



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)

Apologies were received from Cllr Davies who listened online.

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) **24/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 applications 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