



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
25<sup>th</sup> of March 2024

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 unless excluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose.

**To: All members of Banwell Planning Committee.**

**You are summoned to attend a Meeting of Banwell Planning Committee, to be held at 7pm on Wednesday April 3<sup>rd</sup>, 2024, at Banwell Youth & Community Centre, when the following business will be transacted.**

**For members of the public the meeting will be livestreamed on Facebook.**

*Liz Shayler*  
Clerk

Before the meeting begins there will be a public participation session – This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public may participate. *(Please note that the Committee is unable to make any formal decisions under this item).*

## **A G E N D A**

- 1. To receive apologies for absence.**
- 2. To receive members' declarations of interest on any agenda item.**
- 3. To approve as a correct record the minutes of the Planning Committee from the 5<sup>th</sup> of February 2024 (pages 1 & 2)**
- 4. To note and comment upon planning applications (pages 3 - 7).**
  - (i) **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.
- 5. To note the following applications (page 8)**
  - (i) **24/P/0363/AOC Land South of Churchland Way And Wolverhill Road Mead Fields Banwell Weston-super-Mare**  
Request to discharge condition numbers 27 (Public Access) and 28 (Renewable Energy) on application 23/P/0565/FUL
  - (ii) **24/P/0345/TRCA Banwell House Wolverhill Road Banwell BS29 6DG**  
Fell T1 (Eucalyptus).
  - (iii) **24/P/0494/EA2 Land North of Banwell, West of Wolverhill Rd and East of Summer Lane.**  
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a residential-led mixed use development comprising of up to 650 residential dwellings, ancillary retail, community, employment floorspace and later living accommodation within part of the wider SL's Local Centre (up to 5,000 sqm within ASL's site), a 2-Form Entry (FE) Primary School, public open space and associated access, infrastructure, landscape and ancillary works. THIS IS NOT A PLANNING APPLICATION
  - (iv) **24/P/0523/AOC Land at Former Western Trade Centre Knightcott Road Banwell**  
Request to discharge condition no 16 (Landscape Management Plan) on application 15/P/0968/O
  - (v) **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

(vi) **24/P/0572/EA2 Land North Of Knightcott Road East And West Of Summer Lane Banwell**

Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a proposed development of 800no. residential dwellings, up to 6.5ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, access and ancillary uses. THIS IS NOT A PLANNING APPLICATION

**6. To note planning decisions for information (page 9 & 10)**

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

Proposed new entrance gate, log and bin store. **APPROVE**

(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 & internal repairs. **APPROVE**

(iii) **23/P/2848/FUH 22, Westfield Road, Banwell. BS29 6BA**

Proposed erection of a rear single storey kitchen extension and French doors to the front elevation. **APPROVE**

(iv) **23/P/2849/FUH Rose Bank, 6 Dark Lane, Banwell. BS29 6BP**

Proposed removal of pillar to widen entrance along west boundary. Proposed fascia changes including UPVC windows and render cladding. **APPROVE**

(v) **24/P/0243/FUH 7 Towerhead Road, Banwell. BS29 6PQ**

Proposed demolition of existing conservatory and erection of a single storey extension in place. Replacement of adjacent pitched roofing with a flat-roof. **APPROVE**

(vi) **24/P/0011/MMA 'Cannaways Barns', Silver Moor Lane, Banwell. BS29 6LQ**

Minor material amendment to permission 23/P/1038/FUL (demolition of 2no. dwellings and an existing agricultural building on site (buildings annotated Units A, D and F on the existing topographical survey plan). Erection of 2no. self-build and custom build replacement dwellings) to allow for addition of front porch and other alterations to external appearance of each plot. **APPROVE**

(vii) **24/P/0312/TRCA 68A West Street Banwell BS29 6DE**

Goat Willow Salix Caprea rear garden -Crown reduction / Pollard. Dead Tree (unknown type) covered in Ivy in dangerous condition removal to 2m high stump. Magnolia (TPO) by front garage removal of single ingrowing branch. **NO OBJECTION (tree/hed) unconditional**

**7. Date of the next meeting**

Planning Meeting **Wednesday 8<sup>th</sup> of May** 2024 7pm at Banwell Youth & Community Centre

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity and disability) Crime and Disorder, Health & Safety and Human Rights.