



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 14th August 2023.

PRESENT: Councillors Nick Manley (Chairman), Steve Davies, Paul Harding, Matthew Thomson

IN ATTENDANCE: David Murphy (Marketing and Communications Officer)

30/23 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Blatchford.

31/23 To receive declarations of interest (agenda Item 2)

Cllr Davies declared an interest in 23/P/1328/FUH due to the proximity of his property.

32/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of July 2023 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of July 2023 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

33/23 To note and comment upon planning applications (agenda item 4).

(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.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(ii) 23/P/0628/FUH Park Farm Wolvershill Road Banwell North Somerset BS29 6DL

Proposed demolition and rebuilding of existing boundary walls and outbuildings due to crumbling stonework.

Resolved: The committee resolved to support this application

The resolution was correctly proposed and seconded (unanimous)

(iii) 23/P/0815/FUL Rolstone Manor Farm, West Rolstone Road, Hewish. BS24 6UR

Conversion and change of use of 2no. barns to create 2 No. residential dwellings with associated gardens and change of use of agricultural access track to mixed residential and agricultural use.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(iv) 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.

Resolved: The committee resolved to support this application

The resolution was correctly proposed and seconded (unanimous)

(v) **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.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(vi) **23/P/1375/FUH The Old Chapel East Street Banwell BS29 6BN**

Proposed demolition of a section of existing south boundary wall, the creation of a dedicated car parking zone to the front of the property, new entrance gate, hedging / fencing wall, log & bin store.

Resolved: The Committee resolved to object on highway safety grounds as it believed the space for 2 cars was very tight and would require relatively dangerous manoeuvres to enter and exit the driveway. Also, the disruption caused by the trucks/vans during the building works to the traffic flow in the village. This may be resolved once the bypass has been built. If North Somerset were minded to approve this application, the start should be delayed until the bypass works in the village have begun.

The resolution was correctly proposed and seconded (unanimous)

(vii) **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.

Resolved: The committee resolved to note this application.

The resolution was correctly proposed and seconded (unanimous)

(viii) **23/P/1428/FUH The Paddock Wolvershill Road Banwell BS29 6LA**

Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer.

Resolved: The committee resolved no objection to this application

The resolution was correctly proposed and seconded (unanimous)

(ix) **23/P/1507/FUL The Longhouse 25 East Street Banwell BS29 6BW**

Proposed subdivision of existing dwelling to form two 2-bedroom dwellings

Resolved: The committee resolved to support this application

The resolution was correctly proposed and seconded (unanimous)

34/23 To note the following planning applications (agenda item 5).

- (i) **23/P/1335/AOC Land South of Churchland Way & Wolvershill Road Mead Fields Banwell.**
Request to discharge condition numbers 13 (External Lighting Scheme + Lux contour model) and condition 24 (Landscaping Scheme part 1&2) from application 23/P/0565/FUL

This application was noted.

35/23 To note planning decisions – (agenda item 6)

- (i) **23/P/0565/FUL Land South of Churchland Way And Wolvershill Road Mead Fields Banwell**
Application to vary conditions 6 (acoustic survey prior to commencement) and 2 (approved plans) attached to planning permission 22/P/1186/FUL to allow for; acoustic survey to be submitted prior to occupation; and change to the location of the PV Battery Housing building to the west of the main building. **APPROVE WITH LEGAL AGREEMENT**

- (ii) **23/P/0639/FUH Wyndham West Street Banwell North Somerset BS29 6DE**
Proposed erection of single storey front extension (approximately 4.2m x 4.0m) with an apex roof line. New replacement UPVC double glazed windows and a new composite double glazed front door. **APPROVE**
- (iii) **23/P/0674/RM Land to South of William Daw Close Banwell North Somerset**
Reserved matters application for approval of appearance (update to appearance approved on 20/P/1690/RM) for the erection of 26no. dwellings pursuant to outline planning permission 18/P/3334/OUT. **APPROVE.**
- (iv) **23/P/0922/FUH 28 High Street Banwell BS29 6AE**
Proposed demolition of existing rear extension and side porch. Proposed erection of a single storey side extension and extension to existing outbuilding. Replacement of existing Bay Window and installation of Solar Panels on south-west elevation. **APPROVE**
- (v) **23/P/1068/R3 Land North of The A368, Towerhead Road East of Towerbook Farm Banwell**
Proposed 140metre section of the Sandford to Churchill shared use path (SUP) proposed as part of the Banwell Bypass scheme (ref: 22/P/1768/R3EIA) on land north of the A368, Towerhead Road, Banwell **APPROVE**
- (vi) **23/P/1088/FUH Wyndham West Street Banwell North Somerset BS29 6DE**
Proposal to erect a detached wooden decking area with pergola above in rear garden **APPROVE.**
- (vii) **23/P/1196/NMA Land West of Wolvershill Rd, North of Wolvershill Park and Knightcott Park**
Non-material amendment to reserved matters application 21/P/1735/RM to allow for window changes to plot 28 and omit vehicle access gates to plot 24. **APPROVE**

36/23 Date of the next meeting (agenda item 7)

Planning Meeting Monday 7th of August 2023 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:30

.....Chairman

.....Date