



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2nd of September 2024.

PRESENT: Councillors Nick Manley (Chairman), 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.

46/24 To receive apologies for absence (agenda item 1)

No apologies were received.

47/24 To receive declarations of interest (agenda item 2)

No Declarations of Interest were received.

48/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5th of August 2024 (agenda item 3)

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

49/24 To discuss the proposed changes to the draft National Planning Policy (NPPF) in relation to Green Belt and affordable housing (agenda item 4)

Resolved – To agree that the response submitted as part of the agenda papers be sent to NALC as part of their consultation response. Any further comments be submitted to the Clerk by the end of the week to form part of the Full Parish Council Agenda Papers.

The resolution was correctly proposed and seconded (unanimous)

50/24 To note and comment upon planning applications (agenda item 5).

(i) **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.

Resolved: to support this application.

The resolution was correctly proposed and seconded (unanimous)

51/24 To note the following planning applications (agenda item 6).

(i) **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.

- (ii) **24/P/1683/AOC Land at Parklands Churchland Way, Banwell.**
Request to discharge condition numbers 42 (Energy) and 53 (plant) on application 12/P/1266/OT2
- (iii) **24/P/1684/AOC Land at Parklands (Phase 4a) Churchland Way Banwell North Somerset**
Request to discharge condition number 2 (Provision of Fire Hydrants), 5 (Waste and Recycling) and 6 (Traffic Regulation Order) from application 23/P/1376/RM.

The applications above were noted.

52/24 To note planning decisions – (agenda item 6)

- (i) **24/P/0809/AOC Land South of Churchland Way Wolverhill Road Banwell Weston-super-Mare**
Request to discharge condition number 37 (Land contamination assessment) on application 12/P/1266/OT2. **APPROVE (discharge condition) (RDC)**
- (ii) **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. **REFUSED**
- (iii) **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. **Prior approval - required and grant**
- (iv) **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. **No objection (tree/hed) unconditional**
- (v) **24/P/1340/TRCA Banwell House Wolverhill Road Banwell BS29 6DG**
All foliage to be removed from BT telecoms pole. **No objection (tree/hed) unconditional**
- (vi) **24/P/1647/AOC Park Farm Wolverhill Road Banwell North Somerset BS29 6DL**
Discharge of Condition 4 (Sample Panel) on application 23/P/0628/FUH. **APPROVE (discharge condition) (RDC).**

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

- (vii) **24/P/1301/FUH 2 Waits Close Banwell BS29 6HH.**
Proposed erection of a single storey rear extension. **APPROVED**

53/24 Date of the next meeting (agenda item 7)

Planning Meeting Monday 7th of October 2024 7pm at Banwell Youth & Community Centre.

The Chairman closed the meeting at 19:10

.....Chairman

.....Date

October Planning Committee Meeting

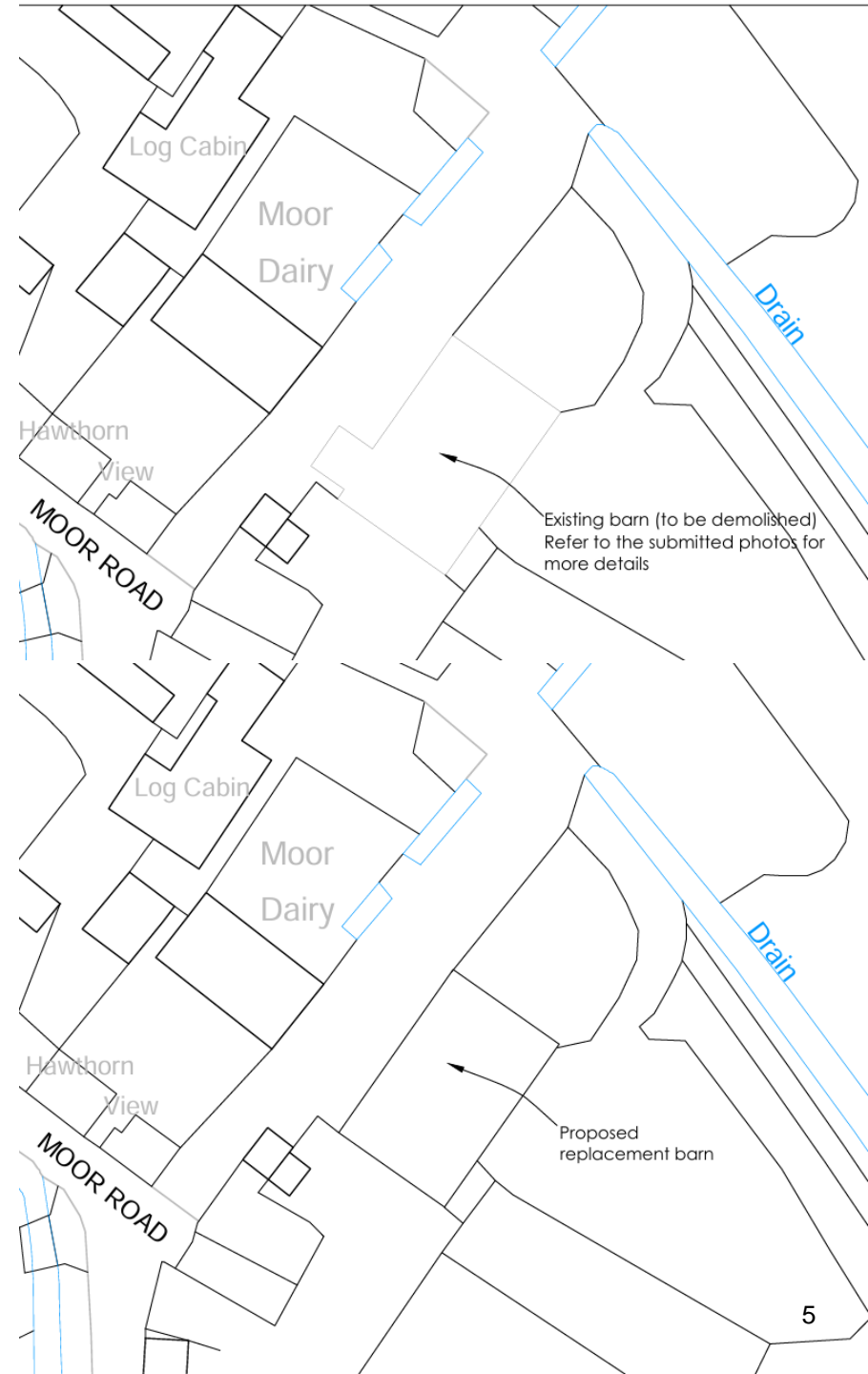
7th of October 2024

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

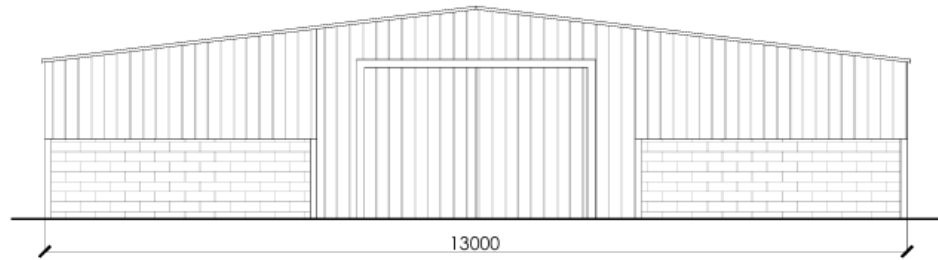
**Proposed demolition of existing alpaca barn and the
erection of replacement alpaca barn.**



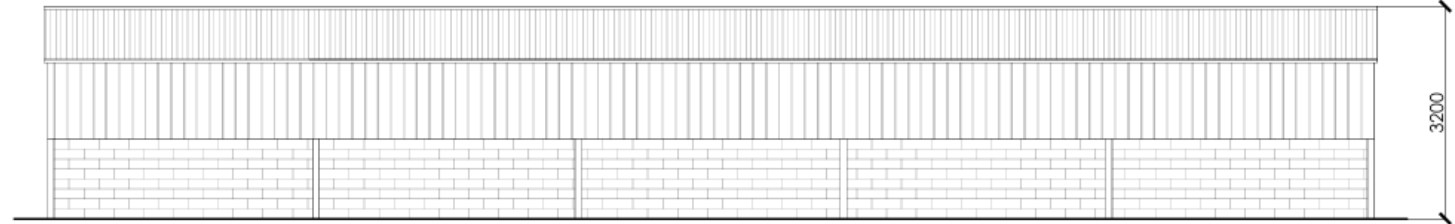
Oct planning



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South west elevation

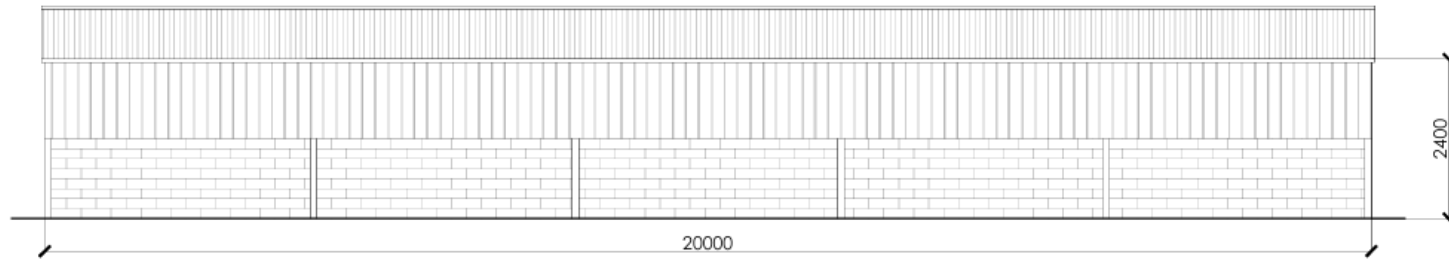


South east elevation

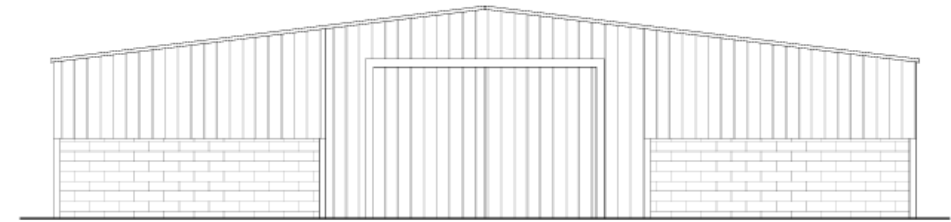
MATERIALS

ROOF: corrugated fibre
board sheet cladding

WALLS: concrete block
h=1200mm
with Yorkshire board
cladding above



North west elevation



North east elevation



FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



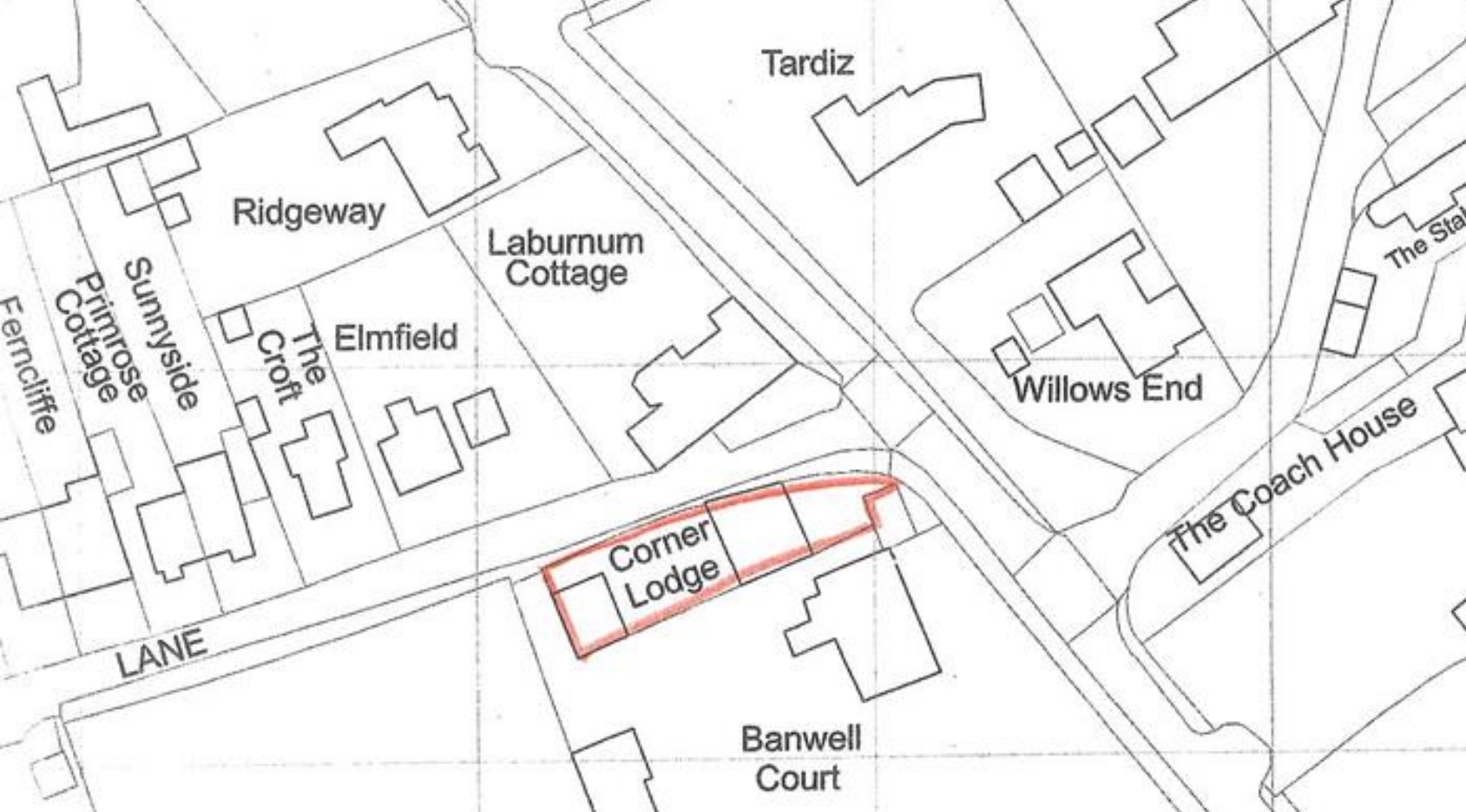
REAR (EAST) ELEVATION

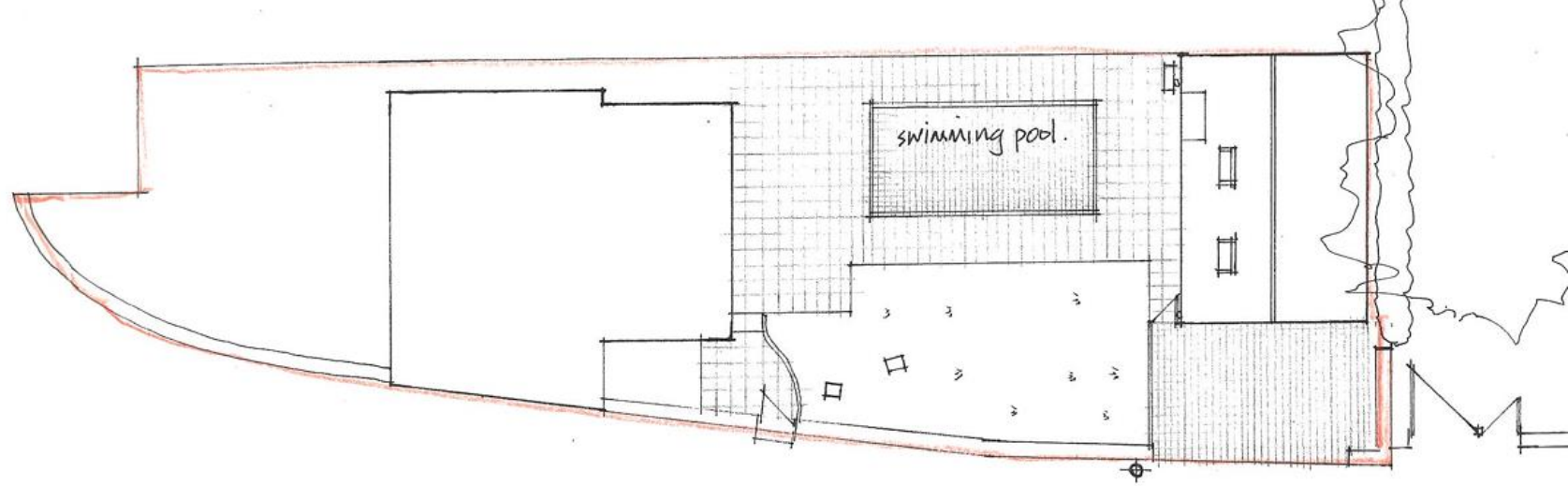


SIDE (SOUTH) ELEVATION

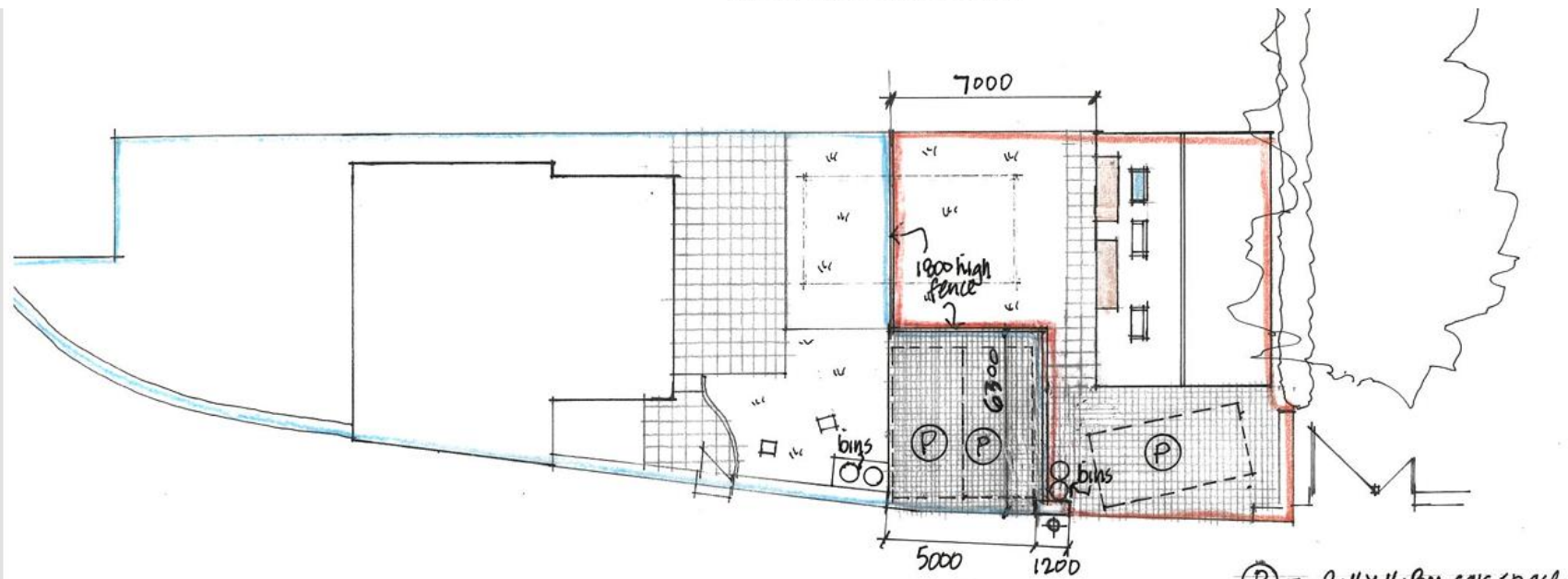
24/P/1749/FUL Corner Lodge Whitecross Lane Banwell BS29 6DP.

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.





EXISTING SITE PLAN

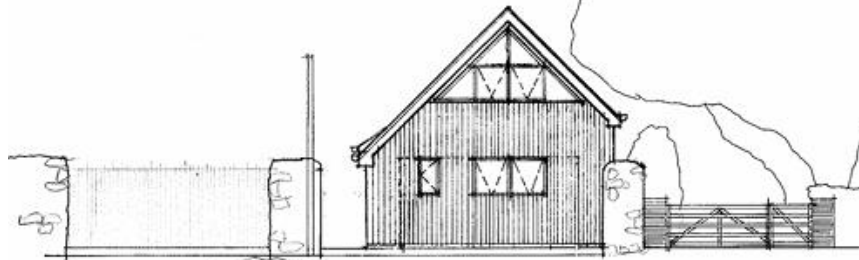


(P) - 2.4x4.8m car space

PROPOSED SITE PLAN



EXISTING FRONT ELEVATION



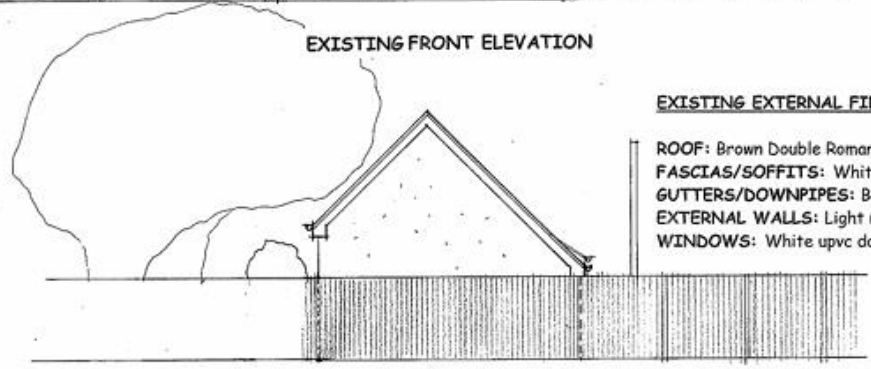
PROPOSED FRONT ELEVATION

EXISTING EXTERNAL FINISHES

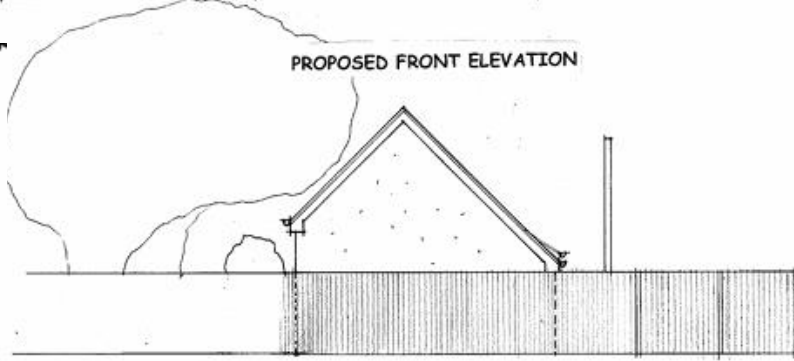
- ROOF: Brown Double Roman concrete tiles
- FASCIAS/SOFFITS: White upvc
- GUTTERS/DOWNPipes: Black upvc
- EXTERNAL WALLS: Light render
- WINDOWS: White upvc double glazed units

PROPOSED EXTERNAL FINISHES

- ROOF: Brown Double Roman concrete tiles
- FASCIA/SOFFITS: White upvc to match
- GUTTERS/DOWNPipes: Black upvc to match
- EXTERNAL WALLS: Light render & pastel coloured composite cladding boards
- WINDOWS: Dark grey/black upvc double glazed units



EXISTING REAR ELEVATION



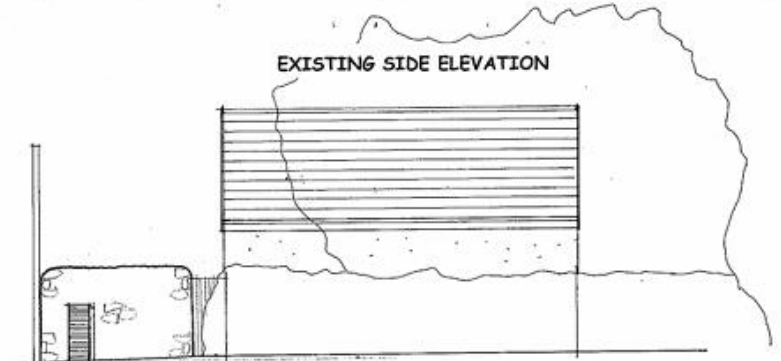
PROPOSED REAR ELEVATION



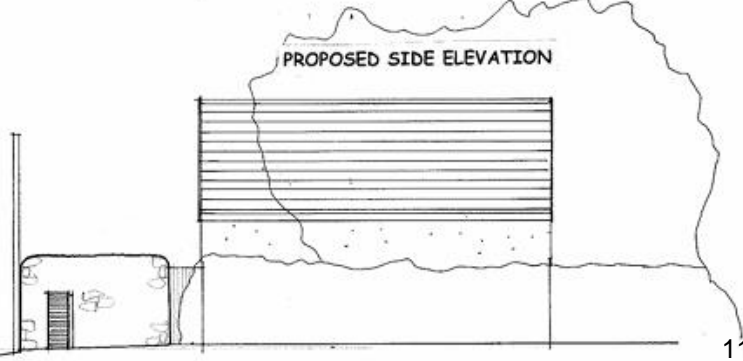
EXISTING SIDE ELEVATION



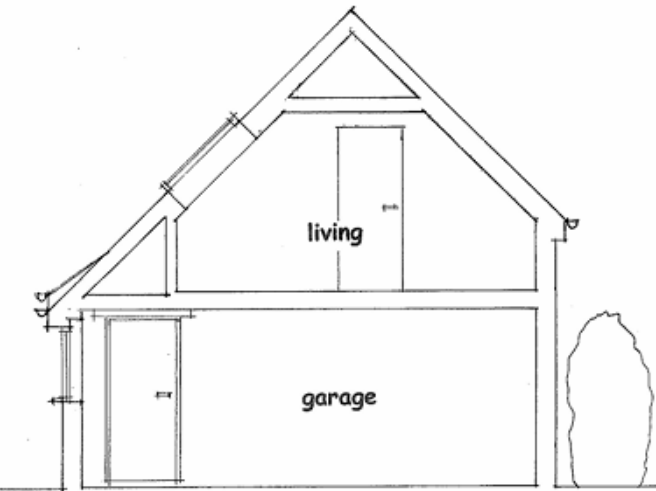
PROPOSED SIDE ELEVATION



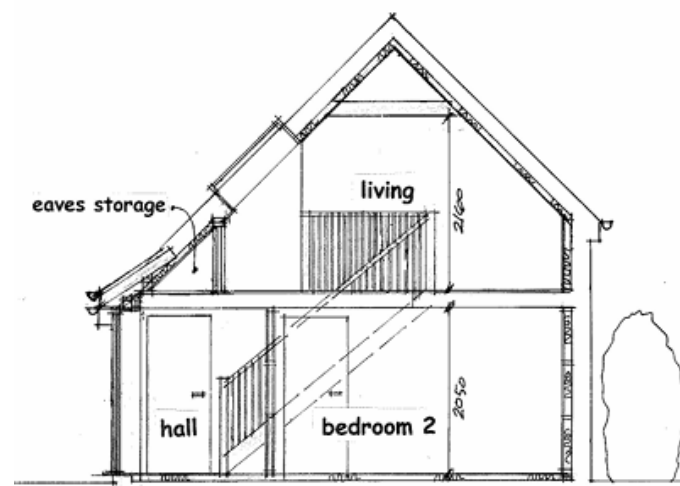
EXISTING SIDE ELEVATION



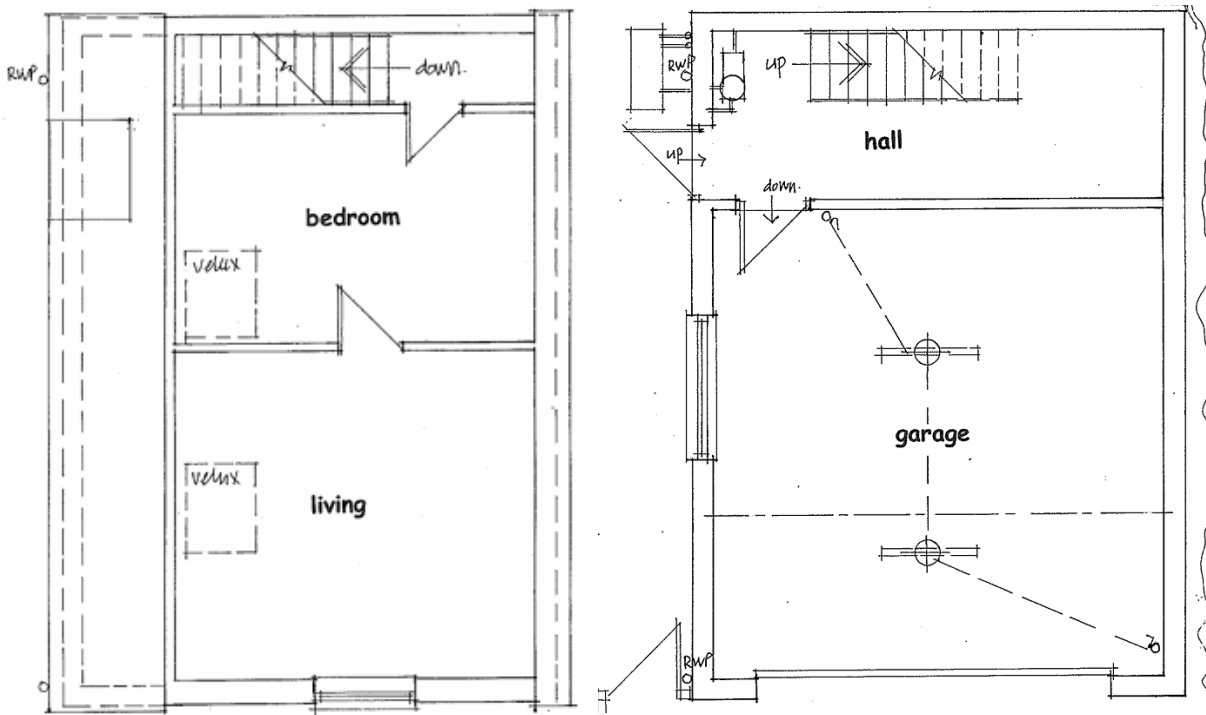
PROPOSED SIDE ELEVATION



EXISTING SECTION

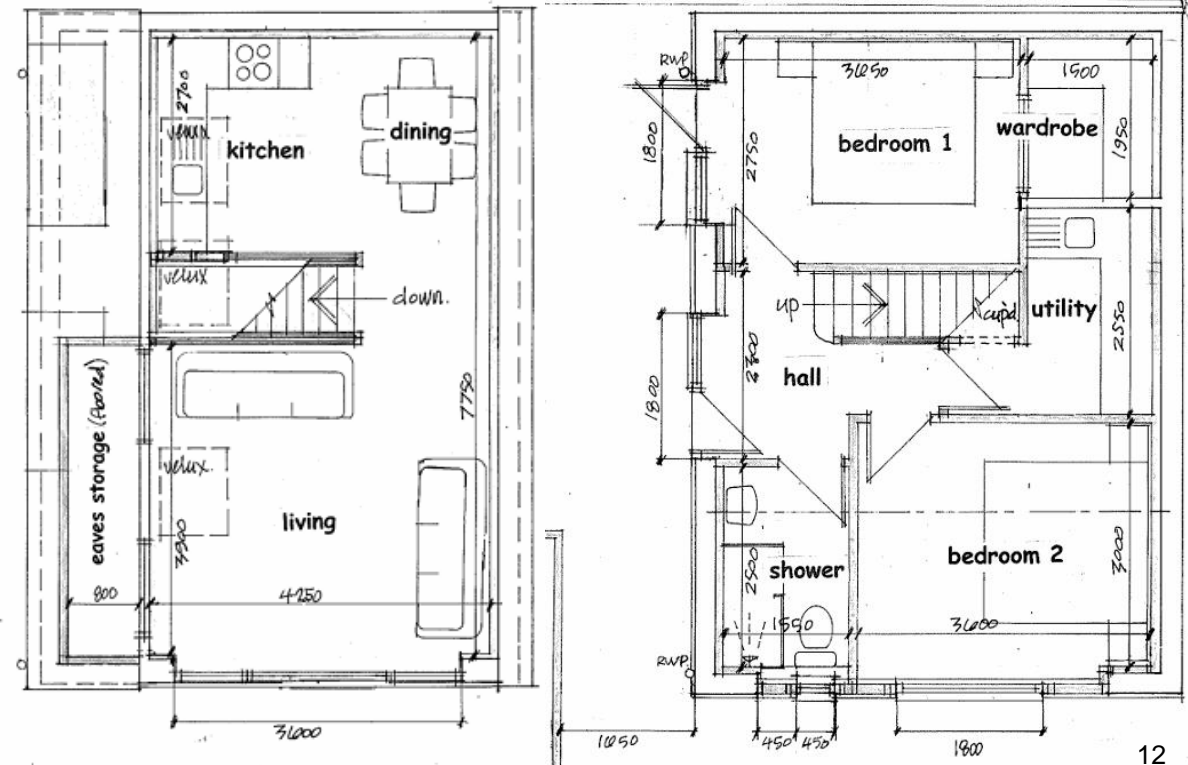


PROPOSED SECTION



Oct planning

EXISTING ATTIC FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN

To note the following applications

24/P/1855/TPO 2 Knightcott Road Banwell BS29 6HA.

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

24/P/1884/AOC Phase 4A Land at Parklands Banwell.

Request to discharge condition numbers number 49 (External Surface Materials) on application 12/P/1266/OT2.

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.

To note North Somerset Council's planning decisions

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**

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

Proposed erection of a first-floor rear extension. **APPROVE**

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

Proposed conversion of existing detached garage & erection of a single storey link-extension to the rear. **APPROVED**

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**

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**