



30th July 2019

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 precluded 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 on Monday 5th August 2019 at 7p.m. at Banwell Children's Centre, when the following business will be transacted.

Liz Shayler
Clerk to the Council

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 minutes from the 1st July 2019 (page 1 - 3)
4. To discuss and agree a response to North Somerset Council Draft Shopfront Design Guide (pages 1 – 36)
5. To note and comment upon planning applications (37 - 65).
 - (i) **18/P4735/OUT-** Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park. Outline planning application for the erection of up to 62no. dwellings (including 19 no. affordable housing units (30%)), along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval.
 - (ii) **19/P/0429/FUL** - Land at Orchard Close Banwell. Proposed removal of ruin and erection of three-bedroom bungalow and garage.
 - (iii) **19/P/1357/MMA** - Land South of Churchland Way, Wolvershill Road, Banwell. Minor material amendment to application 17/P/5586/RM (reserved matters application for access, appearance, landscaping, layout and scale for the erection of 223 dwellings with associated access, roads, footways, parking, drainage and landscaping pursuant to outline planning permission 12/P/1266/OT2) to change house types PB35G, PT42 and PC41 with house types NB31-7, NT41-7 and NC40 and replace house type 2BWCH on plots 70 & 71 only with house type 1470 WC on approved plans.
 - (iv) **19/P/1411/FUL** - Gobbles Farm Wolvershill Road Banwell. Retrospective application for: change of use of 3 no. agricultural buildings to storage (Use Class B8); and 1 no. building to Gym (Use Class D2 (Assembly and Leisure)); External storage, container storage and HGV parking. Retention of storage building (Use Class B8) and stationing of mobile home. Proposed erection of replacement storage building (Use Class B8);

extension to existing storage building; construction of farm track and widening of existing access onto Wolvershill Road.

- (v) **19/P/1578/FUH** - 43 High Street Banwell BS29 6AF. Proposed single storey flat roof rear elevation extension & front elevation timber window replacements.
- (vi) **19/P/1588/FUL** – Cedar Haven, Haybow, Hewish, Banwell. BS24 6RB. Siting of a static home and erection of a new day room.
- (vii) **19/P/1608/FUL** - Winthill House Winthill Banwell BS29 6NN. Conversion and extension of existing garage and storage loft to holiday let.
- (viii) **19/P/1610/FUL** - Banwell Recreation Field Westfield Road Banwell. Application to add additional play equipment & trees to Banwell Recreation Ground which includes, a zipline, concrete table tennis, net climber, picnic tables, twelve trees and possibly an additional piece of toddler equipment (seesaw) for the toddler play area.
- (ix) **19/P/1675/FUL** - Stonebridge Farm Wolvershill Road Banwell BS29 6DR. Extension to caravan storage area.
- (x) **19/P/1773/EA1** - Photovoltaic Installation at Bowerhouse, Riverside, Banwell. Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted for the installation of 37,880 no. 330Wp photovoltaic (PV) units onto Galvanised steel framework tables, supported on Galvanised steel pile foundations, as a 12 MW extension to the existing Solar Farm. **THIS IS NOT A PLANNING APPLICATION**

6. To note planning decisions for information (page 66)

- (i) **19/P/0408/FUL** - Land South of Silver Moor Lane Banwell. Prior notification for the proposed connecting track for use of access approved under 19/P/0408/FUL. **PRIOR APPROVAL NOT REQUIRED**
- (ii) **19/P/0937/FUH** - 42 Knightcott Road, Banwell. BS29 6HF Proposed replacement porch and pitch roof over existing garage, new porch, proposed pitched roof over existing front dormer. **APPROVED**
- (iii) **19/P/1400/TEN** - Land at Fox Hollow Box Bush Lane Rolstone Banwell. BS24 6UA. Notification, under Regulation 5 of the Electronic Communications Code Regulations, for the proposed installation of fixed-line broadband apparatus, 1 x 9m Wooden Pole (7.20m above ground). **NO OBJECTION**
- (iv) **19/P/1518/AGA** - Land South of Silver Moor Lane Banwell. Prior notification for the proposed connecting track for use of access approved under 19/P/0408/FUL. **PLANNING APPLICATION NOT REQUIRED**

7. Date of the next meeting – Planning Meeting 2nd September 2019 7pm Banwell Children's 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.