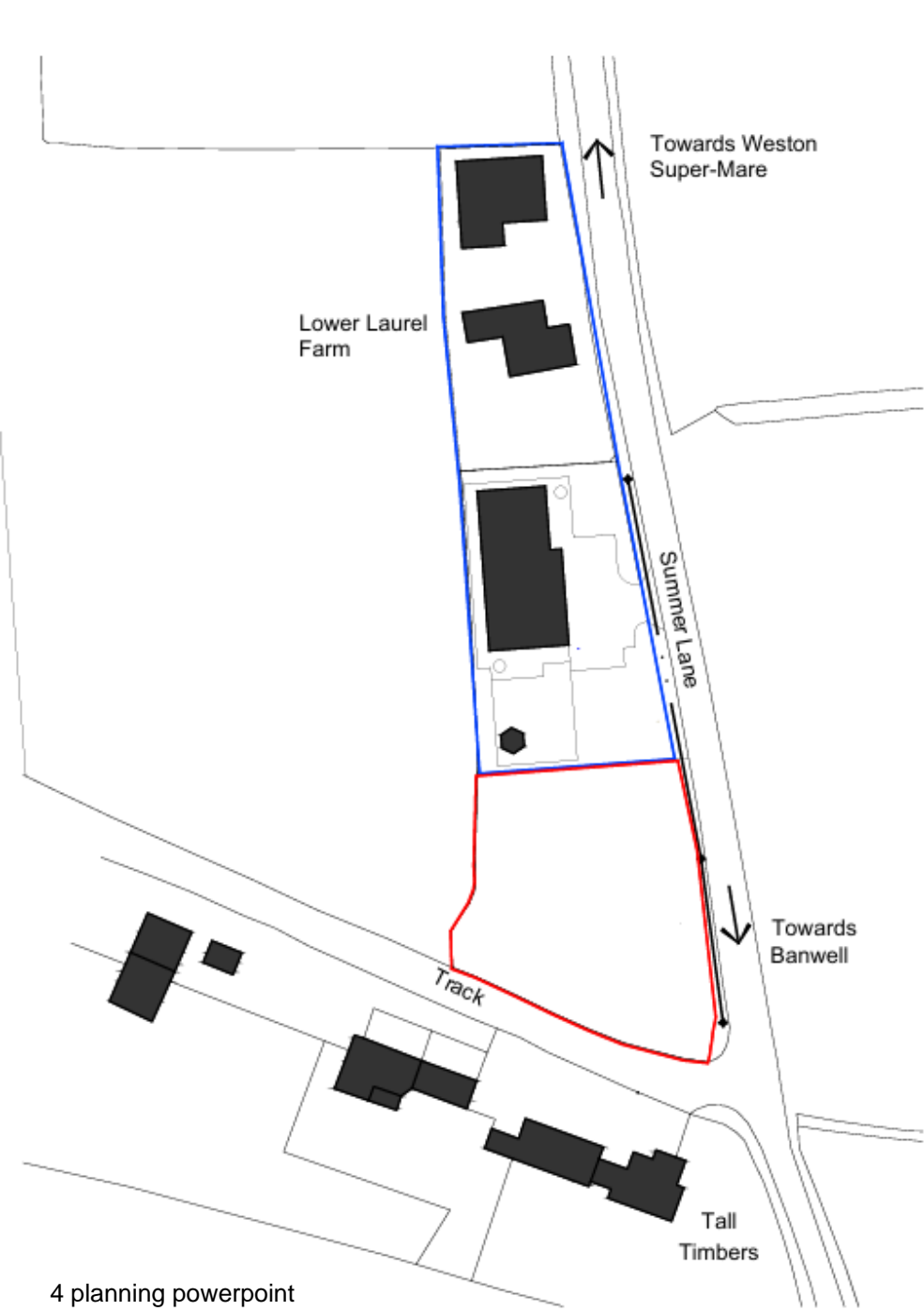




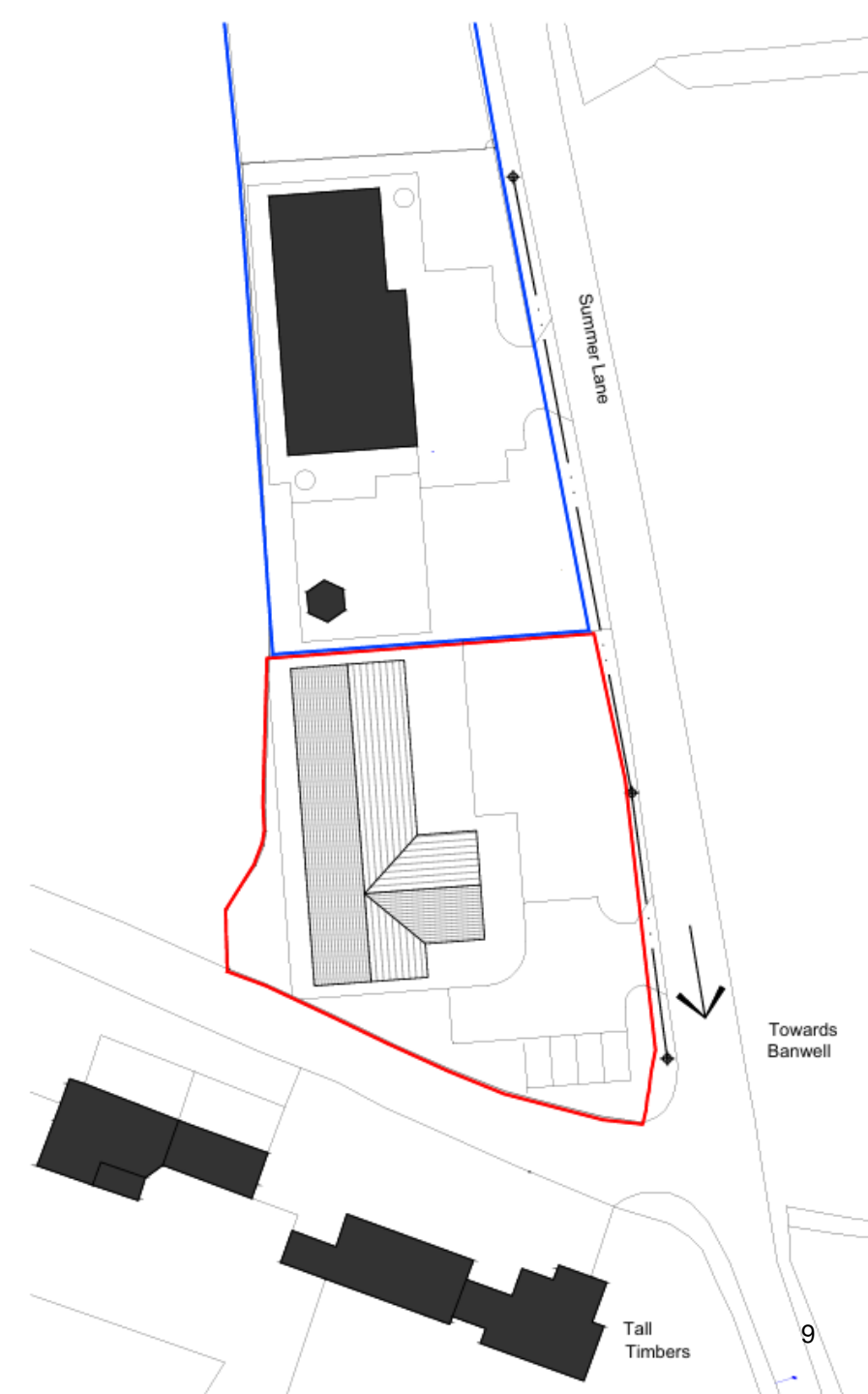


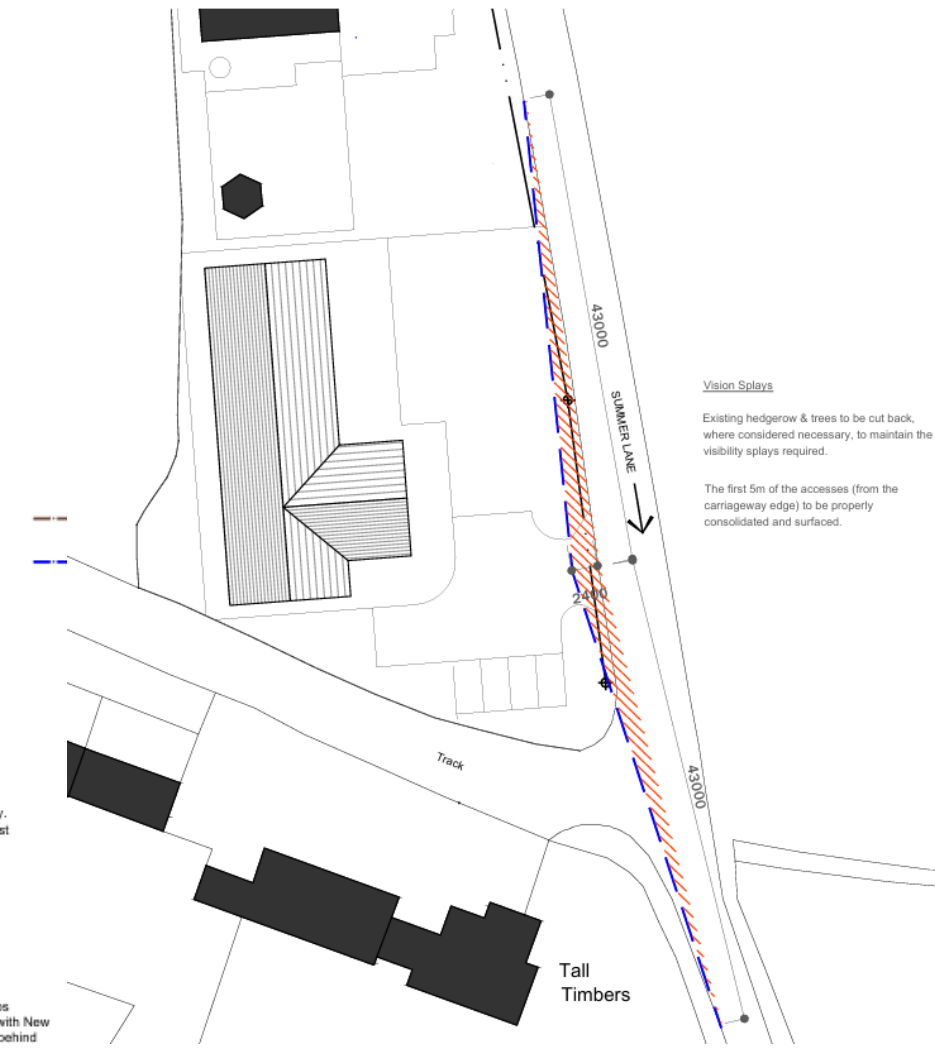
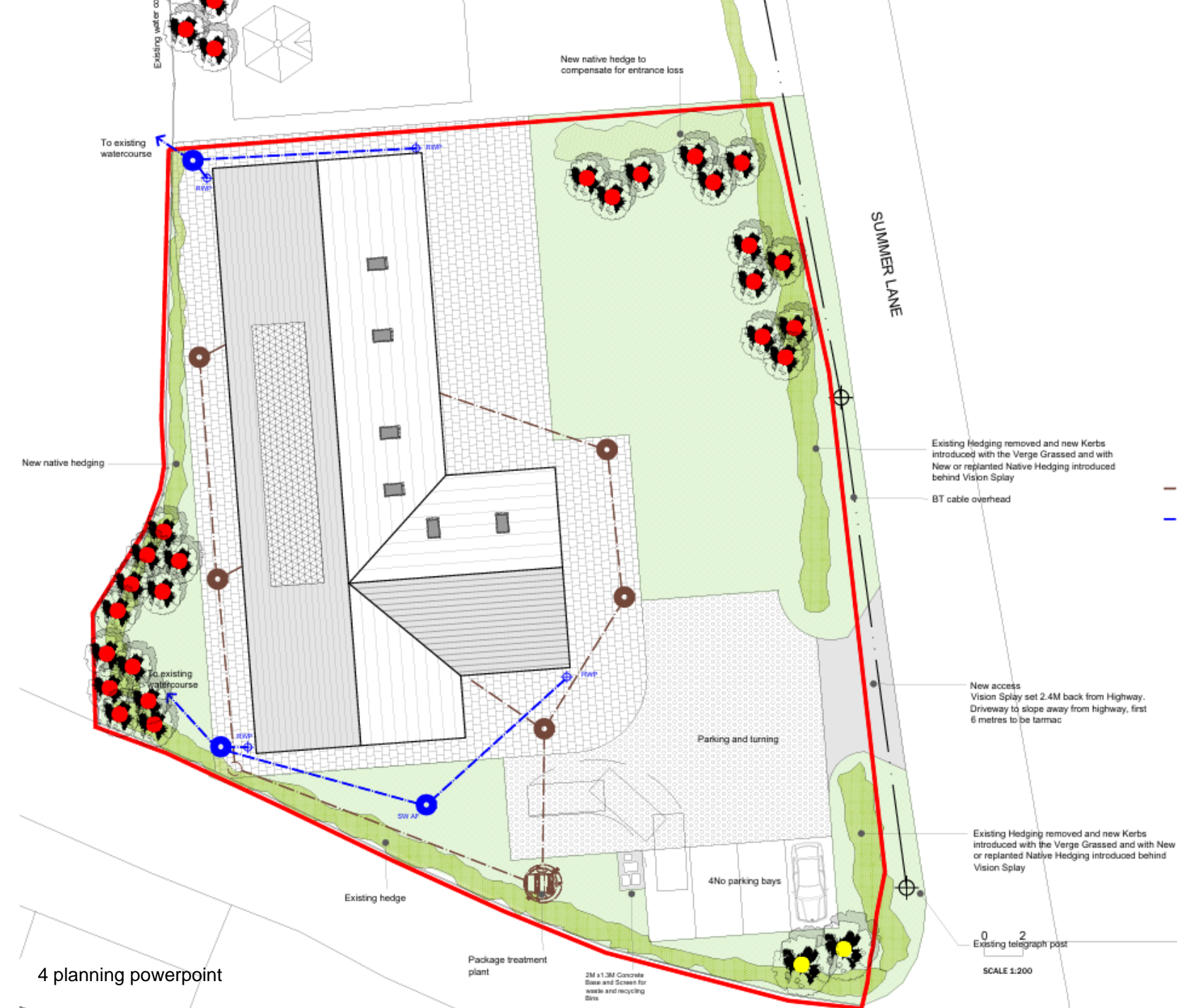
24/P/1086/FUL Land South of Lower Laurel Farm Summer Lane Banwell

**Erection of a single story 6-bedroom dwelling to be
used as a holiday let.**



4 planning powerpoint

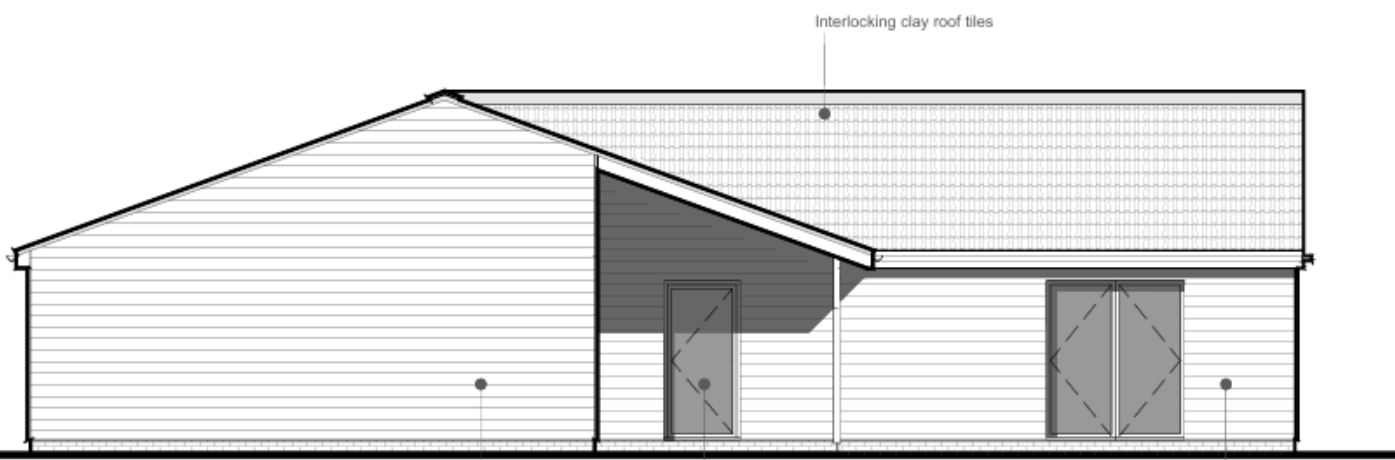




Vision Splays

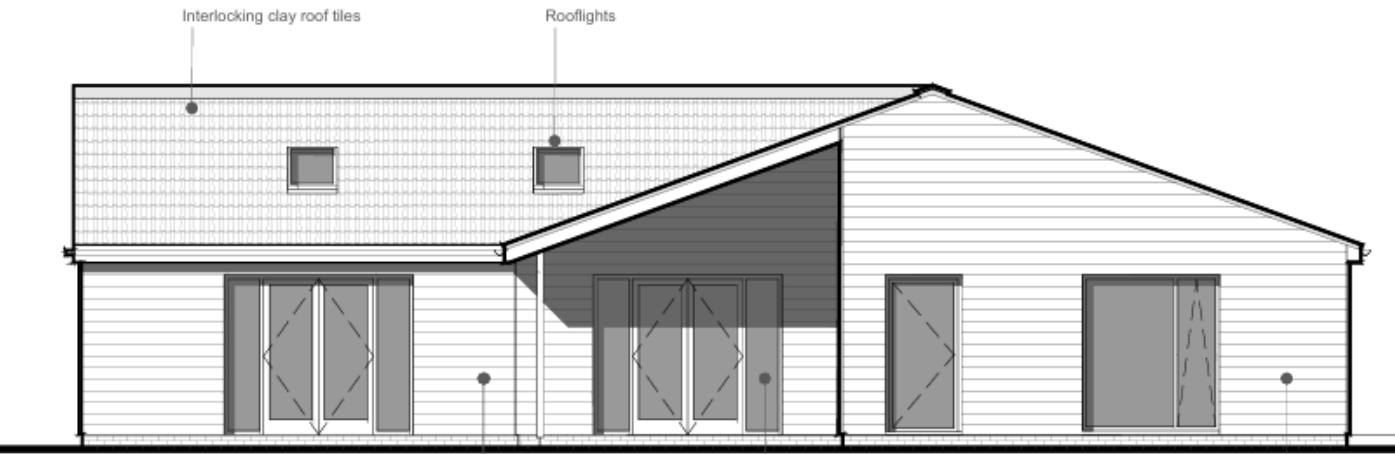
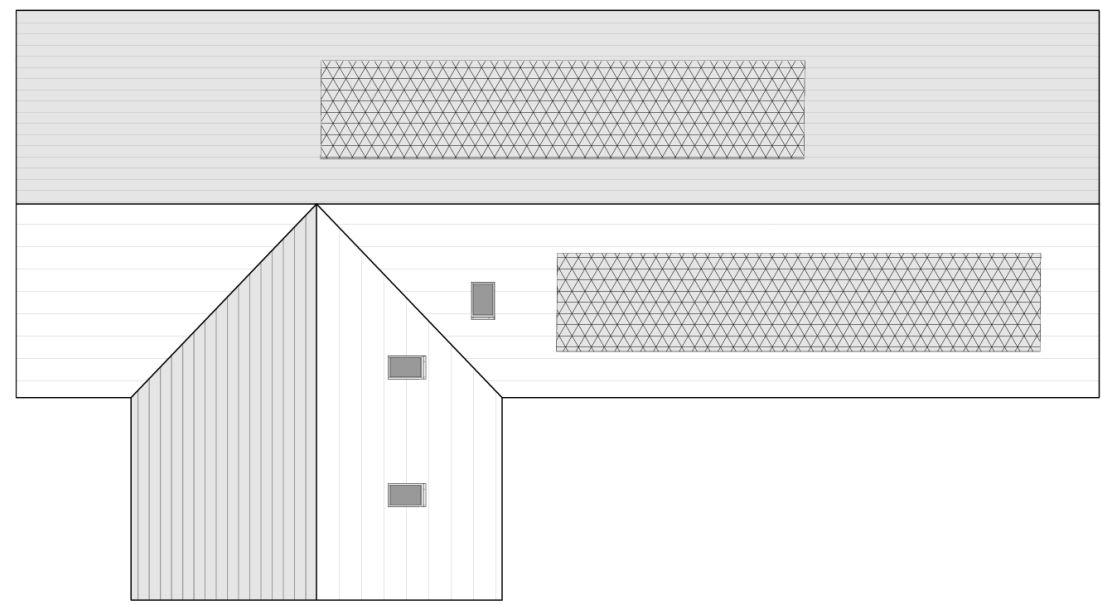
Existing hedgerow & trees to be cut back, where considered necessary, to maintain the visibility splays required.

The first 5m of the accesses (from the carriageway edge) to be properly consolidated and surfaced.



South Elevation

Cedral cladding Triple glazed windows and doors Cedral cladding



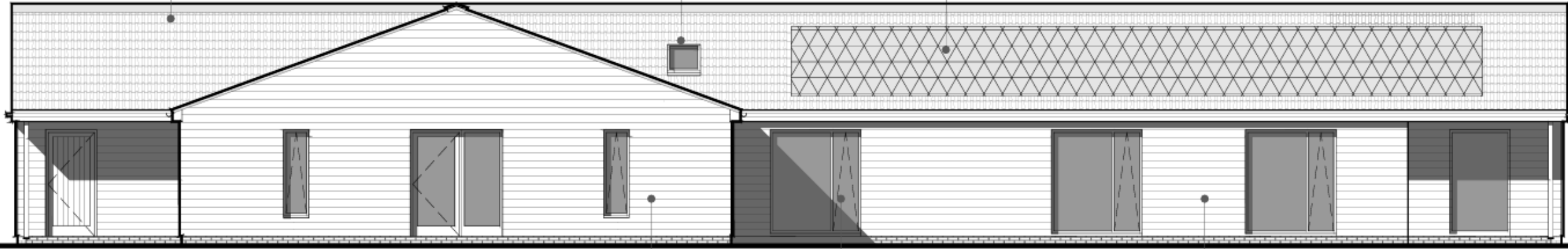
4 planning powerpoint

Cedral cladding Triple glazed windows and doors Cedral cladding

Interlocking clay roof tiles

Rooflights

PV Panels



East Elevation

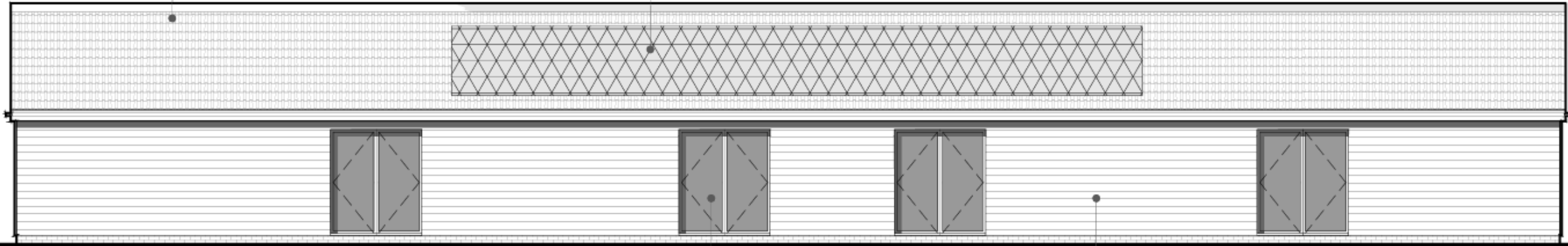
Cedral cladding

Triple glazed windows and doors

Cedral cladding

Interlocking clay roof tiles

PV Panels



West Elevation

Triple glazed windows and doors

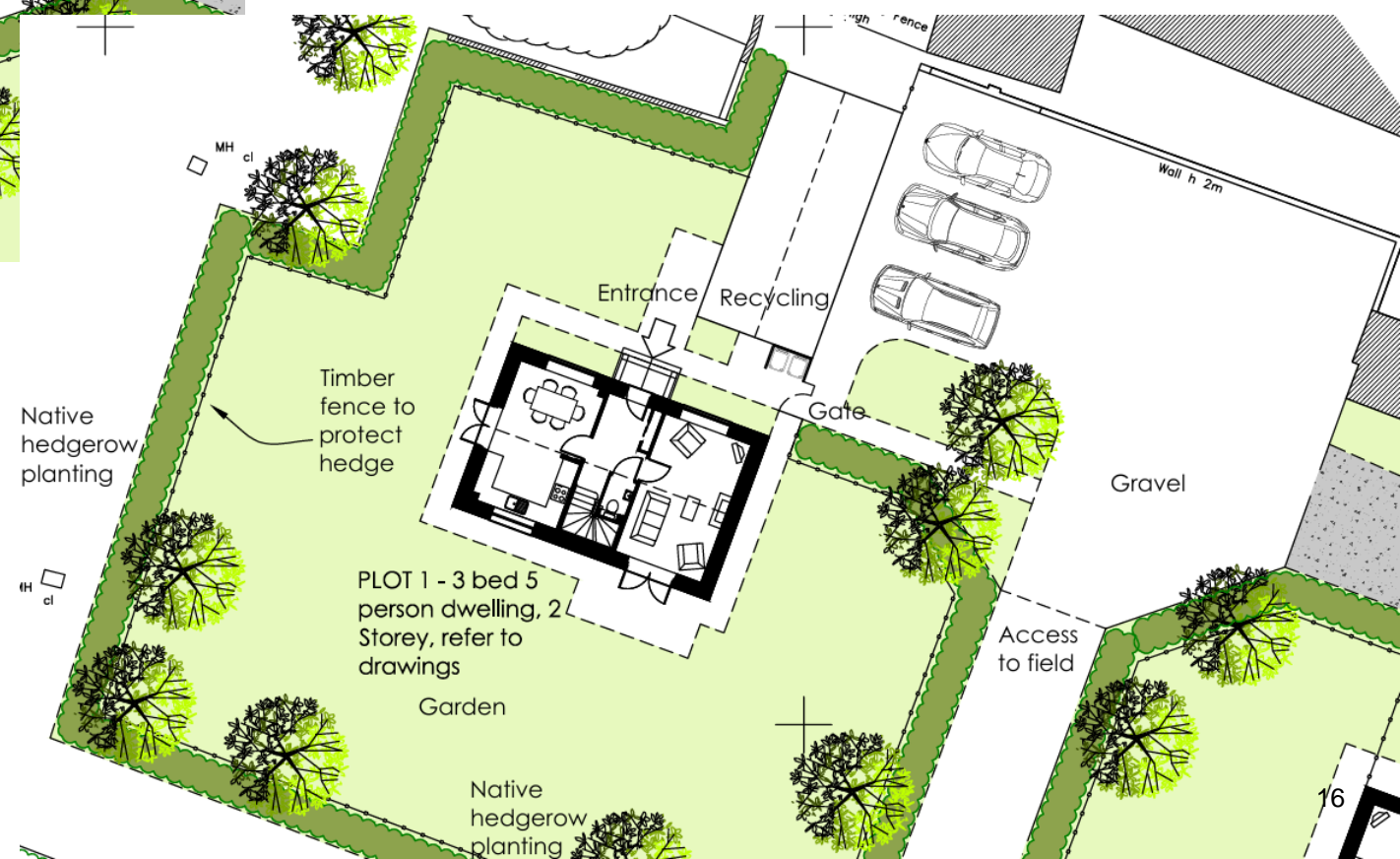
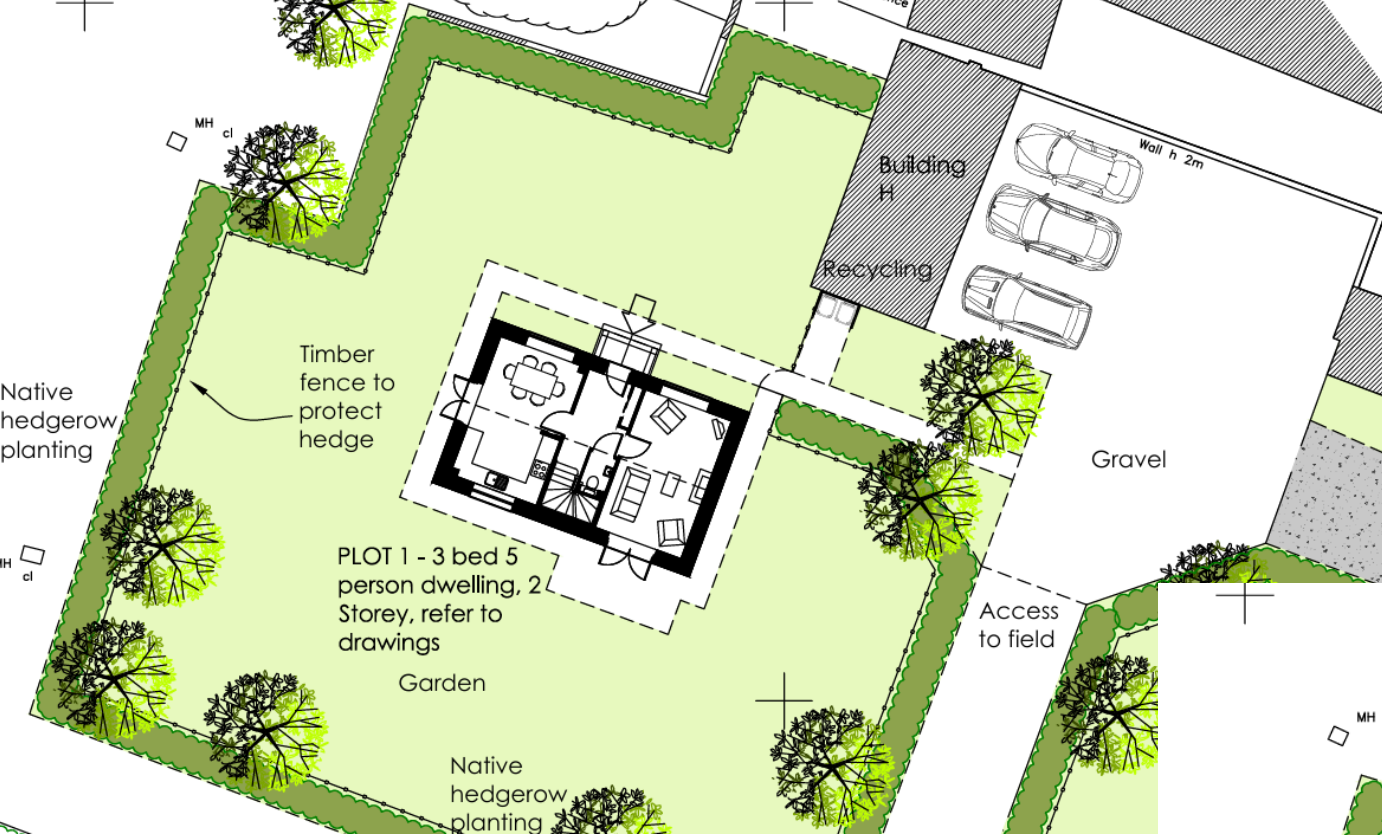
Cedral cladding

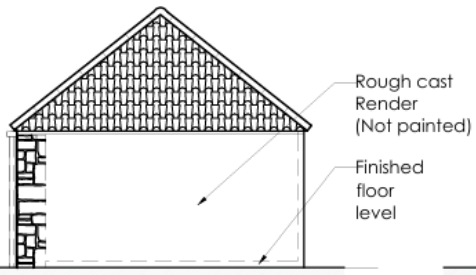


24/P/1276/FUH Cannaways Farm Silver Moor Lane Banwell BS29 6LQ

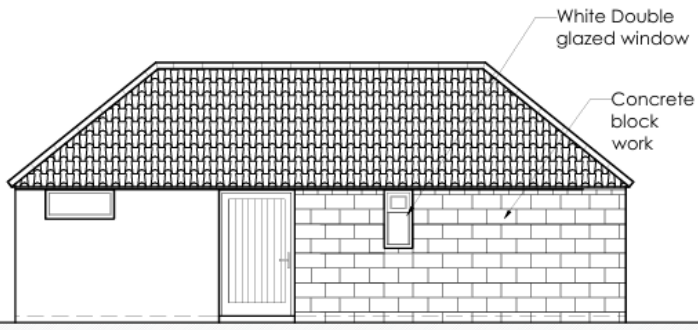
Proposed demolition of existing outbuilding (Labelled H on all plans) and erection of a replacement outbuilding to the North of the site.



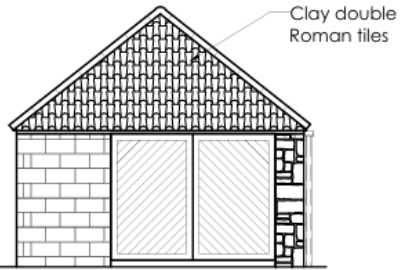




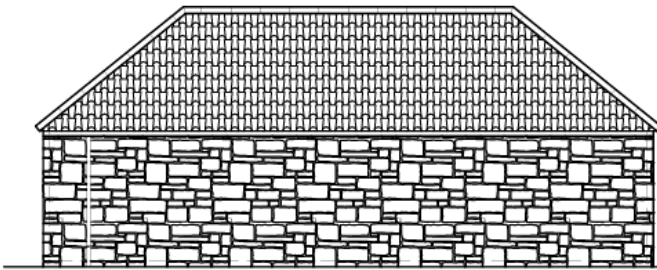
REAR (NORTH EAST) ELEVATION



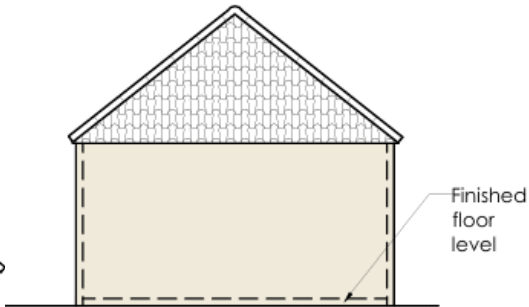
SIDE (NORTH WEST) ELEVATION



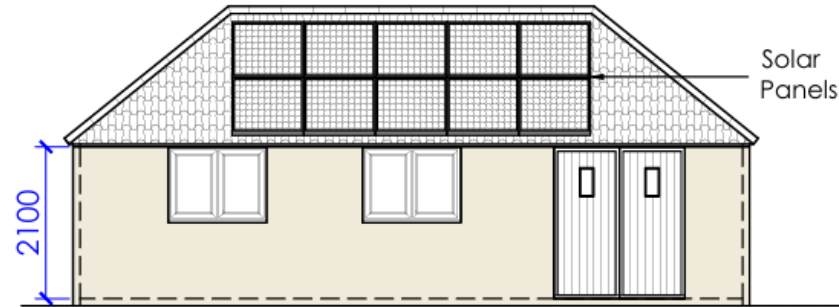
FRONT (SOUTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

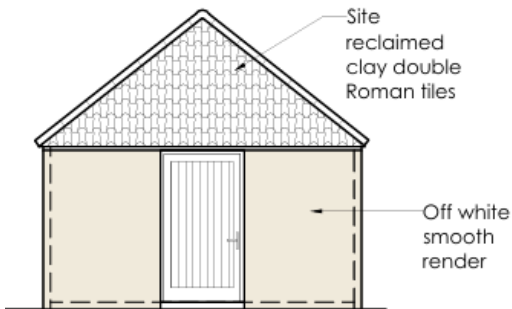
Proposed

Solar Panels

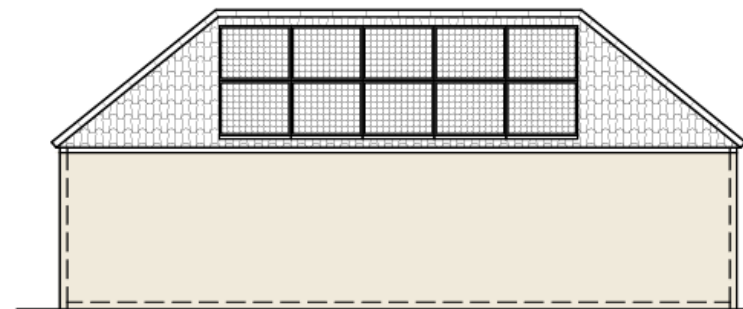
2100

Finished floor level

Existing



SOUTH WEST ELEVATION

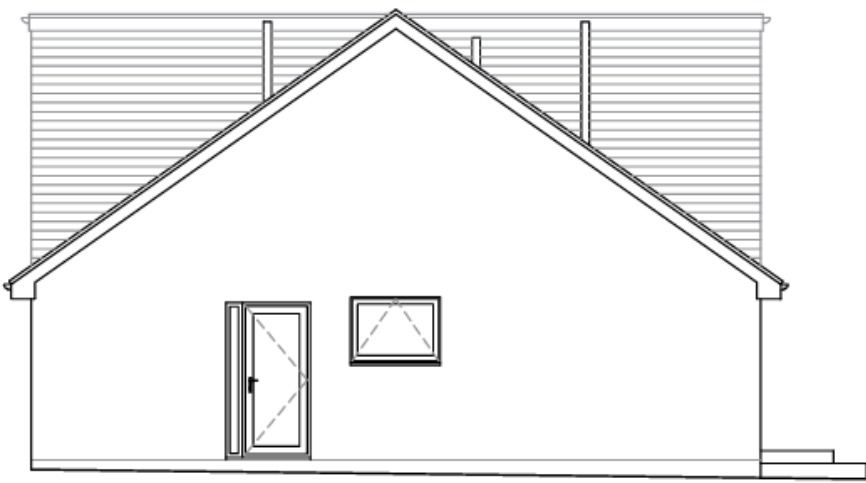


SOUTH EAST ELEVATION

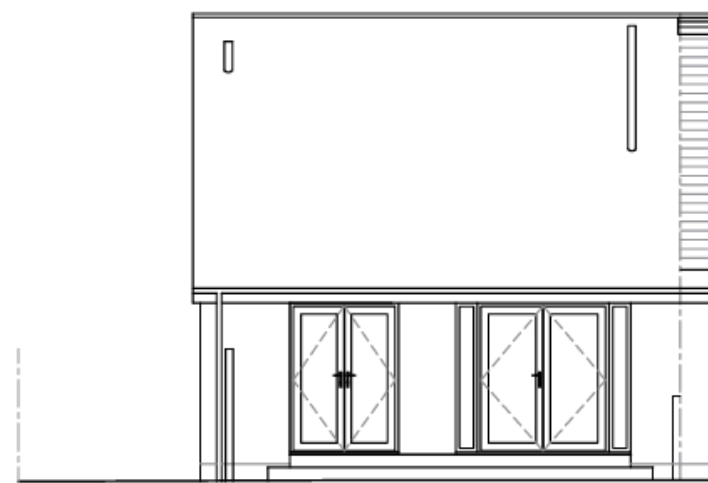
24/P/1301/FUH 2 Waits Close Banwell BS29 6HH

Proposed erection of a single storey rear extension.

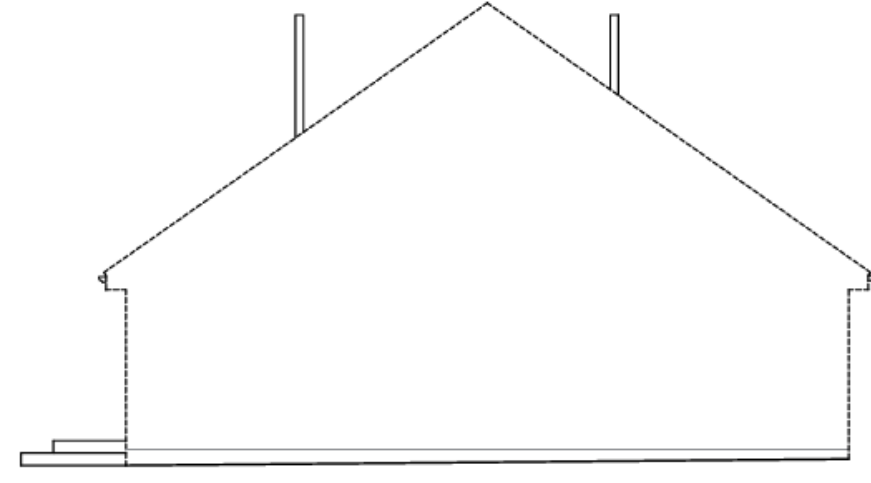




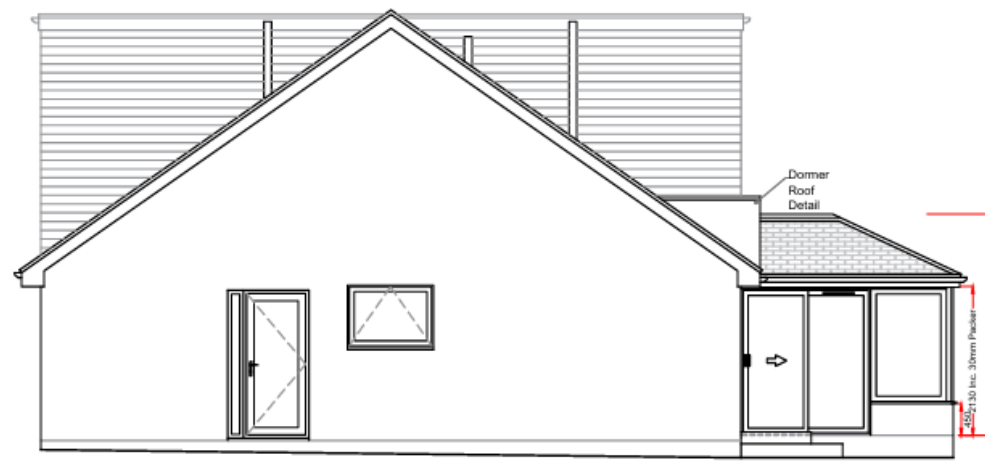
Existing RIGHT HAND SIDE ELEVATION



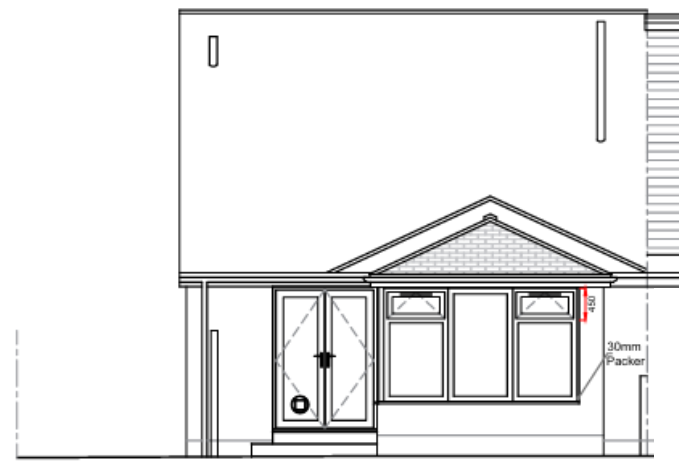
REAR ELEVATION



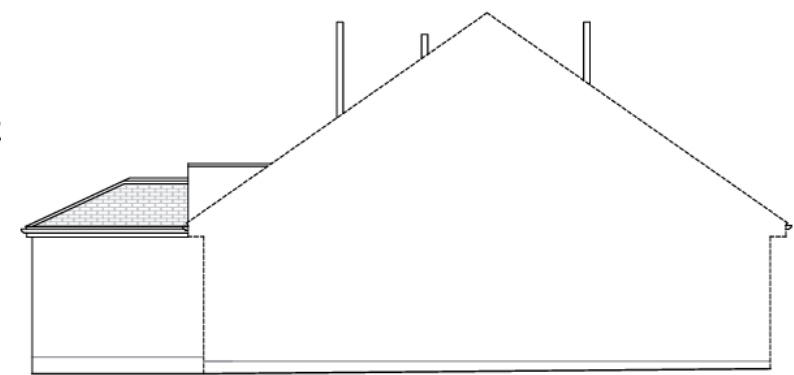
LEFT HAND SIDE ELEVATION



Proposed RIGHT HAND SIDE ELEVATION

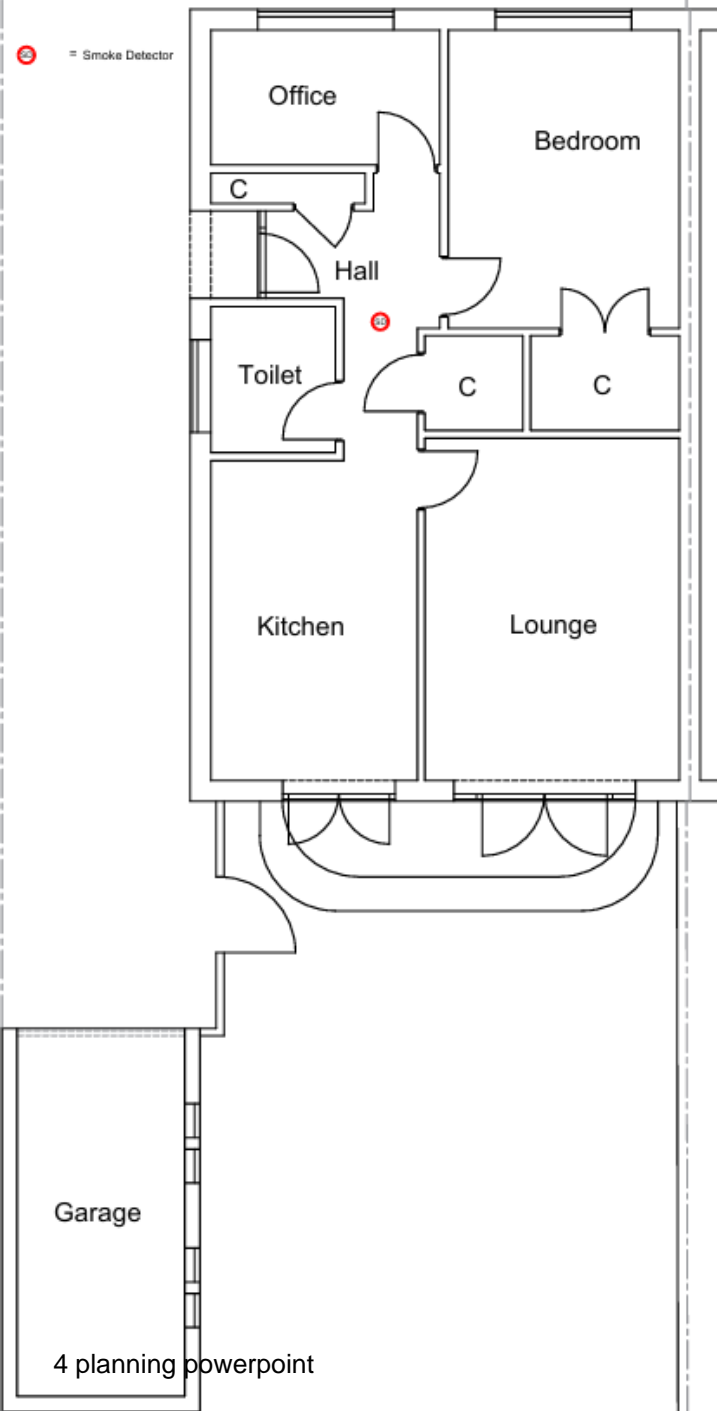


REAR ELEVATION



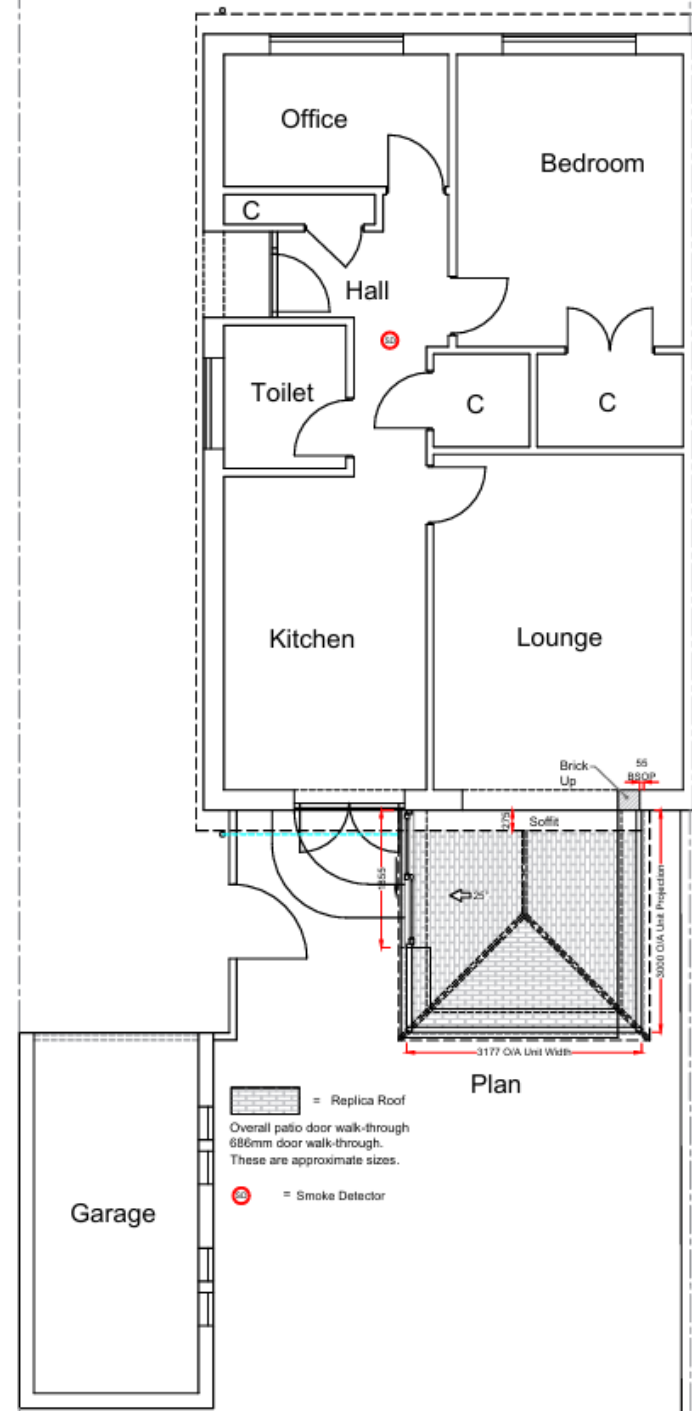
LEFT HAND SIDE ELEVATION

☉ = Smoke Detector



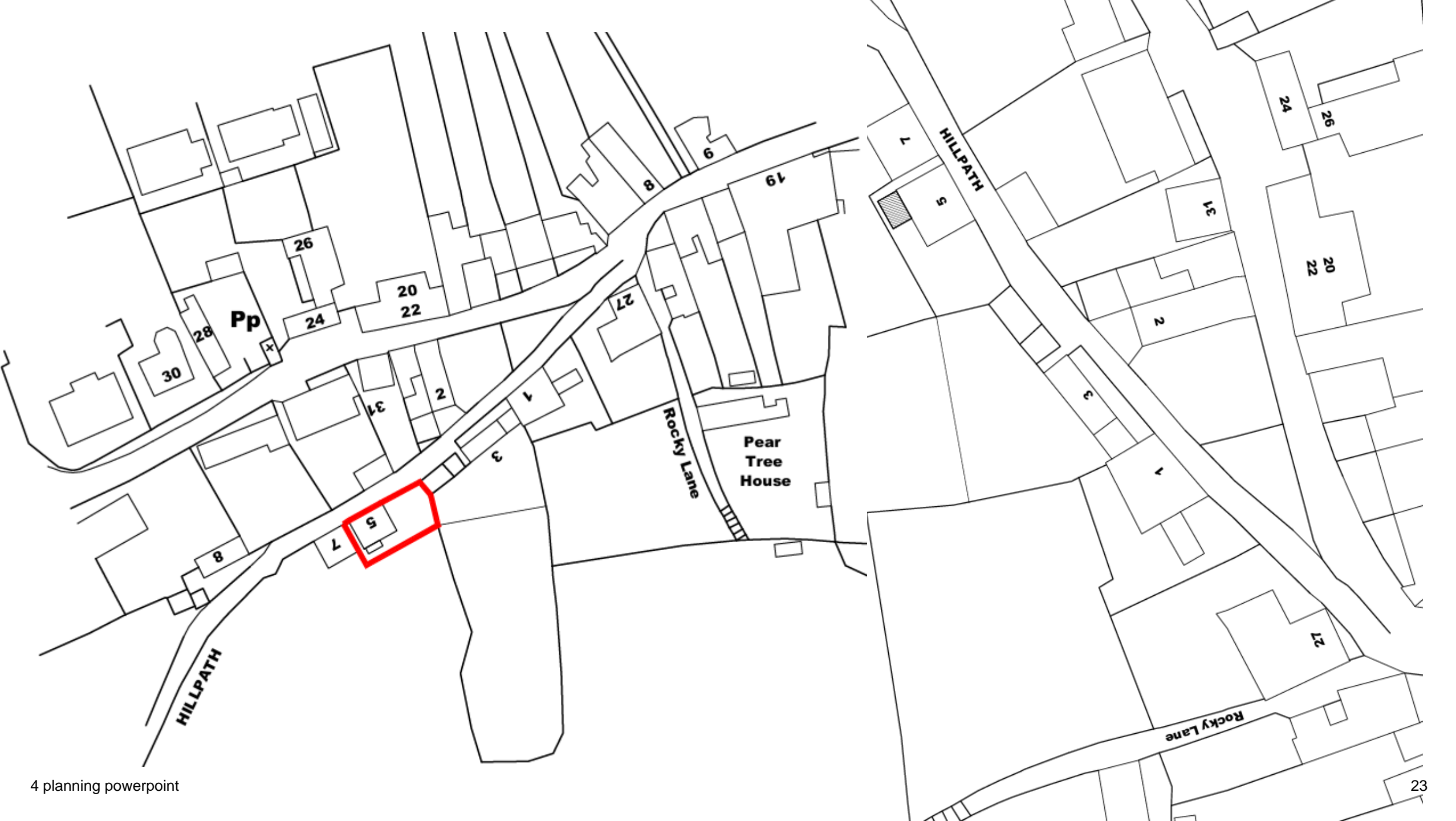
Existing

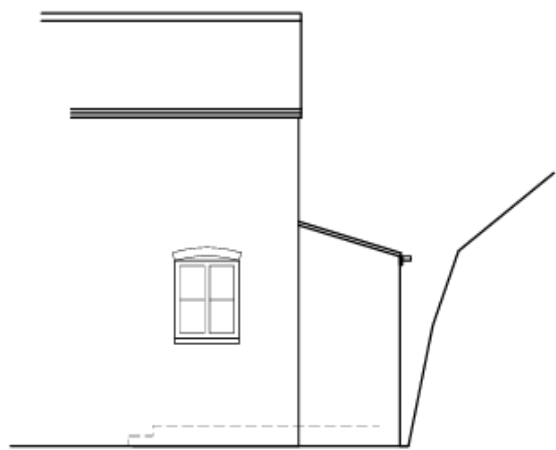
Proposed



24/P/1390/FUH 5 Hill Path Banwell BS29 6AB

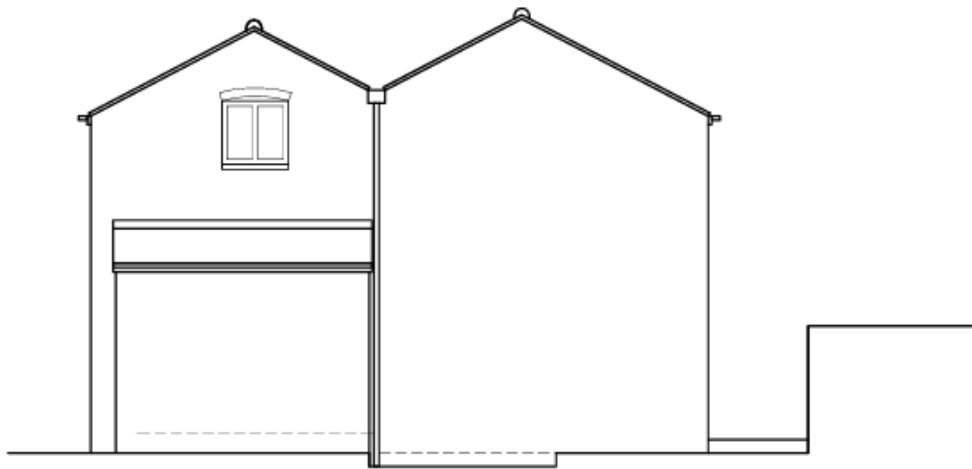
Proposed erection of a first-floor rear extension.



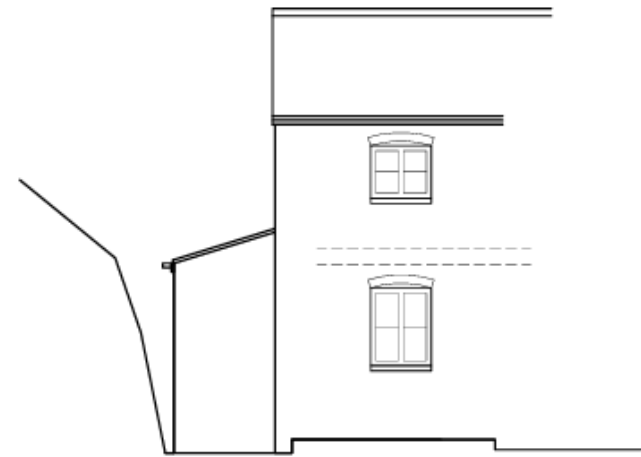


PART SIDE ELEVATION

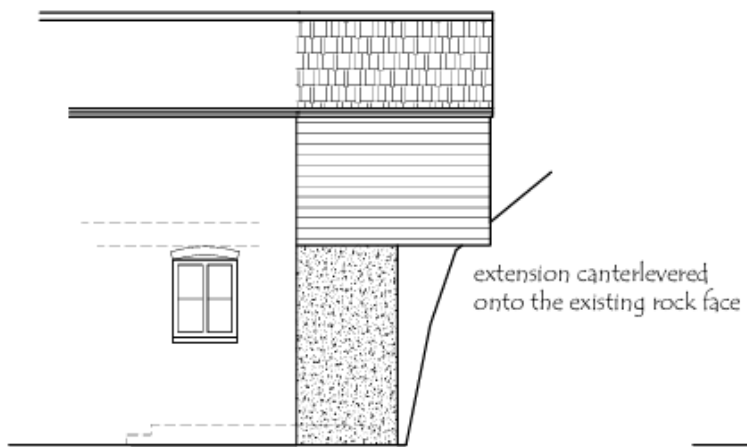
Existing



REAR ELEVATION

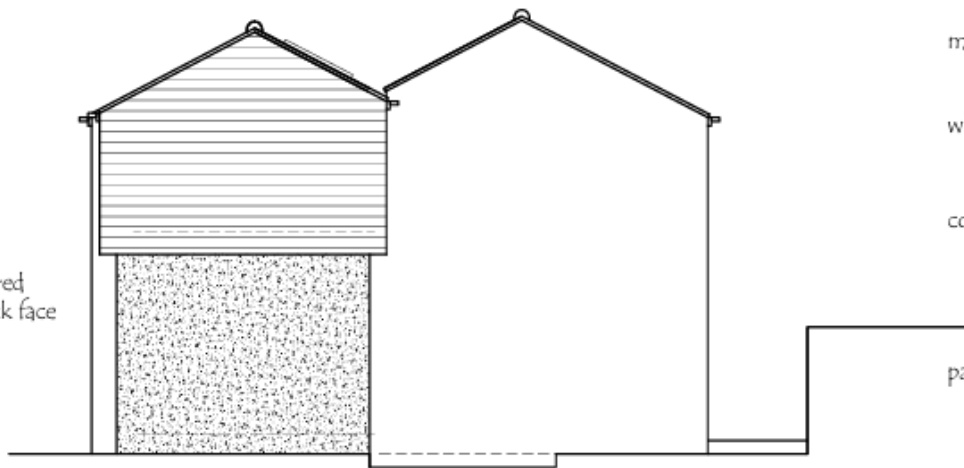


PART SIDE ELEVATION

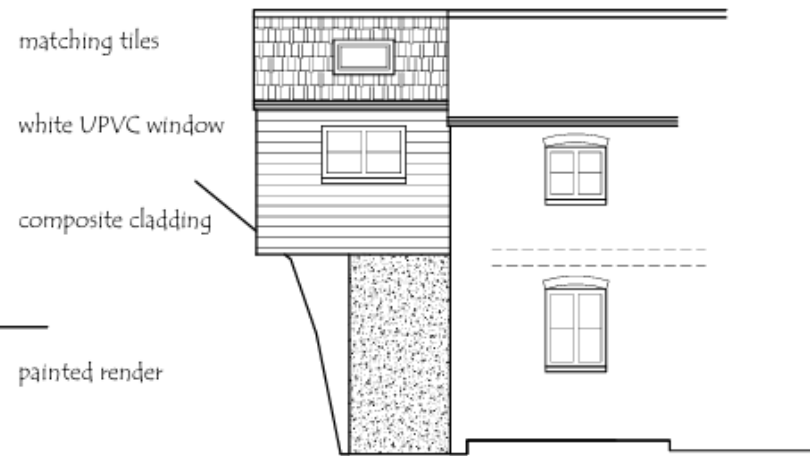


PART SIDE ELEVATION

extension cantilevered onto the existing rock face



REAR ELEVATION



matching tiles

white UPVC window

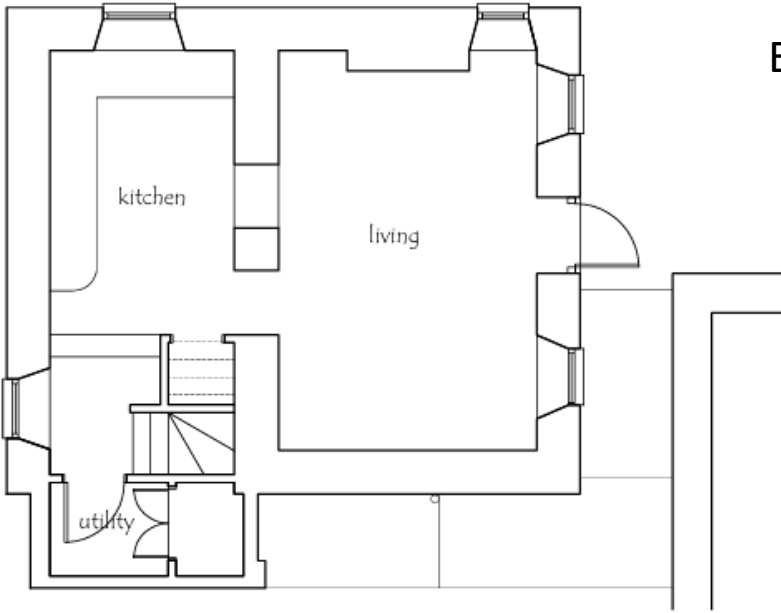
composite cladding

painted render

PART SIDE ELEVATION

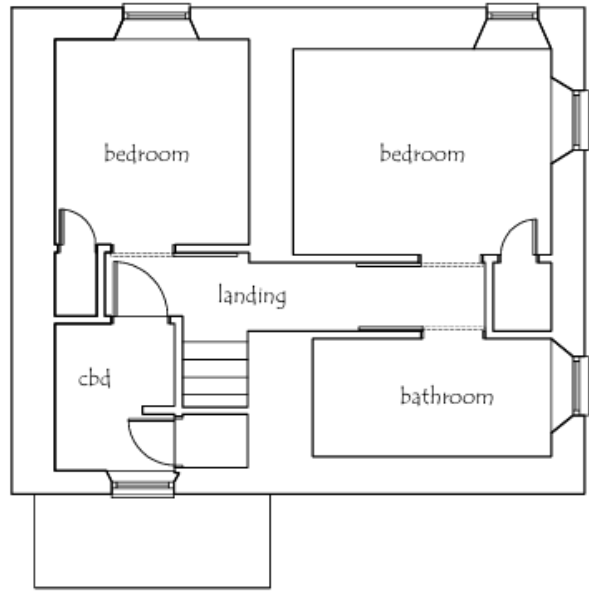
Proposed

Existing

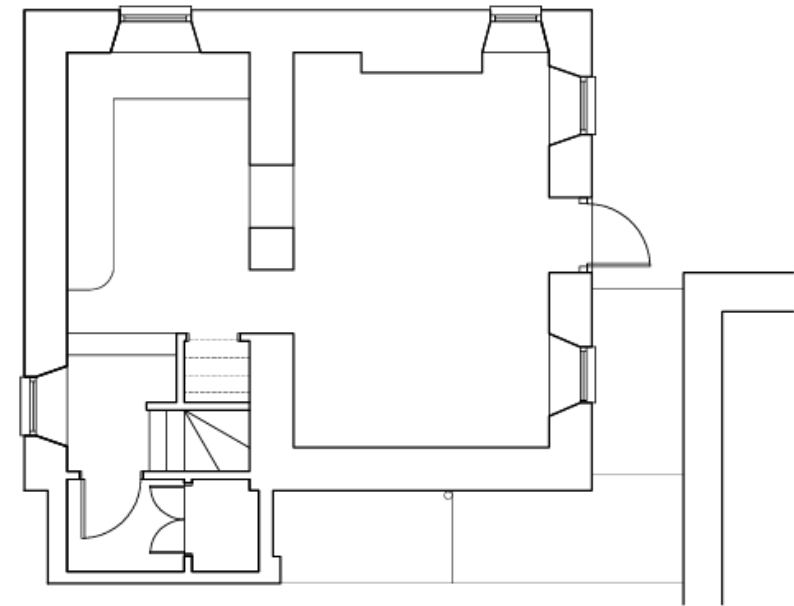


GROUND FLOOR PLAN

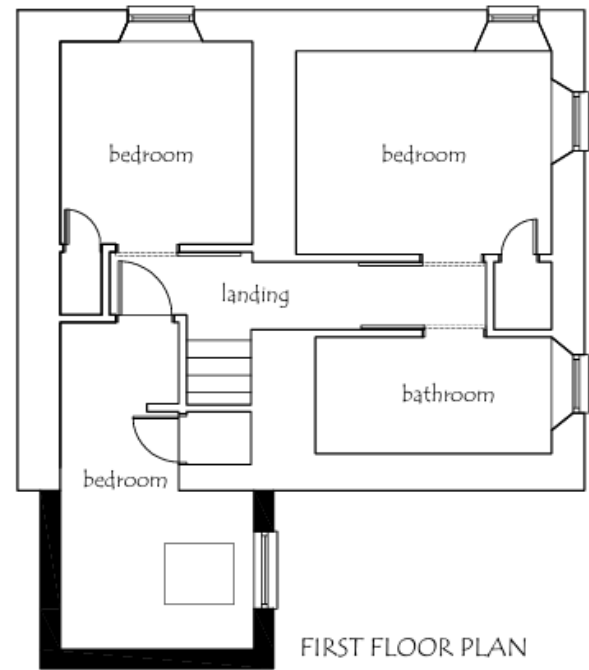
Proposed



FIRST FLOOR PLAN



4 planning powerpoint GROUND FLOOR PLAN



FIRST FLOOR PLAN

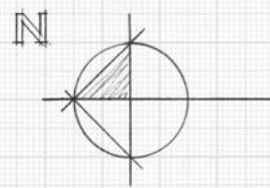
24/P/1414/FUH 22 Littlefields Avenue Banwell BS29 6BQ

**Proposed conversion of existing detached garage &
erection of single storey link-extension at rear.**



LITTLEFIELDS AVENUE
 FOOTPATH
 DRIVEWAY FOR ONE CAR'S PARKING
 No. 22

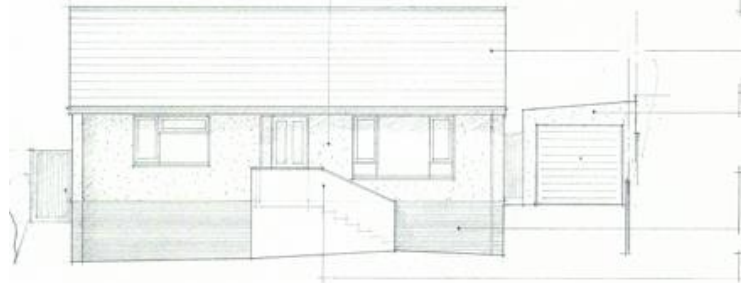
EXISTING



PROPOSED

GARAGE

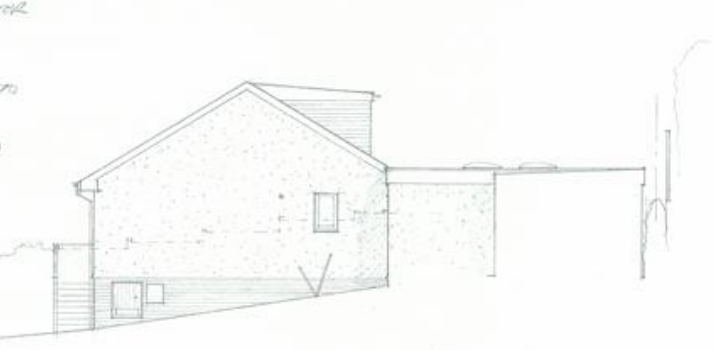
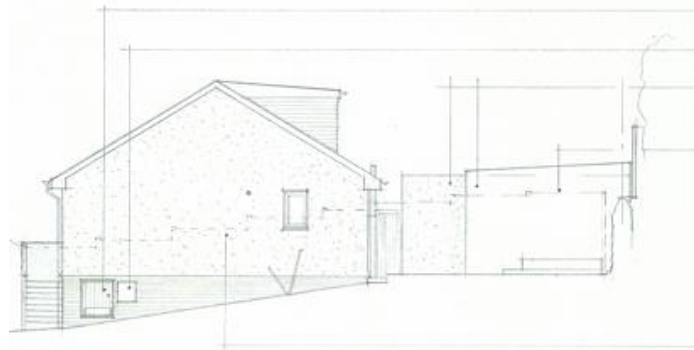
PROPOSED PARTIAL GARAGE RE-BUILD & EXTENSION WITH FLEXIBLE INTERNAL PART FOOT WITH 2 NO FURT WINDOWS



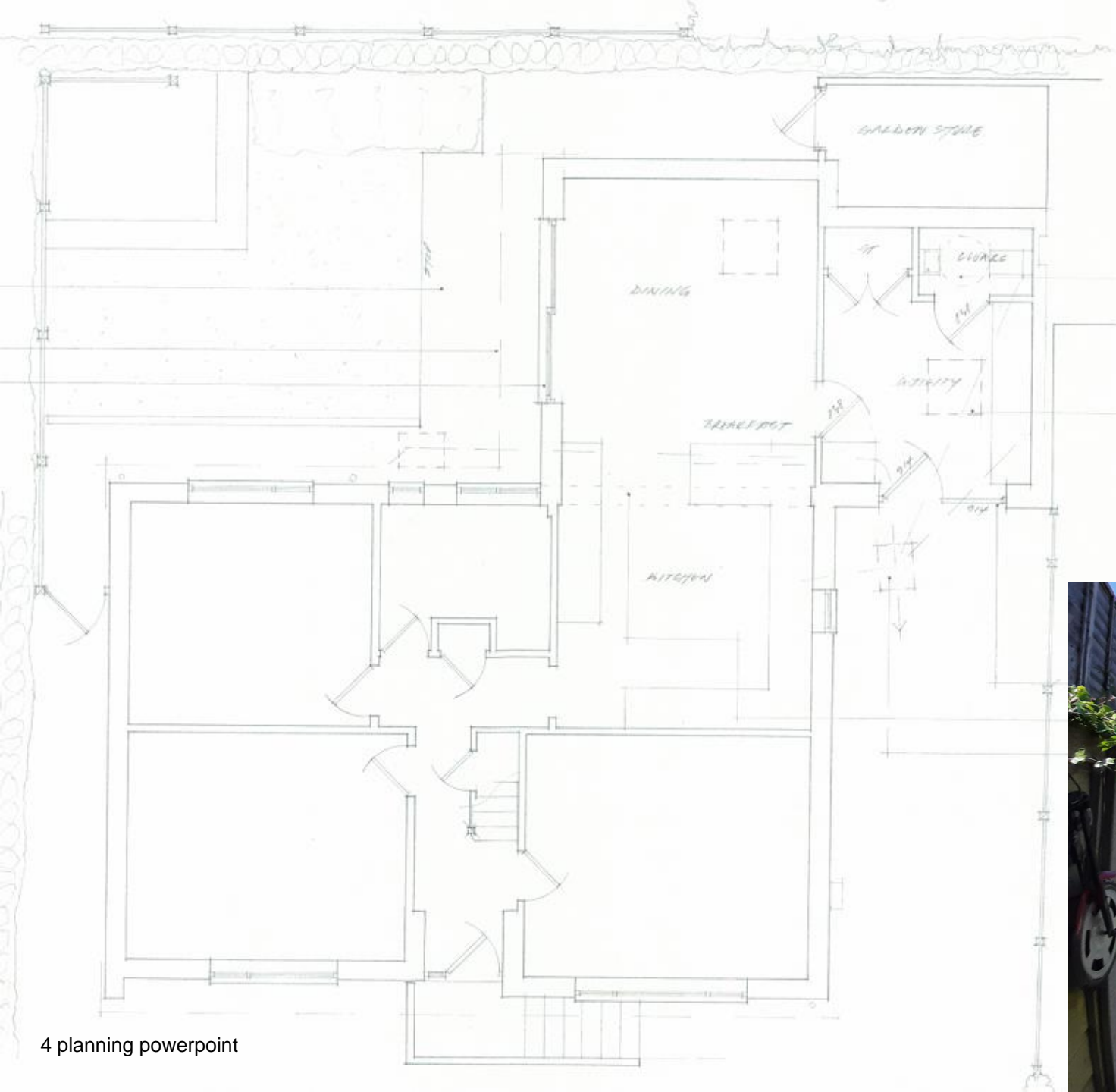
- 6/4 ROOF
- MATCHING SIA ROOFER
- RAVINE TILE HANGINGS
- BOARDER BATHING ROOF TILES
- GARAGE
- WIDE GARAGE DOORS
- WALL - 1/2" PALE BRICKWORK
- 1.4m HIGH W/ STONE WALL
- WHITE FINISHED BAY WINDOW



- FLAT ROOF WINDOWS
- EX-WOOD PATIO DOOR
- FLAT ROOF MEMBRANE
- MATCHING SIA ROOFER
- SECURE GATE



- UNDER FLOOR STORAGE ALONG ROOF
- ROOF 600
- EXISTING GARAGE/STRUCTURE TO NO. 23
- BAKING LINE INDICATES 50/100 1.1m H PARCEL LINE WITH NO. 21
- BAKING LINE INDICATES 50/100 1.1m H PARCEL LINE WITH NO. 23



4 planning powerpoint



To note the following applications

24/P/1178/TPO Eversleigh House East Street Banwell BS29 6BW

T1 - Hornbeam - Remove 2 dead limbs as suggested in tree report attached. Crown reduce to one point above previous points.

24/P/1208/AOC Land South of Churchland Way and Wolvershill Road Mead Fields Banwell.

Request to discharge condition number 6 (Noise Assessment) on application 23/P/0565/FUL

24/P/1238/H2PA 103 High Street Banwell BS29 6AG

Application to determine if prior approval is required for a proposal to construct a first-floor extension (additional storey) to existing dwellinghouse, to a maximum height of 9.2metres

24/P/1302/TRCA 3 High Street Banwell BS29 6AA

Leylandii (T1) Fell. Leylandii (T2) Fell. Leylandii (T3) Fell. Leylandii (T4) Fell. Ash (T5) Fell. Ash (T6) Fell. Ash (T7) Fell

24/P/1340/TRCA Banwell House Wolvershill Road Banwell BS29 6DG

All foliage to be removed from BT telecoms pole

To note the following applications

24/P/1427/TPO Saxon Copse Banwell Ochre Woods, Towerhead Road Banwell

T1- Hazel - Coppice then control height in future. T2 - Field Maple - Fell and re-plant Hazel/ Hawthorn lower down the bank to maintain hedge for boundary and wildlife. T3- Field Maple and Sycamore growing together - fell and re-plant as 2. T4 - Standing dead wood fell. T5 - Lime - crown lifting, remove lower two limbs/branches that prevents morning light to pond.

24/P/1498/AOC Land At Parklands Churchland Way North Somerset

Request to discharge condition number 11 (Remediation Scheme) on application 23/P/0565/FUL

To note North Somerset Council's planning decisions

23/P/1073/AOC Land to The Rear of The Ship Hotel West Street Banwell North Somerset

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

23/P/2587/FUL Land to The Rear of The Ship Hotel West Street Banwell

Erection of 2no. dwellings with access and parking. **APPROVE**

23/P/2563/FUL Gobbles Farm Wolvershill Road Banwell BS29 6LA

Change of use of existing agricultural building to commercial (Use Class B8) storage use and erection of a new commercial building for (Use Class B8) storage units with creation of associated hardstanding and parking.

APPROVE

24/P/0218/AOC Rolstone Farm Business Park West Rolstone Road Hewish

Discharge of Condition numbers 18 (Flood Resilient Construction), 19 (Flood Warning Evacuation Plan), 20 (Drainage Details) and 21 (Prevention of Pollution) on application 21/P/0094/FUL. **APPROVE (discharge condition) (RDC)**

24/P/0443/FUH Woodfield 10 Dark Lane Banwell BS29 6BP

Proposed erection of a single storey side extension and installation of 1no. window to the West elevation. **APPROVE**

To note North Somerset Council's planning decisions

24/P/0561/AOC Phase 4A Parklands Weston-super-Mare

Request to discharge condition numbers 7 (Phasing), 10 (Construction Management), 14 (Construction Water Run Off), 15 (Foul Water Drainage), 22 (Landscaping), 24 (Landscape management plan), 25 (Tree Protection design), 28 (Biodiversity), 29 (Dark Vegetated Corridor Scheme), 30 (External Lighting), 31 (Biodiveristy and Nature Conservation Management Plan), 34 (Fencing), 37 (Nature and Contamination Assessment), 46 (Street Lighting), 48 (Finished Levels), 49 (Material Samples), 50 (Surface Materials Samples), 54 (Boundary Enclosures) and 57 (Waste Control) on application 12/P/1266/OT2. **APPROVE (discharge condition)(RDC)**

24/P/0678/FUH 86 High Street Banwell BS29 6AQ

Demolition of the existing rear steps and proposed erection of a single storey rear extension. **APPROVE**

24/P/0782/AOC Land to The West And North Of Cowleaze Path

Request to discharge condition numbers 9 (LEMP) and 23 (Road Safety Audit) on application 23/P/0565/FUL. **APPROVE (discharge condition)(RDC)**

24/P/0867/AOC Land to South Of William Daw Close Banwell.

Request to discharge condition numbers 8 (Construction Method Statement), 9 (CEMP), 10 (LEMP), 15 (Bin Set Down Plan) and 17 (WSI) on application 21/P/1164/FUL. **APPROVE (discharge condition)(RDC)**

To note North Somerset Council's planning decisions

24/P/0984/NMA 6 High Street Banwell BS29 6AA

Nonmaterial amendment to application 23/P/1667/FUH (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.) to allow for the retention of the existing porch and small part of rear extension, change of fenestration on the rear extension and update of internal layouts.

APPROVE

24/P/1208/AOC Land South of Churchland Way & Wolvershill Rd, Mead Fields, Banwell.

Request to discharge condition number 6 (Noise Assessment) on application 23/P/0565/FUL. **APPROVE (discharge condition)(RDC)**