



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7<sup>th</sup> of October 2024.

**PRESENT:** Councillors Nick Manley (Chairman), Simon Arlidge, Paul Blatchford, Steve Davies, 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.**

**54/24 To receive apologies for absence (agenda item 1)**

No apologies were received.

**55/24 To receive declarations of interest (agenda item 2)**

No Declarations of Interest were received.

**56/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2<sup>nd</sup> of September 2024 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 2<sup>nd</sup> of September 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.

**57/24 To note and comment upon planning applications (agenda item 4).**

(i) **24/P/1624/FUL The Moor Dairy Moor Road Banwell BS29 6ET.**

Proposed demolition of existing alpaca barn and the erection of replacement alpaca barn.

**Resolved:** to not object to this application.

**The resolution was correctly proposed and seconded (unanimous)**

(ii) **24/P/1749/FUL Corner Lodge Whitecross Lane Banwell BS29 6DP.**

Proposed conversion of existing detached garage to 1no. dwelling. Works to include Hardstanding and landscaping alterations including the infill of existing outdoor pool and creation of new vehicular access for existing dwelling. Fenestration alterations to the North and West elevations including the removal, replacement and installation of windows, doors, cladding and 1no. new rooflight.

**Resolved:** to not object to this application.

**The resolution was correctly proposed and seconded (unanimous)**

**58/24 To note the following planning applications (agenda item 5).**

(i) **24/P/1855/TPO 2 Knightcott Road Banwell BS29 6HA**

Lime Tree: Crown Lift to 7ft. and lower limb prune.

- (ii) **24/P/1884/AOC Phase 4A Land at Parklands Banwell.**  
Request to discharge condition number 49 (External Surface Materials) on application 12/P/1266/OT2
- (iii) **24/P/1890/CQA Buildings and Land at Box Bush Lane, Rolstone, Banwell BS24 6UA.**  
Prior approval for the change of use of 2no. barns and associated curtilage land to 2no. dwellinghouses with operational development including the insertion of new windows and doors, and replacement of damaged walls and roofing as necessary.

**Resolved:** The applications above were noted with the exception of 24/P/1890/CQA Buildings and Land at Box Bush Lane, Rolstone, Banwell BS24 6UA as the Committee expressed concern that the building will be within the flood plain.

**The resolution was correctly proposed and seconded (unanimous)**

**59/24 To note planning decisions – (agenda item 6)**

- (i) **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. **REFUSED**
- (ii) **24/P/1390/FUH 5 Hill Path Banwell BS29 6AB**  
Proposed erection of a first-floor rear extension. **APPROVED**
- (iii) **24/P/1414/FUH 22 Littlefields Avenue Banwell BS29 6BQ**  
Proposed conversion of existing detached garage and erection of a single storey link-extension to the rear. **APPROVED**
- (iv) **24/P/1455/TRCA The Coach House East Street Banwell BS29 6BW**  
T1 - Dead Rowan - Fell T2 - Dead Cherry - Fell T3 - Willow - Pollard to previous pollard point 2m.  
**No objection (tree/hed) unconditional**
- (v) **24/P/1789/NMA The Paddock Wolvershill Road Banwell BS29 6LA**  
Nonmaterial amendment to application 23/P/1428/FUH (Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer) to allow for a correction to the approved elevations drawing to show the existing two front hipped gables. **APPROVED**

The Clerk tabled the following decision which had been received since the agenda had been published.

- (vi) **24/P/1427/TPO Saxon Copse Banwell Ochre Woods Towerhead Road Banwell.**  
T1 - T4 - coppice then manage as hedge by laying. T5 - Lime - crown lift by remove lower two branches (50-75mm diameter). **APPROVED**
- (vii) **24/P/1884/AOC Phase 4A Land at Parklands Banwell.**  
Request to discharge condition number 49 (External Surface Materials) on application 12/P/1266/OT2. **APPROVE (discharge condition) (RDC)**

**60/24 Date of the next meeting (agenda item 7)**

14th October 7pm Wolvershill Working Group at Banwell Youth & Community Centre (YCC)  
4th of November 7pm Planning Committee Meeting at the YCC.

**The Chairman closed the meeting at 19:10**

.....Chairman

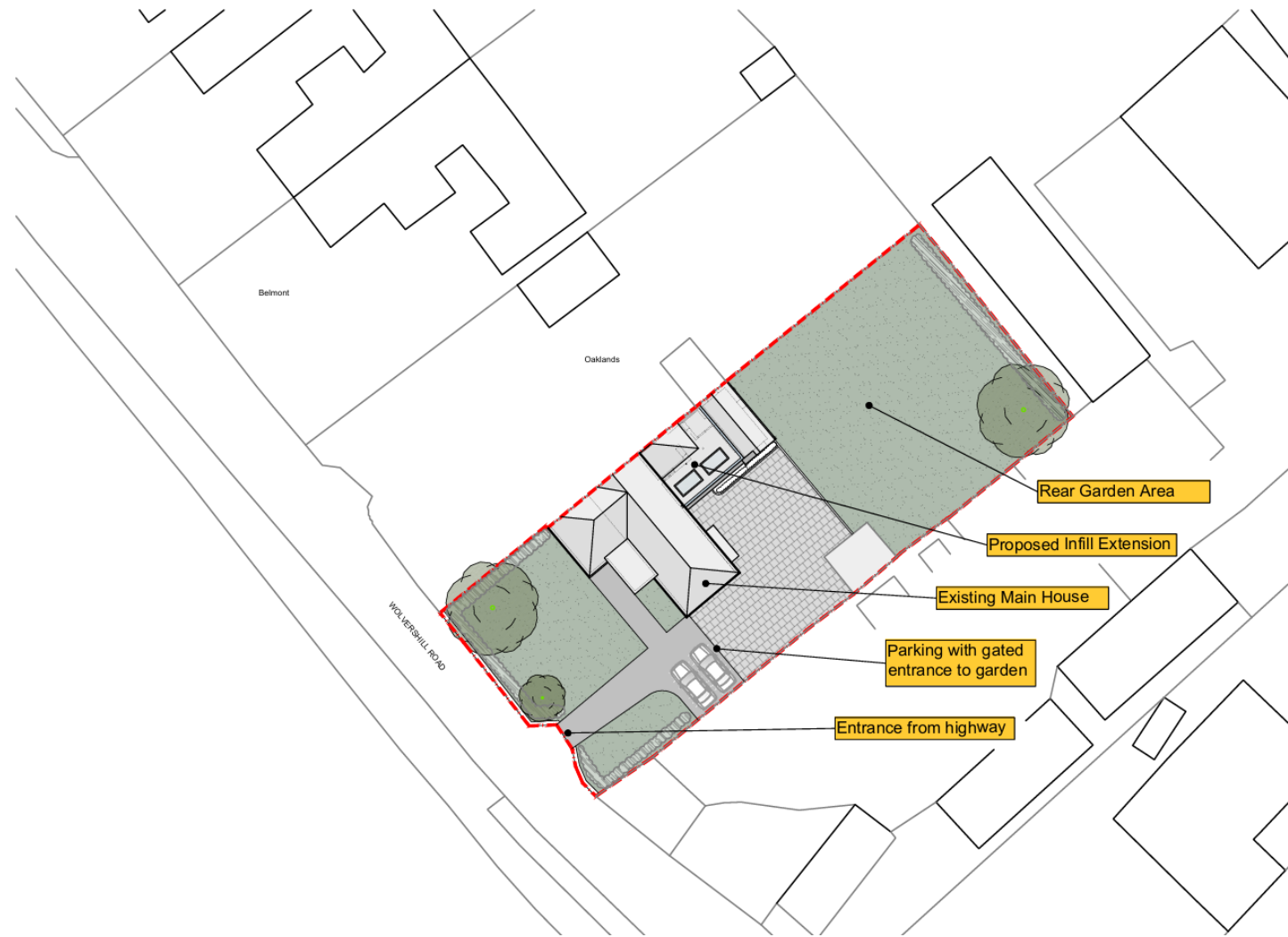
.....Date

# November Planning Committee Meeting

4<sup>th</sup> of November 2024

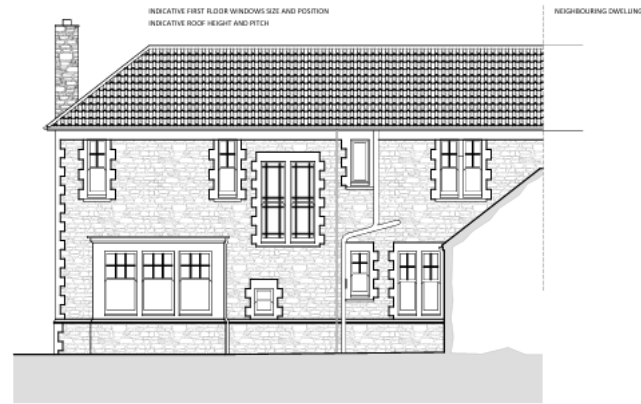
**24/P/2001/FUH Epworth Wolvershill  
Road Banwell BS29 6DJ.**

**Proposed removal of existing conservatory and erection of  
an infill extension in place.**





South East Elevation [SCALE 1:100]



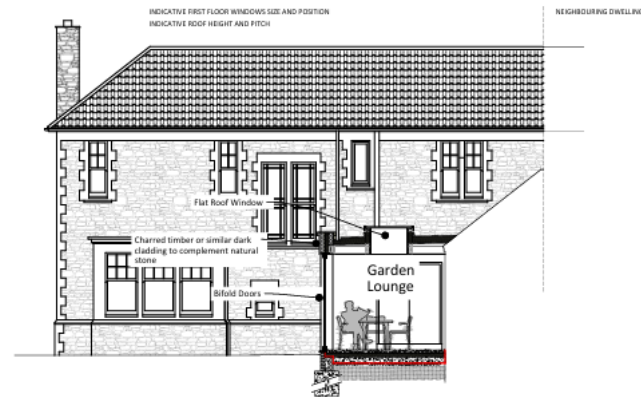
North East Sectional Elevation [SCALE 1:100]



North East Elevation [SCALE 1:100]



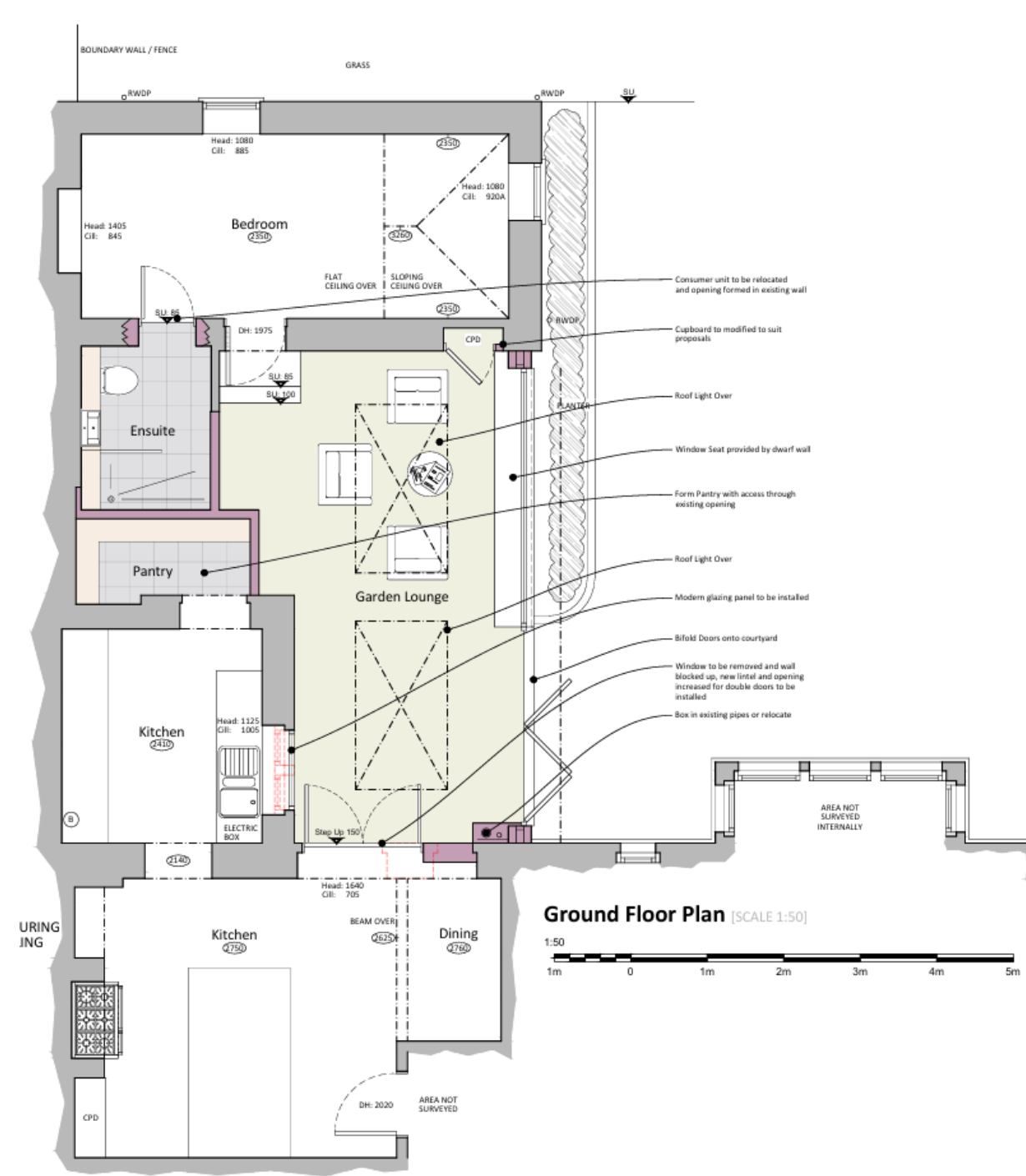
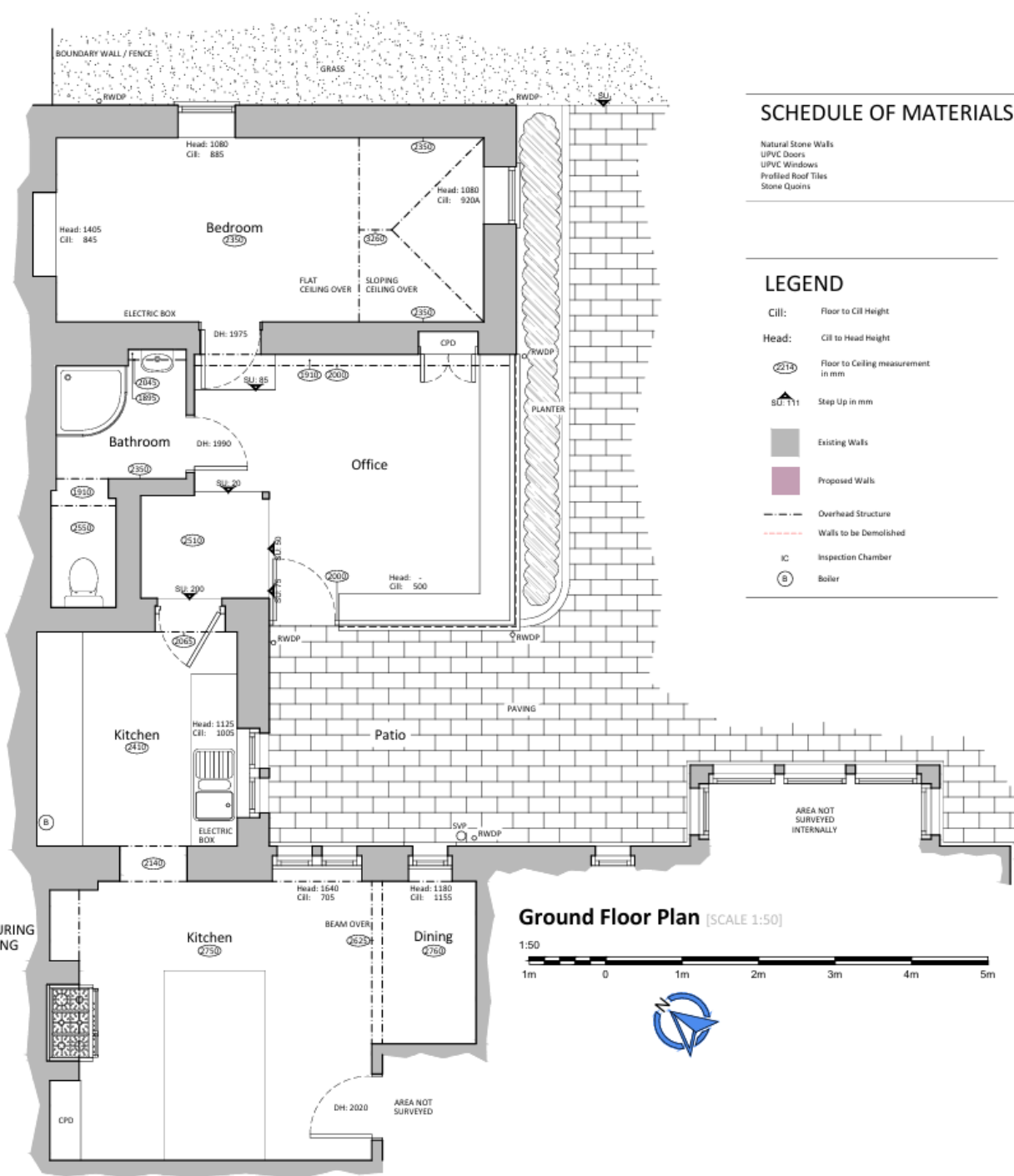
South East Elevation [SCALE 1:100]

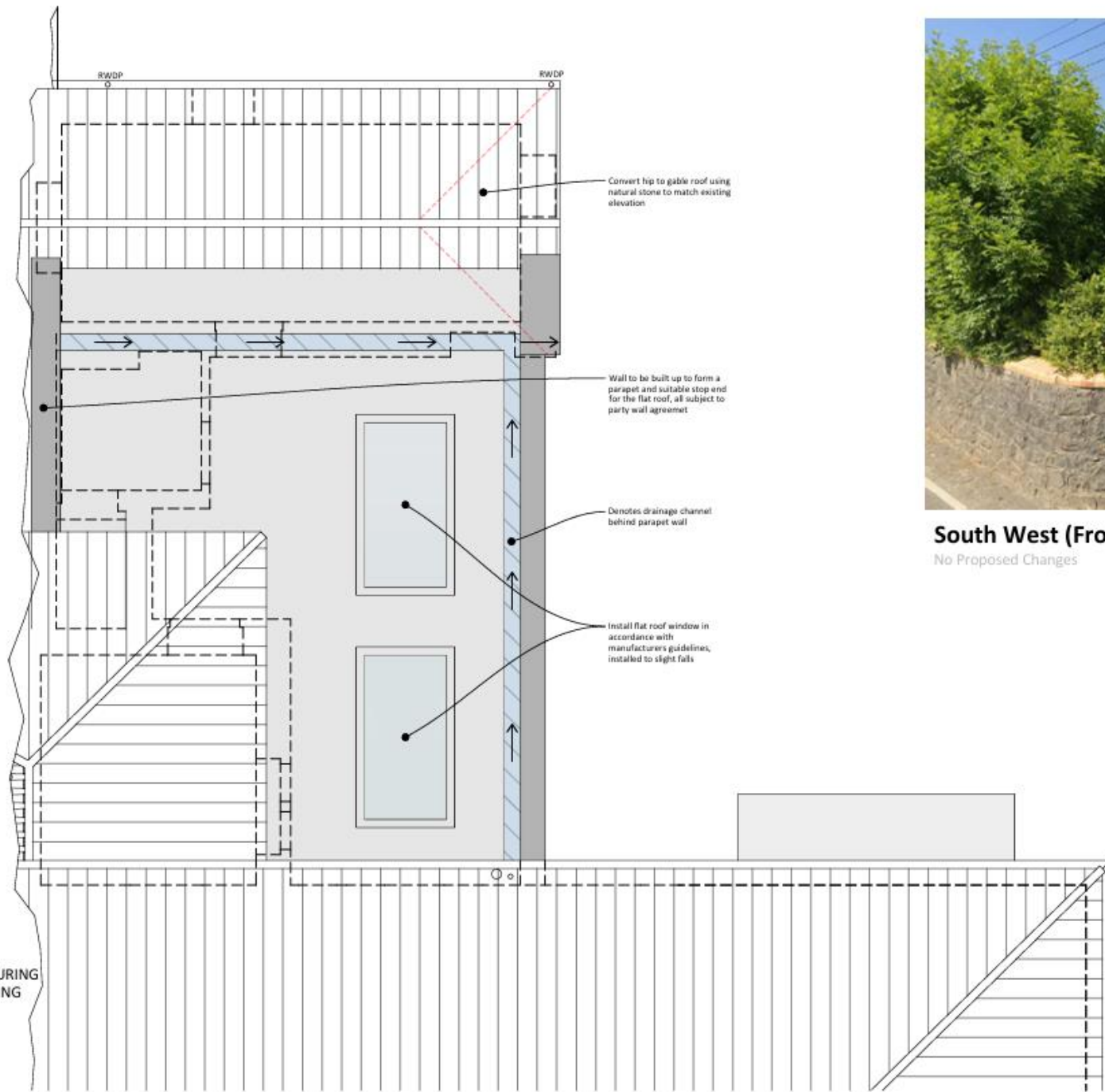


North East Sectional Elevation [SCALE 1:100]



North East Elevation [SCALE 1:100]





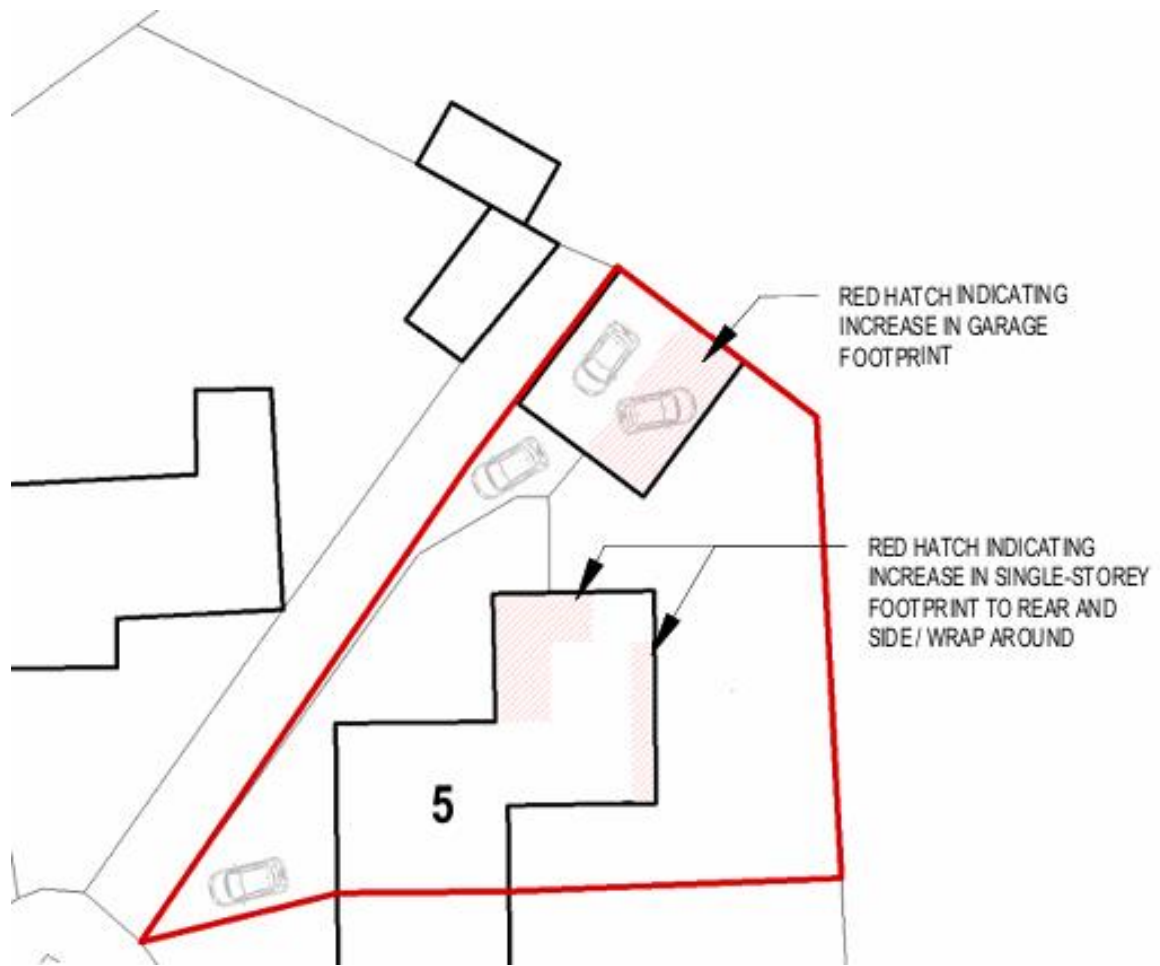
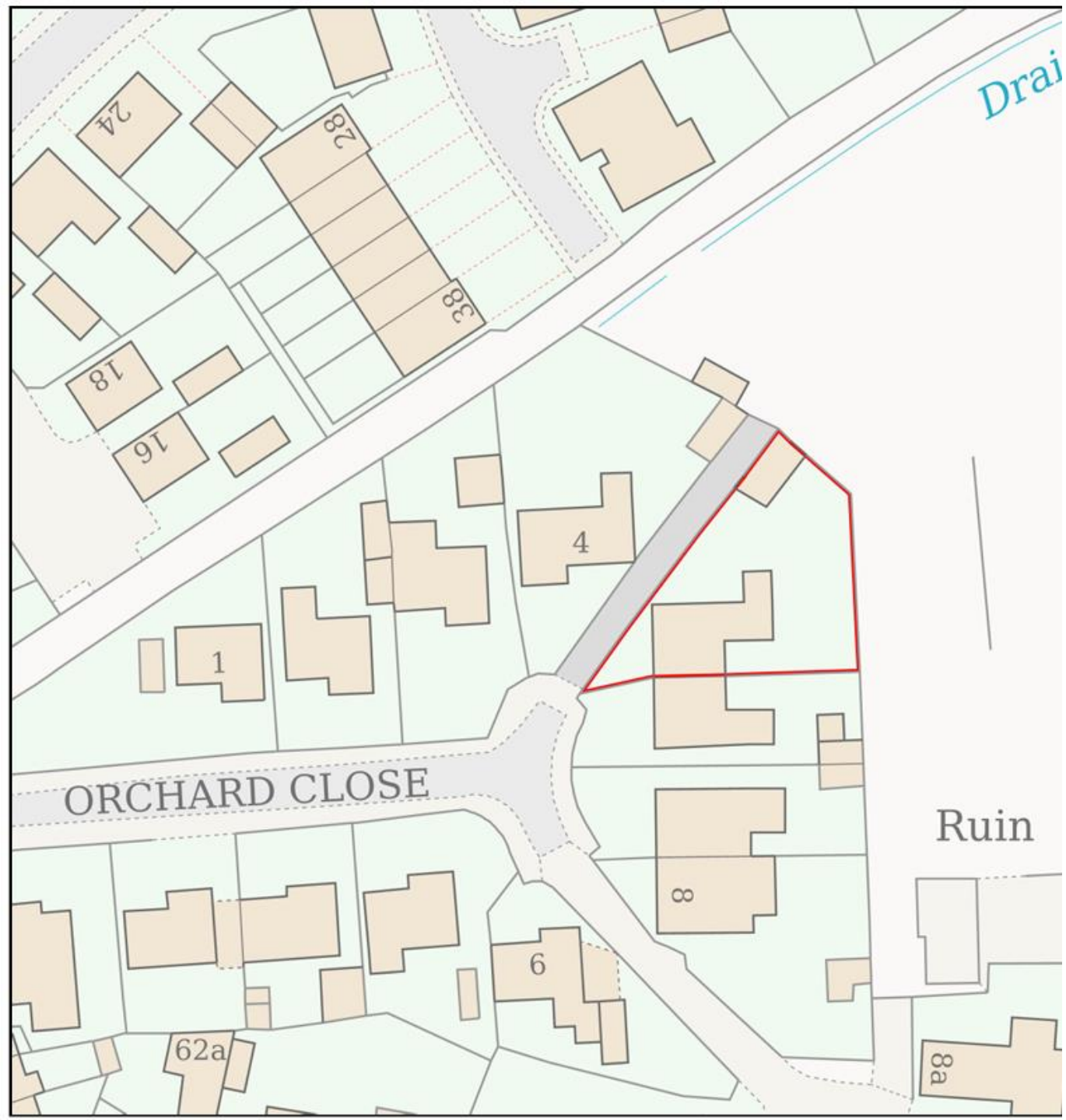
**South West (Front) Elevation [NTS]**  
No Proposed Changes

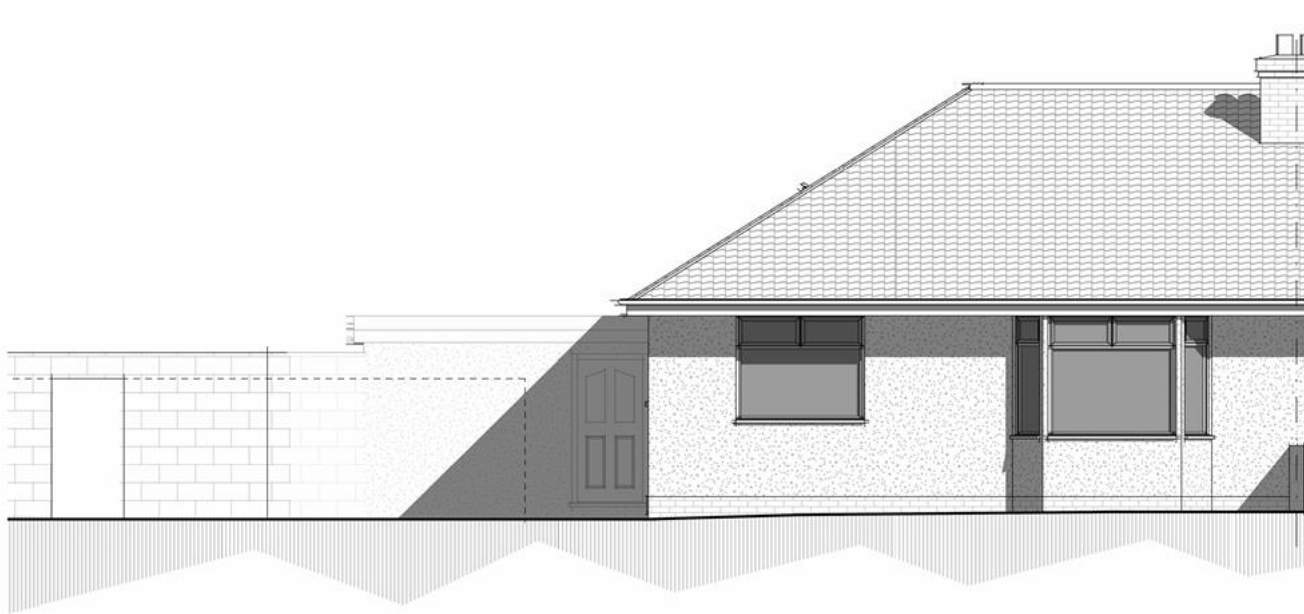
**Roof Plan [SCALE 1:50]**



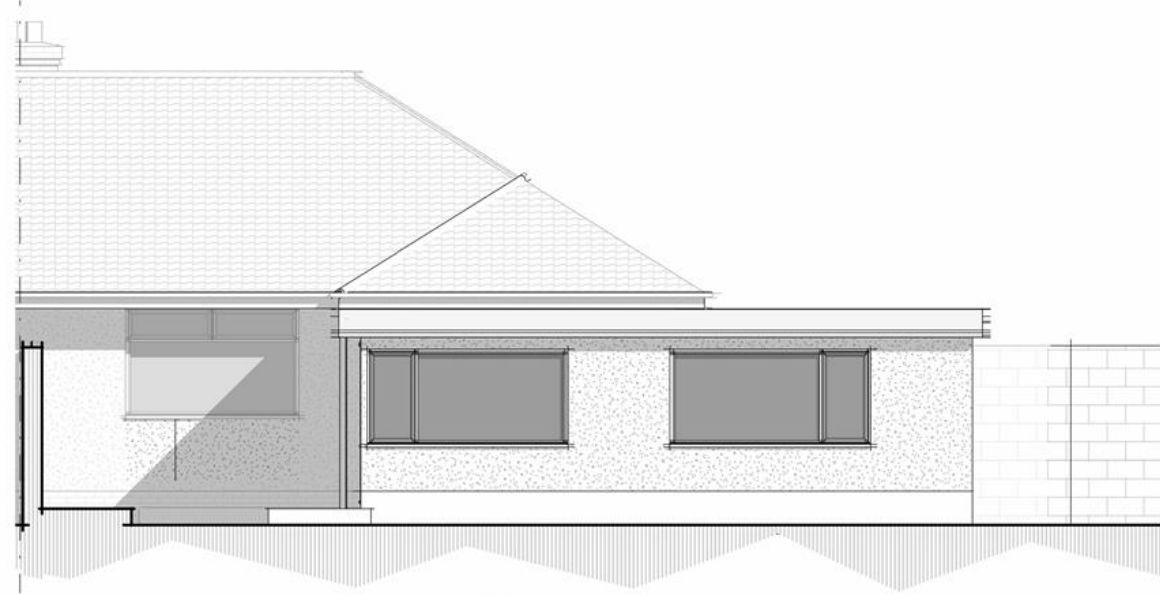
# **24/P/2054/FUH 5 Orchard Close Banwell BS29 6DF.**

**Proposed erection of a single-storey rear/side wrap-around extension and associated alterations following demolition of the existing conservatory. Proposed extension to the existing garage to create a workshop and replacement of the flat garage roof with a pitched roof.**

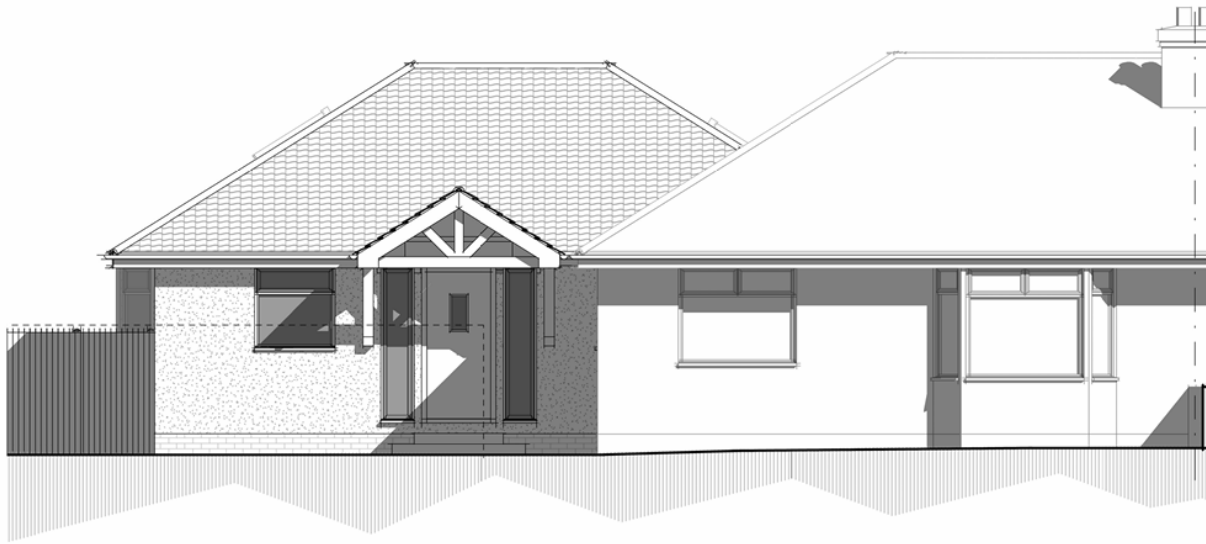




1 EXISTING FRONT ELEVATION  
1 : 50



2 EXISTING REAR ELEVATION  
1 : 50



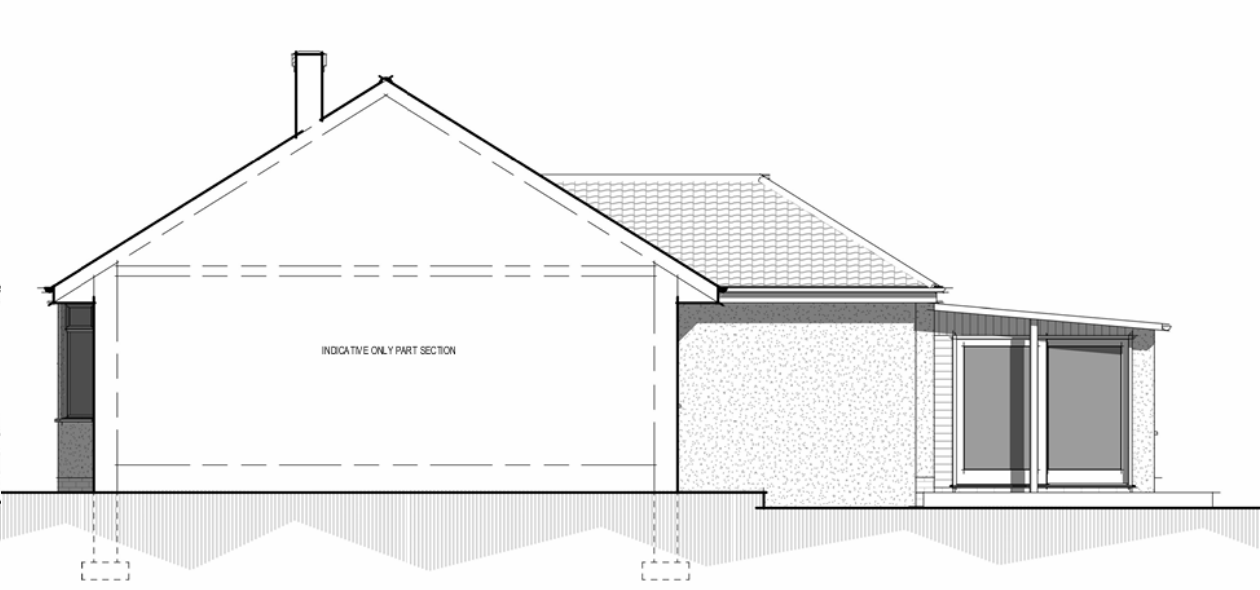
3 PROPOSED FRONT ELEVATION  
1 : 50



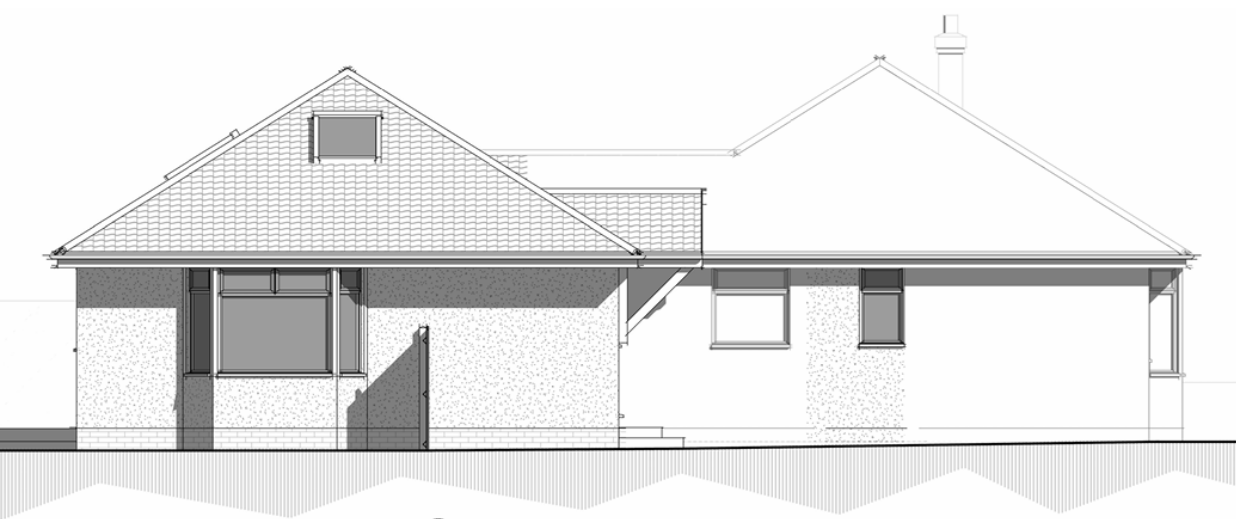
4 PROPOSED REAR ELEVATION  
1 : 50



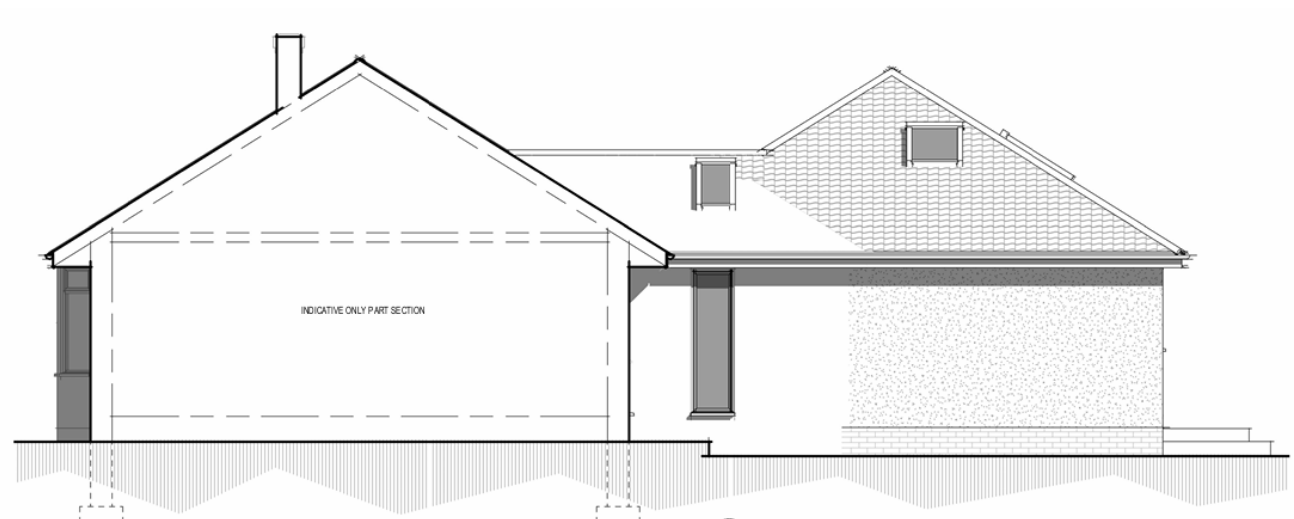
3 EXISTING SIDE B ELEVATION  
1:50



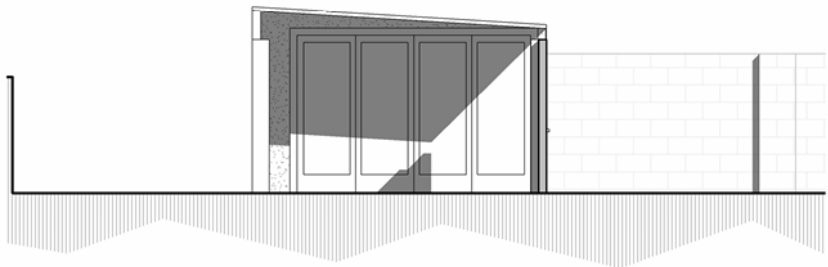
4 EXISTING SIDE A ELEVATION / PART SECTION  
1:50



3 PROPOSED SIDE B ELEVATION  
1:50



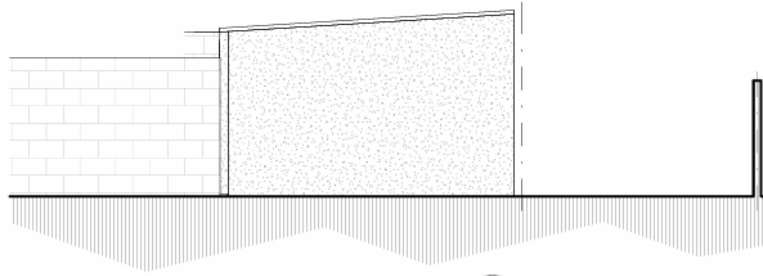
2 PROPOSED SIDE A ELEVATION / PART SECTION  
1:50



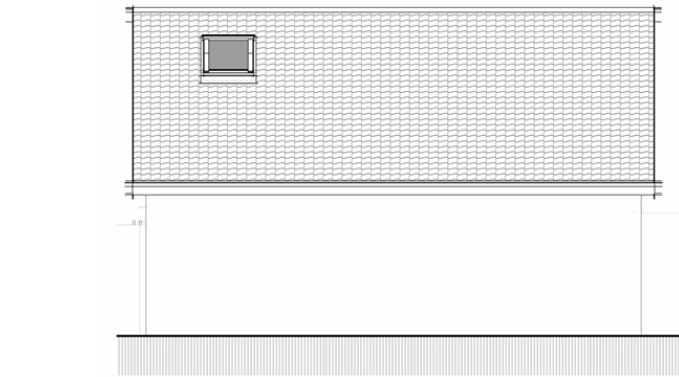
5 GARAGE FRONT ELEVATION  
1 : 50



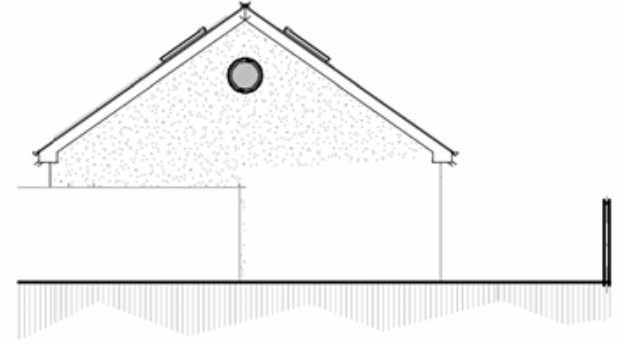
5 PROPOSED GARAGE FRONT ELEVATION  
1 : 50



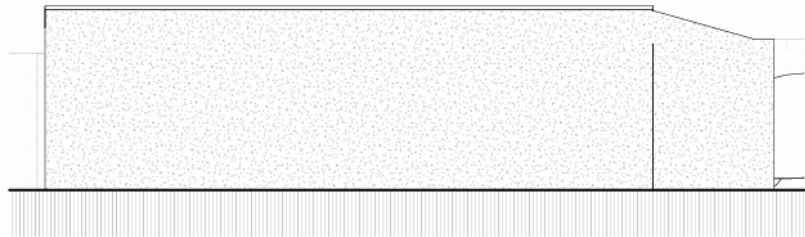
6 GARAGE REAR ELEVATION  
1 : 50



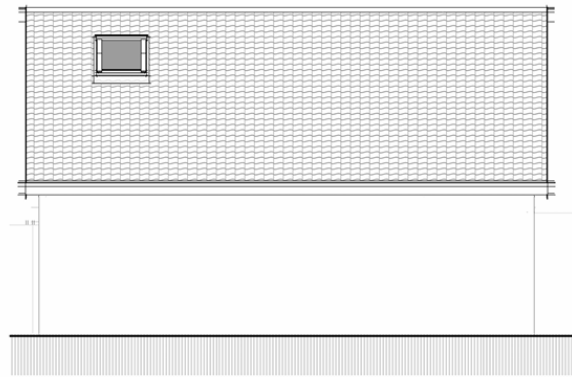
7 PROPOSED GARAGE REAR ELEVATION  
1 : 50



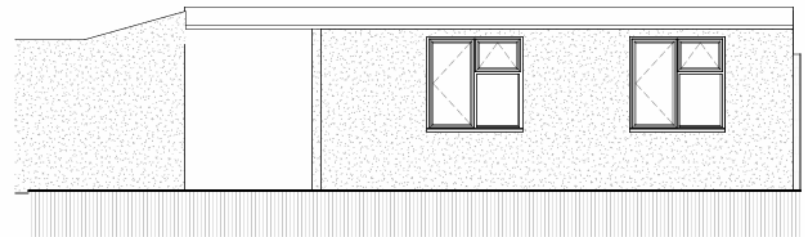
6 PROPOSED GARAGE REAR ELEVATION  
1 : 100



7 GARAGE SIDE B ELEVATION  
1 : 50



7 PROPOSED GARAGE SIDE B ELEVATION  
1 : 50



8 GARAGE SIDE ELEVATION  
1 : 50



8 PROPOSED GARAGE SIDE ELEVATION  
1 : 100



## To note the following applications

### **24/P/2025/TRCA 25 Church Street Banwell BS29 6EA.**

T1- crown by up to 2 metres. T2- crown by up to 2 metres.

### **24/P/2029/AOC Land to The Rear Of The Ship Hotel West Street Banwell.**

Request to discharge condition Numbers 5 (CEMP) and 10 (Written Scheme of Investigation (WSI)) on application 23/P/2587/FUL.

### **24/P/2148/AOC Land West of Wolvershill Road Wolvershill Road Banwell.**

Request to discharge condition number 21 (Bat Monitoring) on application 18/P/4735/OUT

## To note North Somerset Council's planning decisions

### **24/P/1541/LBC Stonebridge Wolvershill Road Banwell BS29 6DR**

Listed building consent for the proposed removal of a section of wall between the breakfast room and the adjacent corridor to create a dining room. Removal of the modern floor covering and levelling of the existing flagstones beneath together with repairs to the ceiling and removal of the door for re-use elsewhere. **APPROVE**

### **24/P/1624/FUL The Moor Dairy Moor Road Banwell BS29 6ET**

Proposed demolition of existing alpaca barn and the erection of replacement alpaca barn. **REFUSE**