



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
30<sup>th</sup> of January 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 Monday February 5<sup>th</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 14<sup>th</sup> of August 2023 (pages 1 - 3)**
- 4. To update the green measures to be considered when reviewing all planning applications (pages 4 & 5).**
- 5. To note and comment upon planning applications (pages 6 - 23).**
  - (i) **23/P/2563/FUL Gobbles Farm Wolverhill Road Banwell BS29 6LA**  
Change of use of the existing agricultural building to commercial (Use Class B8) storage use and erection of a new commercial building for (Use Class B8) storage units with the creation of associated hardstanding and parking.
  - (ii) **23/P/2587/FUL Land to the rear of the Ship Hotel, West Street, Banwell.**  
Erection of 2no. dwellings with access and parking
  - (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.
  - (iv) **23/P/2849/FUH Rose Bank 6 Dark Lane Banwell BS29 6BP**  
Revised scheme to previously approved application 23/P/0004/FUH to include proposed partial widening of ground floor at the front of the property and first-floor extension with bathroom and 2no. bedrooms, removal of external composite cladding shown on the upper floor extension and lower-level rendering carried up. Windows and doors to be new UPVC in lieu of composite.
- 6. To note the following applications (page 24)**
  - (i) **23/P/2647/MMA Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way**  
Minor material amendment to application 20/P/3081/RM (Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to

12/P/1266/OT2) to allow for the redesign of multiple house types and alterations to the proposed layout to improve frontage onto the main link road.

(ii) **23/P/2759/NMA Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land in Sandford, Winscombe and Churchill**

Nonmaterial amendment to planning permission 22/P/1768/R3EIA (Banwell Bypass) to allow for amendments to the design as listed in covering letter dated 13 December 2023.

(iii) **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 (see cover statement)

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

Removal of Ash trees affected with Ash Dieback and removal of a dead apple tree, Pruning of Hazel tree.

(v) **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.

**7. To note planning decisions for information (page 25)**

(i) **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.

**APPROVE**

(ii) **23/P/2435/TRCA Archways, East Street, Banwell. BS29 6BW**

T1 - Varnish tree C/L over roof for a clearance of 2m, dead wood. **NO OBJECTION (tree/hed) unconditional**

(iii) **3/P/2439/AOC Land at Parklands Churchland Way**

Request to discharge condition number 7 (Ventilation and Extraction) and 15 (Boundary Treatment Plan B-07A) on application 23/P/0565/FUL **APPROVE (discharge condition)(RDC)**

(iv) **23/P/2599/LDE Land Adjacent to Box Bush Farm, Box Bush Lane, Rolstone BS24 6UA**

Certificate of lawfulness for the extension of 2no. agricultural buildings. **APPROVE (Lawful)**

(v) **23/P/2786/AOC Land at Parklands Churchland Way, North Somerset.**

Request to discharge condition number 5 (Noise Impact Scheme) on application 23/P/0565/FUL. **APPROVE (discharge condition) (RDC)**

**8. Date of the next meeting**

Planning Meeting Monday 4<sup>th</sup> March 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.