



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 5th of August 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.

39/24 To receive apologies for absence (agenda item 1)

No apologies were received.

40/24 To receive declarations of interest (agenda Item 2)

Cllr Thomson declared an interest in 4(ii) due to proximity of this to his in laws property.

41/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of June 2024 (agenda item 3)

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

42/24 To note and comment upon planning applications (agenda item 4).

(i) **4//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.

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

- **Contravention of NSC Policy CS32:** The proposed development fails to "respect and enhance local character," contribute to "place making," reinforce "local distinctiveness," and integrate well into the existing village, as required by NSC policy CS32. It does not make a positive contribution to the local environment and landscape setting.
- **Inconsistency with Landscape Quality Assessment:** The appellant's assertion that the landscape's quality is "medium to poor" contradicts the North Somerset Council's Landscape Character Assessment SPD (2018), which classifies the landscape areas (J2: River Yeo Rolling Valley Farmland and E1: Mendips Ridges and Combes) as 'Good'—the highest category. Furthermore, a planning inspector in a 2016 appeal decision (Appeal Decision APP/D0121/W/15/3138816) highlighted the area's visual qualities and significant landscape attributes, describing it as an area of 'visual tranquillity.'
- **Impact on Green Gateway and Character:** The proposed development would transform a significant open field area between Banwell and Knightcott into urban space, leading to considerable expansion into the countryside west of Banwell. This would result in the development of nearly every field south of Knightcott Road, creating a ribbon development and eliminating the existing green gateway into Banwell village. These fields are vital for maintaining the distinct and separate identities and character of Banwell and Knightcott. The

proposal would significantly harm the area's character and appearance, eroding Knightcott's identity as a hamlet and giving the impression of an enlarged and merged settlement to users of Knightcott Road. This change would also be visible from various public paths and roads around the site.

- **Elevation Concerns Above 30m Contour Line:** The aforementioned 2016 appeal decision raised concerns regarding the placement of dwellings above the 30m contour line, highlighting their prominent visibility and adverse impact upon the landscape. The development includes placing 19 out of 27 houses above the 30-meter contour line, which would significantly disrupt the existing landscape quality and scenic views. This prominent visibility would adversely impact the relationship between the Mendips National Landscape and the surrounding countryside.
- **Loss of Public Footpath:** The development would result in the realignment of a valued public footpath, currently enjoyed for its recreational benefits, replacing part of it with a permissive path. This raises concerns about maintenance responsibilities and the long-term future of this popular public amenity.
- **Inadequate Consideration for Bat Population:** Insufficient information has been provided regarding the development's impact on the Special Area of Conservation Bat Population and the proposed mitigation measures.

Conclusion: Despite the known housing supply issues, the proposed development represents an inappropriate scale and form that does not align with the rural landscape character and quality of the area. It would lead to a substantial urban extension of the village, compromising Knightcott's identity as a distinct hamlet. The positioning and placement of the dwellings, above the 30m contour line, would harm the rural setting of the Mendips National Landscape. The adverse effects on the landscape's character and appearance, along with the scenic beauty of the Mendips National Landscape, demonstrably outweigh any potential benefits. Therefore, we strongly recommend refusal of this proposal.

The resolution was correctly proposed and seconded (unanimous)

(ii) **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.

Resolved: to note this application but if North Somerset Council are minded to approve the application to request a condition on the consent preventing the dwelling from being turned into a residential dwelling.

The resolution was correctly proposed and seconded (unanimous)

(iii) **24/P/1276/FUH Cannaways Farm, Silver Moor Lane, Banwell BS29 6LQ.**

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

Resolved: to note this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) **24/P/1301/FUH 2 Waits Close Banwell BS29 6HH.**

Proposed erection of a single storey rear extension.

Resolved: to not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(v) **4/P/1390/FUH 5 Hill Path Banwell BS29 6AB.**

Proposed erection of a first-floor rear extension.

Resolved: to not object to this application.

The resolution was correctly proposed and seconded (unanimous)

(vi) **24/P/1414/FUH 22 Littlefields Avenue Banwell BS29 6BQ.**

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

Resolved: to not object to this application.

The resolution was correctly proposed and seconded (unanimous

43/24 To note the following planning applications (agenda item 5).

(i) **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.

(ii) **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

(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

(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

(v) **24/P/1340/TRCA Banwell House Wolvershill Road Banwell BS29 6DG**

All foliage to be removed from BT telecoms pole

(vi) **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.

(vii) **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

The application above were noted.

44/24 To note planning decisions – (agenda item 6)

(i) **23/P/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**

(ii) **23/P/2587/FUL Land to The Rear of The Ship Hotel West Street Banwell**

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

(iii) **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**

(iv) **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)

(v) **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**

(vi) **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 (Biodiversity 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)**

(vii) **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

- (viii) **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)**
- (ix) **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)**
- (x) **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**
- (xi) **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).**

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

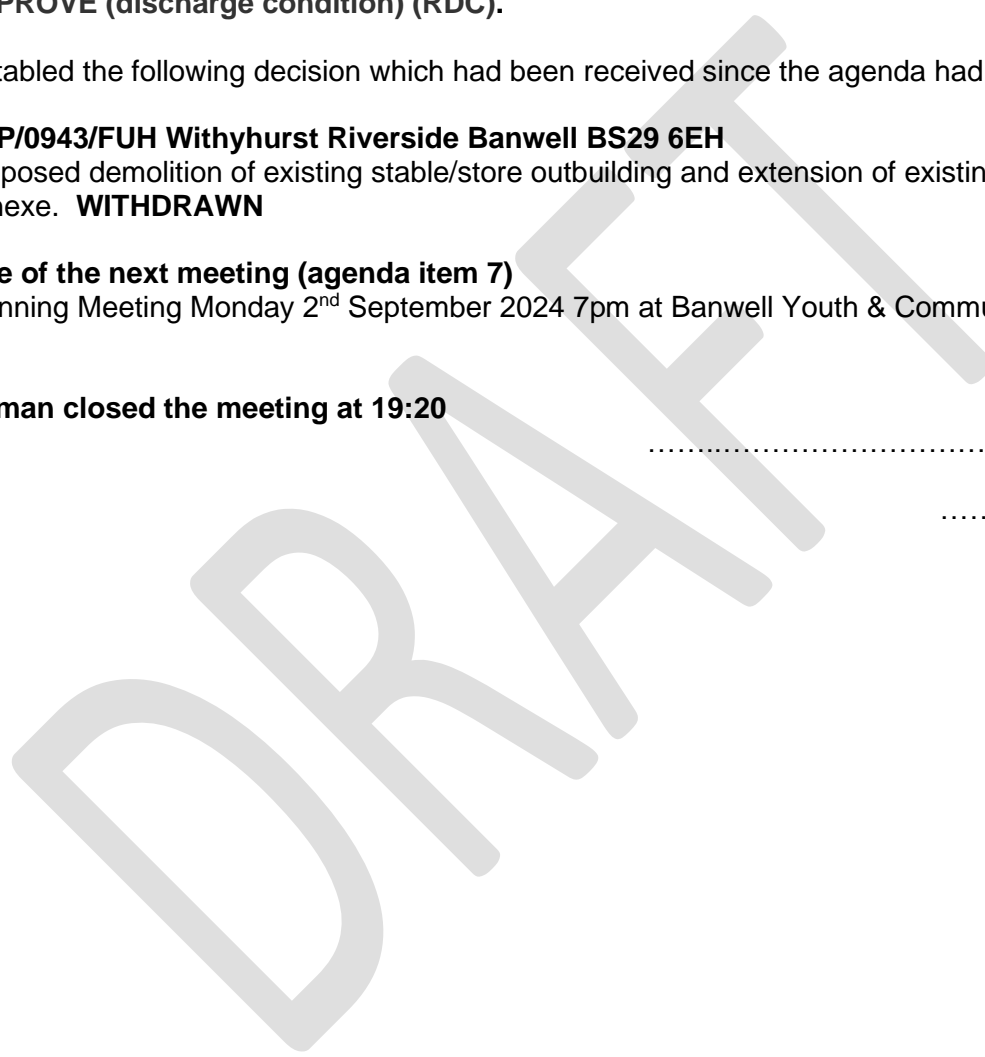
- (xii) **24/P/0943/FUH Withyhurst Riverside Banwell BS29 6EH**
Proposed demolition of existing stable/store outbuilding and extension of existing residential annexe. **WITHDRAWN**

45/24 Date of the next meeting (agenda item 7)
Planning Meeting Monday 2nd September 2024 7pm at Banwell Youth & Community Centre.

The Chairman closed the meeting at 19:20

.....Chairman

.....Date



To discuss the changes to the draft National Planning Policy Framework changes in relation to Green belt and affordable housing.

Banwell Parish Council welcomes the opportunity to respond to the proposed changes to the National Planning Policy Framework (NPPF) 2024.

We recognise that any modifications could significantly influence North Somerset Council's housing allocation in the upcoming review of the Local Plan. In our previous consultations, we have consistently advocated for housing within North Somerset to be situated near the primary employment hub and economic centre of the county—the city of Bristol.

However, the existing Green Belt designations and the current NPPF restrict access to a substantial portion of land ideally suited for housing development. While we acknowledge that the Green Belt has several commendable objectives, it was established 70 years ago and is overdue for a revision. The current framework is not adequately aligned with the needs and aspirations of 21st-century England, often acting as a barrier to addressing the acute housing crisis and the shortage of affordable homes.

We strongly welcome the proposed changes, which would ensure that the essential aims of the Green Belt are preserved while also addressing the pressing need for housing. The suggested criteria would protect the five key purposes of the Green Belt while enabling more flexibility in development.

Importantly, the proposed "golden rules" for development within the Green Belt prioritise the affordability of homes and require developers to enhance infrastructure prior to construction. Given that 40% of Somerset is designated as Green Belt and many areas are prone to flooding, these changes are crucial. The existing NPPF has led to North Somerset Council's consistent inability to meet its five-year housing supply targets, largely due to these constraints. This has resulted in housing being constructed in unsustainable locations, often far from key economic areas like Bristol.

Therefore, Banwell Parish Council fully supports these changes, as they will help alleviate the affordable housing shortage in suitable locations and provide additional land for development. This, in turn, will assist North Somerset in meeting its five-year housing target and protect villages like ours from unsuitable and speculative housing developments."

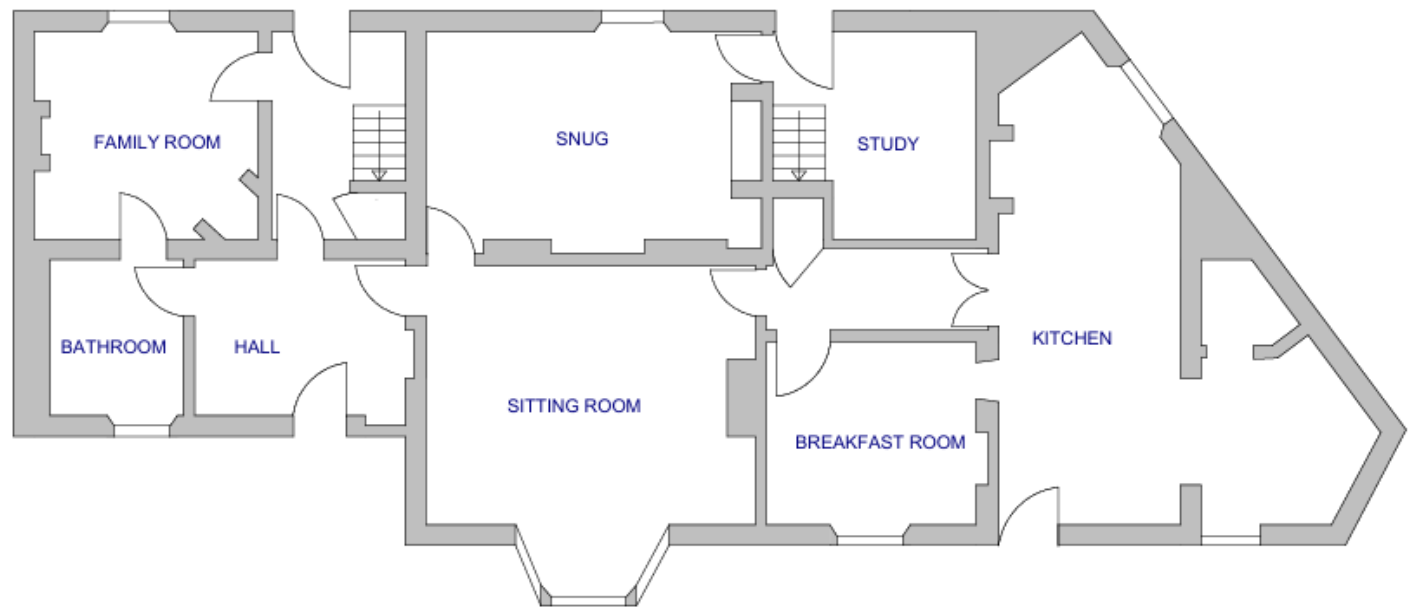
September Planning Committee Meeting

2nd of September 2024

24/P/1541/LBC Stonebridge Wolverhill 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.





GROUND FLOOR (EXISTING)



To note the following applications

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.

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

24/P/1684/AOC Land at Parklands (Phase 4a) Churchland Way Banwell.

Request to discharge conditions 2 (Provision of Fire Hydrants), 5 (Waste and Recycling) and 6 (Traffic Regulation Order) from application 23/P/1376/RM.

To note North Somerset Council's planning decisions

24/P/0809/AOC Land South Of Churchland Way Wolvershill Road Banwell Weston-super-Mare

Request to discharge condition number 37 (Land contamination assessment) on application 12/P/1266/OT2.
APPROVE (discharge condition) (RDC)

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**

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**

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

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

All foliage to be removed from BT telecoms pole. **No objection (tree/hed) unconditional**

24/P/1647/AOC Park Farm Wolvershill Road Banwell North Somerset BS29 6DL

^{Sept planning} Discharge of Condition 4 (Sample Panel) on application 23/P/0628/FUH. **APPROVE (discharge condition) (RDC).**¹¹