



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4<sup>th</sup> of March 2024.

**PRESENT:** Councillors Nick Manley (Chairman), Paul Blatchford and Paul Harding.

**IN ATTENDANCE:** Liz Shayler (Clerk).

**MEMBERS OF THE PUBLIC:** None

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 spoke

**The meeting was convened.**

### **09/24 To receive apologies for absence (agenda item 1)**

Apologies were received from Steve Davies (who attended online), Simon Arlidge & Matthew Thomson

### **10/24 To receive declarations of interest (agenda item 2)**

No declarations of interest were received.

### **11/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5<sup>th</sup> of February 2024 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 5<sup>th</sup> of February 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.

### **12/24 To note and comment upon planning applications (agenda item 4).**

#### **(i) 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.

**Resolved:** The committee resolved to support this application.

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

### **13/24 To note the following planning applications (agenda item 5).**

#### **(i) 23/P/2689/RM Land South of Churchland Way, Wolvershill Road (Parklands, Mead Fields).**

Reserved matters application for approval of access and landscaping in relation to the construction of cycle and footpath connection along the Grumblepill Rhyne to the M5 bridge crossing, pursuant to outline planning permission 12/P/1266/OT2.

#### **(ii) 24/P/0218/AOC 'Rolstone Farm Business Park', West Rolstone Road, Hewish.**

Request to discharge condition numbers 18 (Flood Resilience Measures), 19 (Flood Warning Evacuation Plan), 20 (Foul and Surface Drainage Details) and 21 (Prevention of Pollution) on application 21/P/0094/FUL.

#### **(iii) 24/P/0240/AOC Land at Parklands Churchland Way, Banwell, North Somerset.**

Minor Request to discharge condition number 47 (Archaeology) on application 12/P/1266/OT2.

(iv) **24/P/0353/EA2 Land To East of Wolvershill Road, Banwell**

Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a future application for a proposed residential led mixed-use development (up to 1500 residential dwellings, a school, retail, business, commercial, food/drink and local community uses).

**The applications above were noted.**

**14/24 To note planning decisions – (agenda item 6)**

(i) **23/P/2367/OUT Land at Woodfield 10 Dark Lane Banwell BS29 6BP.**

Outline planning permission for the erection of 1no. two-bedroom bungalow and garage to the south of number 10, together with associated works. **WITHDRAWN**

(ii) **23/P/2710/FUL Dear Leap Farm Knightcott Road Banwell.**

Regularisation of 2no. storage containers to be used in conjunction with the approved use. **REFUSED**

(iii) **23/P/2721/FUH 76 Knightcott Road Banwell BS29 6HF.**

Proposed erection of a part single storey part two storey extension to rear of dwelling. **APPROVE**

(iv) **23/P/2736/R3 Banwell Primary School West Street Banwell BS29 6DB.**

Proposed enlargement of the existing window openings to form 1no. door opening and 2no. larger windows to the Northern elevation of Block F. **APPROVE**

(v) **24/P/0016/TRCA White Lodge 16 - 18 Castle Hill Banwell BS29 6NY.**

Removal of a dead apple tree, Hazel - clear electricity wire by 2m (the removal of Ash trees affected with Ash Dieback has been removed from the specification as it is likely that a felling licence from the Forestry Commission will be required due to the volume of timber to be felled). **NO OBJECTION (tree/hed) unconditional**

(vi) **24/P/0148/TEN Land Opposite North of Yarberry Farm Banwell Road Christon BS29 6ND**

Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. new 9m medium pole at the above location. **PN Reg 5 (Tel) Noted (unconditional).**

**15/24 Date of the next meeting (agenda item 7)**

Planning Meeting Wednesday 3<sup>rd</sup> of April 2024 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:07**

.....Chairman

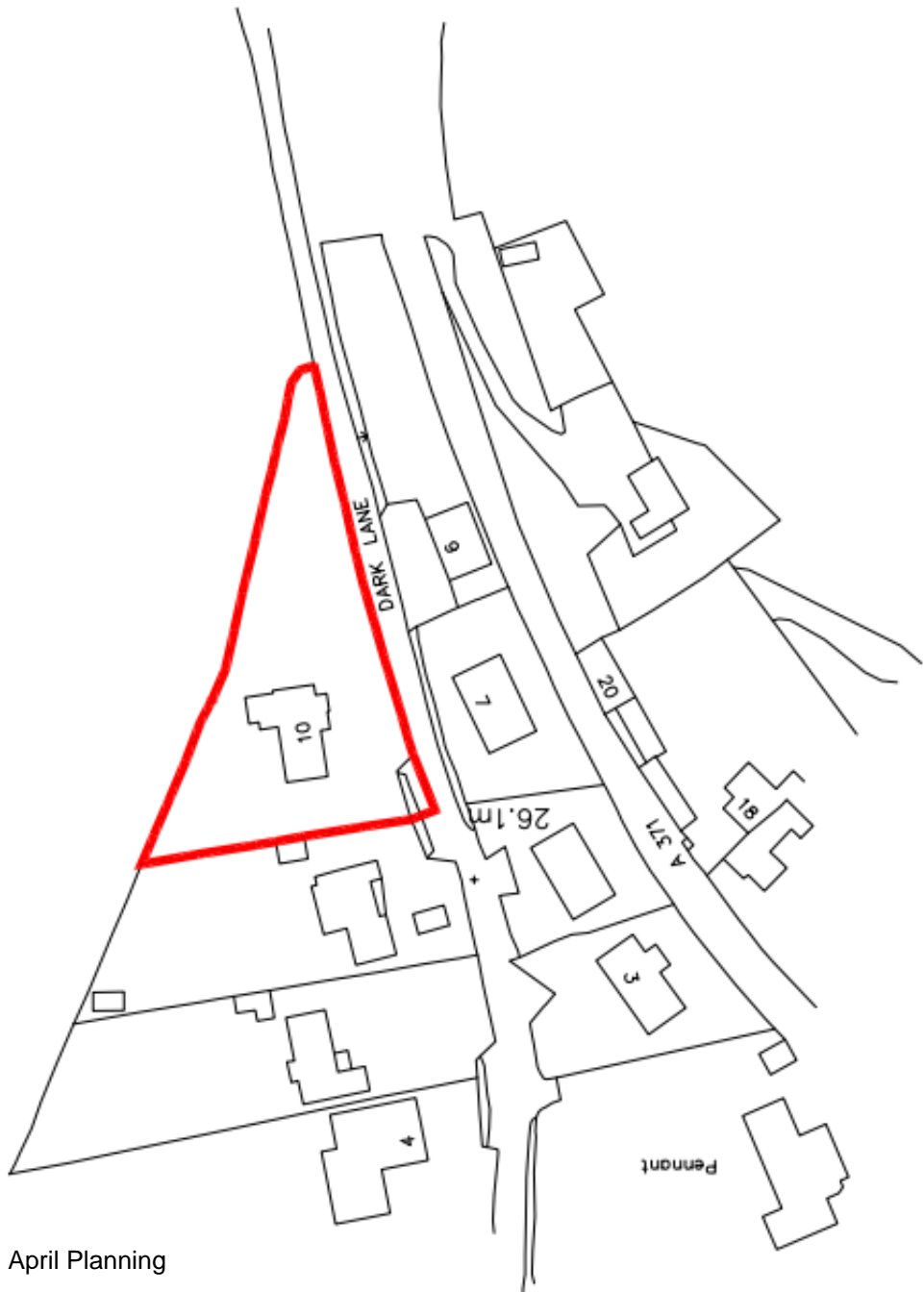
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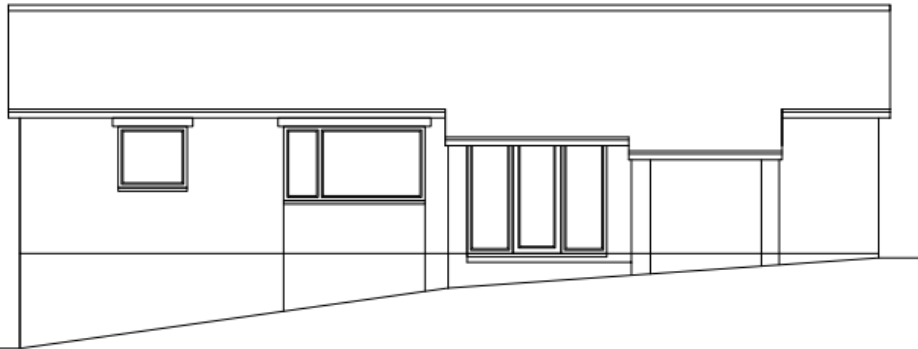
# April Planning Committee Meeting

3<sup>rd</sup> of April 2024

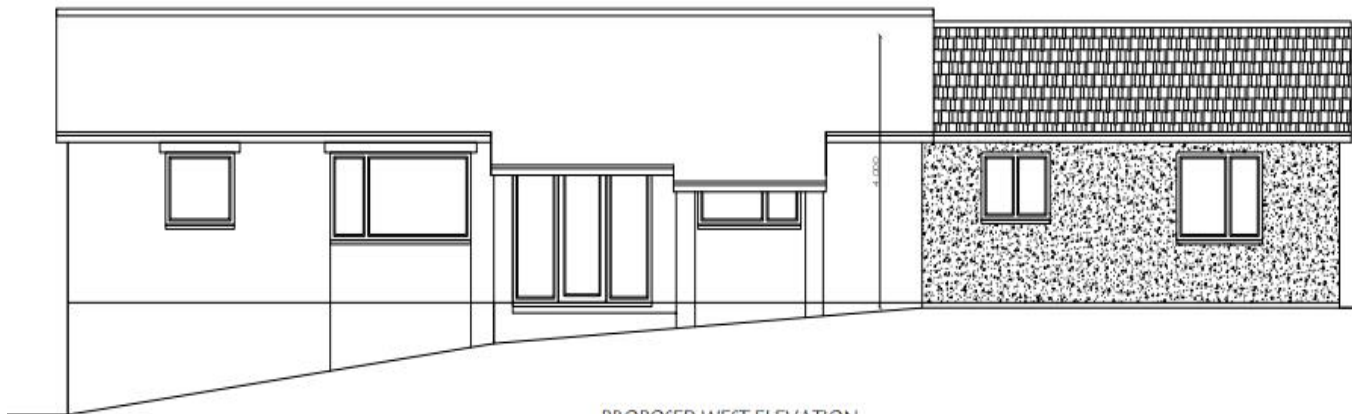
# **24/P/0443/FUH Woodfield 10 Dark Lane Banwell BS29 6BP.**

Proposed erection of a single storey side extension and  
installation of 1no. window to the West elevation.

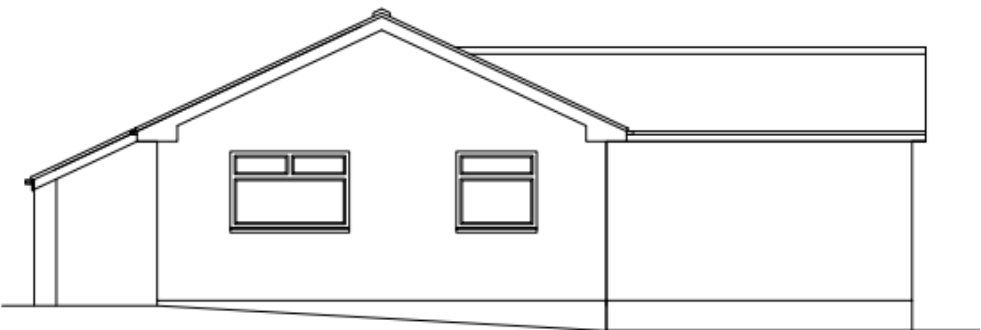




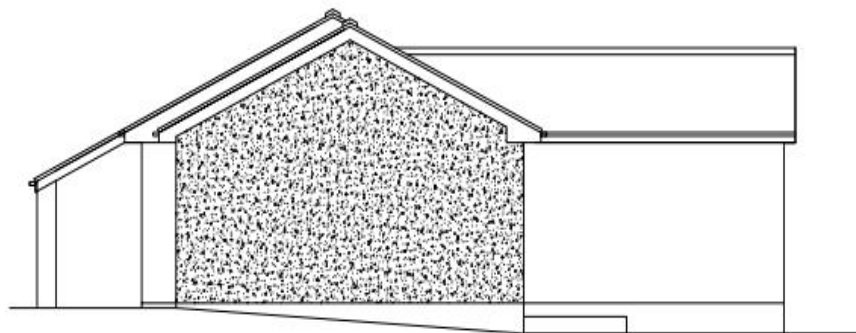
EXISTING WEST ELEVATION



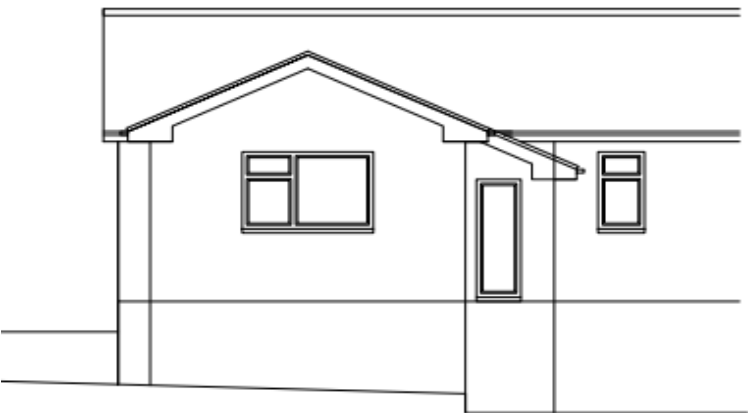
PROPOSED WEST ELEVATION



EXISTING SOUTH ELEVATION

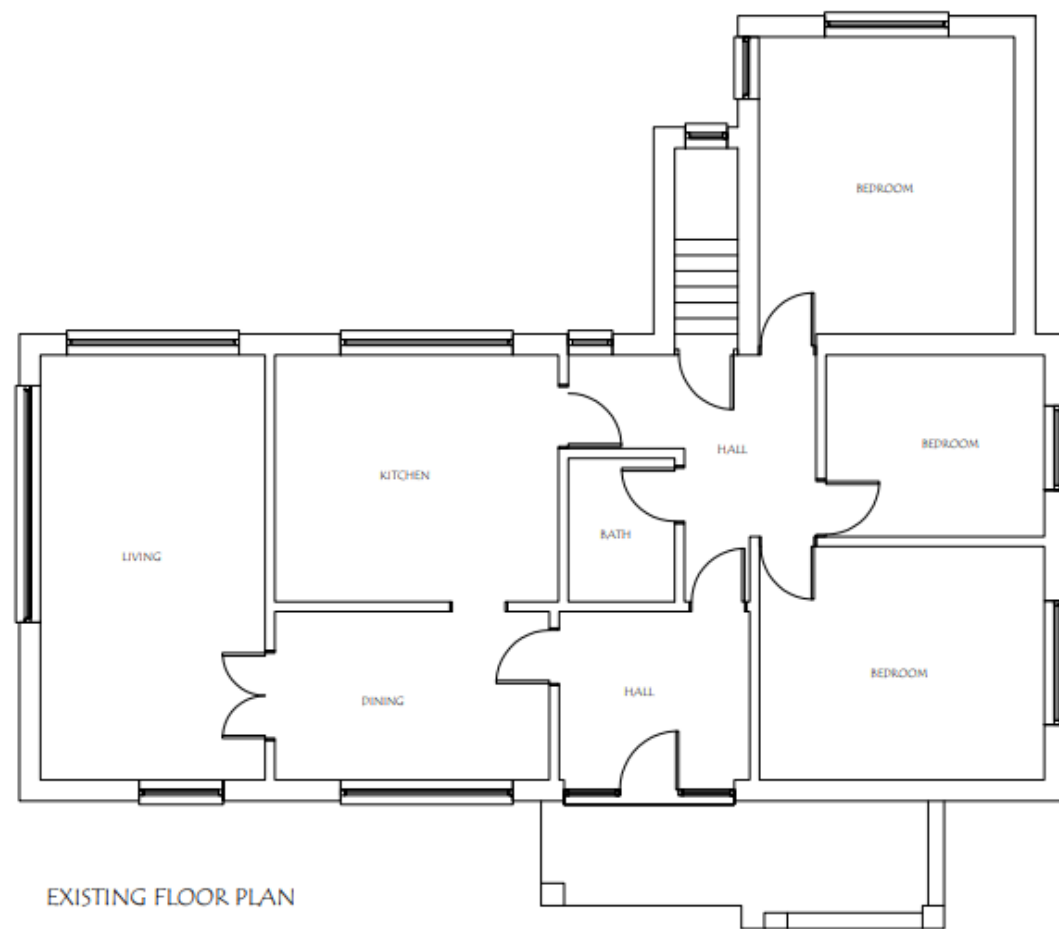


PROPOSED SOUTH ELEVATION



EXISTING PART EAST ELEVATION





EXISTING FLOOR PLAN



Proposed Floor Plan

## To note the following applications

### **24/P/0363/AOC Land South Of Churchland Way And Wolvershill 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

### **24/P/0345/TRCA Banwell House Wolvershill Road Banwell BS29 6DG**

Fell T1 (Eucalyptus).

### **24/P/0494/EA2 Land North of Banwell, West of Wolvershill 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

### **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

### **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 (Biodiveristy 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

### **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



## To note North Somerset Council's planning decisions

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

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

### **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**

### **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**

### **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**

### **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**

## To note North Somerset Council planning decisions

### **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**

### **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**