

# Planning & Regulatory Committee 20 May 2020

Requests to address the Committee received in accordance with the Standing Orders

**Public Participation under Standing Order No. 17 (up to a maximum of five minutes per speaker - this section should not exceed thirty minutes):**

Name	Subject

**Public Speaking on applications for planning permission under Standing Order 17A (up to a maximum of three minutes per speaker - this section should not exceed thirty minutes):**

Agenda Item No.	Application	Statement (s)
6	<b>Planning Application No. 18/P/4735/OUT</b> Outline planning application for the erection of up to 54no. dwellings (including 16 no. affordable housing units (30%)), along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval on land west of Wolvershill Road, north of Wolvershill Park, Banwell.	<b>Against the proposal:</b>  <b>For the proposal:</b> Mr Simon Tannahill, Applicant
7	<b>Planning Application No. 20/P/0692/NMA</b> Non material amendment. Application to amend wording of conditions 5, 6, 36 and 37 attached to Permission 16/P/2758/RG4 for the erection of 700 dwellings etc to allow for proposed site to be delivered in phases at Land to the south of Locking Head Drove, Locking	<b>Against the proposal:</b>  <b>For the proposal:</b>

8	<b>Planning Application No.</b> 19/P/2514/FUH Erection of two storey side extension and single storey porch with associated works following the demolition of a lean-to domestic store. Cinderford Cottage, Ropers Lane, Wrington.	<b>Against the proposal:</b> Mr Steve Price, local resident  <b>For the proposal:</b> Ms Helen Gwinnett, Applicant
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## Statement to Committee

Project Name: Land West of Wolvershill Road, Banwell  
Author: Simon Tannahill  
Reference: 18/P/4735/OUT  
Date: 18 May 2020

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Thank you for the opportunity to make this statement in support of the proposals at Wolvershill Road, Banwell.

My name is Simon Tannahill and I am the Land and Planning Director at Strongvox Homes. We are an award-winning private housing developer based in Taunton that work across the south-west to deliver high quality housing. We do not roll out 'one size fits all' developments and are proud of what we achieve. We are currently building and selling on a number of developments in North Somerset and these include 38 homes at Congresbury, 118 homes at Sandford and 49 houses and apartments at West Wick. These developments offer a range of family homes including affordable properties and our sites are designed to be sympathetic to their surroundings with homes displaying character and individuality.

We have worked with officers and the local community on this project for over two years, including entering into formal pre-application discussion with the council as well as public consultation. We have significantly amended the development since its submission, working to find solutions, and in so doing have reduced the amount of development we are seeking on this site from 63 homes to 54 homes. We are delighted the application is before you today with a recommendation for approval.

I note that the chief concerns of the local community understandably focus on the traffic situation in the centre of Banwell. I can assure you that this has been explored in great detail with your highway officers. As set out by your officers an appeal decision for 150 dwellings, while dismissed, established that such a scope of development would not warrant refusal on transport grounds. We welcome the officers' conclusion that the scheme will not have a material impact upon the village centre's traffic situation.

We have worked extensively with officers to address concerns over protected species, having added much larger buffer areas, new hedgerows and tree planting, while agreeing a lighting strategy response with your highway officers and Natural England. This scheme is an exemplary response to ecology considerations, with many multiples in excess of the DEFRA replacement habitat calculations. This represents an approach that should be welcomed.

Again, we have worked with the LLFA and your officers to demonstrate an acceptable drainage solution. We have also worked with your Landscape Officer to ensure that our proposals will maintain an appropriate relationship with the properties to the south, by increasing property setbacks and changing the form of these properties to bungalows. The proposals display a low-density form, appropriate to this part of the village.

While we appreciate that such development evokes strong concern from local communities, we have worked hard to ensure that the impacts of development are comprehensively addressed, clearly evidenced through the various technical responses that have been received – demonstrating that there are no outstanding concerns and concluding that the proposals are acceptable.

We fully support the officer recommendation and respectfully request that the development be granted planning permission.

**Application 19/P/2514/FUH**  
**Erection of Extension to Cinderford Cottage**

I, Steve Price am making this statement on behalf of myself and 3 other residents.

We object strongly to the Planning Application for the extension at Cinderford Cottage.

We are not against development as long as it is in keeping and respectful of the character of the surrounding properties. This extension would have a massive impact on the surrounding properties. With regard to Swallow Barn this is now faced with looking at a 7 metre high x 7.6 metre long characterless façade that comes within less than a metre of the boundary wall and obscures sunlight, amenity and creates a tunnelling effect. Also, as the extension is two storeys high it will completely obscure any amenity, sunlight and far reaching views of the Mendips from the only garden of the neighbouring property, Greystones.

It would greatly affect the view when walking down the Ancient Bridleway next to the Grade II listed property, Roper's Lodge, and would significantly alter the aspect from Roper's Lane.

We have suggested to the applicant that a single storey extension would be much more in keeping with the property and would have a reduced impact on the neighbouring properties, however they are unwilling to compromise.

We are very concerned that the report from the Planning Officer is factually incorrect and misleading, this has been outlined in the document which has been sent to the P & R Committee.

We are reasonable people but feel very strongly that we are not being listened to and would request that the Planning Committee visit the site to gain a clear understanding of the effect this extension will have upon the surrounding properties.

We are disappointed that the applicant has already recently built a large detached house, Bramley House, within the grounds of Cinderford Cottage and seems intent on filling in every available space around their property with no regard to the impact on neighbouring properties and with no consideration of fellow residents.

We strongly urge the Planning and Regulations Committee to reject this application and encourage the applicant to consider re-applying to build a single storey extension.

Steve Price

North Somerset Council Planning Application Reference 19/P/2514/FUH

Submission for Committee Meeting 20<sup>th</sup> May 2020 at 14:30

Miss Helen Gwinnett Applicant; Speaking in favour of the proposal

Contact number 07710 322270

My name is Helen Gwinnett and I am the applicant. I have owned Cinderford Cottage for over 30 years.

The rationale for this project was to sensitively extend my cottage to make it more suitable for occupation in later life. The current stairs are extremely steep at 48 degrees and awkward due to the half landing and restricted head height. The ground floor living accommodation is on two levels and the laundry and utility room are in a separate 1950's outbuilding accessed by two steep steps and crossing a yard.

The benefits for me are mainly from an accessibility perspective in that:-

- It simplifies and opens up the ground floor to provide better circulation space.
- Provides a utility room within the cottage.
- Provides a wider and shallower pitched staircase with full head height above.
- Provides an en-suite bathroom in the main bedroom.
- And very importantly provides level first floor accommodation.

The proposed improvements will still allow the retention of a good sized cottage garden and off street parking for two cars.

This scheme has evolved from the original architect design with input from the neighbours, the planning officer and the conservation officer. As a consequence the scheme fully complies with North Somerset Council's Residential Design Guide. We do not believe that it creates any overlooking issues nor does it have an overbearing impact on the adjacent properties.

To develop this scheme the architect has worked tirelessly with the Local Authority. I believe that a sensitive scheme has been developed which not only respects the existing property with a subservient extension but also will make the property inclusive for myself and future occupiers.

In summary the proposal fully complies with planning policy, is supported by the Planning Officer, the Conservation Officer and Wrington Parish Council who have all recommended approval. On this basis it is hoped that the application can be supported by this committee.

Thank you.