



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4th 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 5th of February 2024 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 5th 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 3rd of April 2024 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:07

.....Chairman

.....Date