



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2<sup>nd</sup> of October 2023.**

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

**IN ATTENDANCE:** Liz Shayler (Clerk), Parish Councillors Mike Bailey and attending virtually Steve Voller & Kelly Smith

**MEMBERS OF THE PUBLIC:** Four

Cllr Manley welcomed everybody.

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

**i) Presentation by Woodstock Homes on the proposed development on Knightcott Rd.**

Woodstock Homes gave a presentation on the proposed development on Knightcott Rd which covered the following.

- Introduction and background to Woodstock homes and other locations in the area.
- Energy efficiency measures they use in their developments.
- Planning History of this site.
- The suitability of this site for development
- Considerations in relation to Landscape, Highways / access, ecology and drainage.
- The indicative proposals for the site and community benefit.

Councillors were told that the consultation deadline had been extended until the 9<sup>th</sup> of October and were encouraged to make any comments / ask any questions via the feedback form on the website.

**ii) Members of the public.**

The applicant of planning applications 23/P/1852/FUH & 23/P/1853/LBC Abbey Towers, East Street spoke giving background and explanation to the application.

**The meeting was convened.**

**37/23 To receive apologies for absence (agenda item 1)**

No apologies were received.

**Cllr Manley left the meeting and Cllr Blatchford chaired the meeting.**

**38/23 To receive declarations of interest (agenda Item 2)**

Cllr Manley declared an interest in 23/P/1667/FUH due to the proximity of his property.

**39/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 14<sup>th</sup> of August 2023 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 14<sup>th</sup> of August 2023 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with one abstention)**

The minutes of the meetings to be signed by the Chairman as a correct record.

**Cllr Manley returned to the meeting, but Cllr Blatchford continued to Chair the meeting due to the declared interest.**

**40/23 To note and comment upon planning applications (agenda item 4).**

**(i) 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.

**Resolved:** The committee resolved to object to this application due to lack of detail in particular the ground heights, the potential use of the flat roof and boundary walls.

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

- (ii) **23/P/1852/FUH & 23/P/1853/LBC Abbey Towers East Street Banwell 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.

**Standing Orders were suspended to allow the applicant to clarify the position in relation to Historic England.**

**Standing Orders were reinstated.**

The Committee discussed the potential impact on the view from the Church / Churchyard as a grade 1 listed building versus improvements to the building.

**Resolved:** The committee resolved to recommend refusal of this application due to the possible impact of the view from the Church as a Grade 1 listed building in the Conservation Area and within the curtilage of a Grade 2\* listed building.

**The resolution was correctly proposed and seconded (unanimous with two abstentions).**

- (iii) **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 & west barns).

**This application was noted.**

**41/23 To note the following planning applications (agenda item 5).**

- (i) **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
- (ii) **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.
- (iii) **23/P/1731/LDE The Hurst Riverside Banwell**  
Certificate of lawfulness for the continual siting of a static caravan.
- (iv) **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
- (v) **23/P/1832/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG**  
T - 6 Oak tree fell and treat stump
- (vi) **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.
- (vii) **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

**The applications above were noted.**

**42/23 To note planning decisions – (agenda item 6)**

- (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. **APPROVE**

- (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. **APPROVE**
- (iii) **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 to facilitate the ongoing delivery of affordable housing within the area | **APPROVE (modify s106)**
- (iv) **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**
- (v) **22/P/1124/FUL Cedar Haven, Haybow, Hewish BS24 6RB**  
Change of use of land for the siting of a 2 pitch gypsy and traveller site, the erection of a 1.5m high boundary wall (retrospective). **APPROVE**
- (vi) **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**
- (vii) **23/P/1234/FUL Land Farm Puxton Road Hewish BS24 6UE**  
Extension of an agricultural barn at Land Farm, Hewish. **APPROVE**
- (viii) **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**
- (ix) **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**
- (x) **23/P/1247/FUL Land Farm Puxton Road Hewish BS24 6UE**  
Erection of roofed structure over existing yard between the east & west barns. **APPROVE**
- (xi) **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**
- (xii) **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**
- (xiii) **23/P/1428/FUH The Paddock Wolverhill Road Banwell BS29 6LA**  
Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer. **APPROVE**
- (xiv) **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**
- (xv) **22/P/2909/FUL Land Adjacent To 8A Orchard Close Banwell**  
Proposed erection of 1no. four-bedroom dwelling and a double garage. **APPROVE**

**43/23 Date of the next meeting (agenda item 7)**

Planning Meeting Monday 6<sup>th</sup> of November 2023 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:55**

.....Chairman

.....Date