



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
27th of February 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 March 4th, 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 5th of February 2024 (pages 1 - 3)**
- 4. To note and comment upon planning applications (pages 4 - 8).**
 - (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.
- 5. To note the following applications (page 9)**
 - (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). THIS IS NOT A PLANNING APPLICATION.

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

- (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).**

7. Date of the next meeting

Planning Meeting **Wednesday 3rd of April** 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.