



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
2nd December 2020

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 on Monday 7th December 2020 at 7p.m. remotely (<https://us04web.zoom.us/j/279564797>), 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 2nd November 2020 (pages 1 - 3).**
- 4. To agree a response to North Somerset's Local Plan "Choices for the Future" consultation (to follow)**
- 5. To note and comment upon planning applications (pages 4 – 68).**
 - (i) 20/P/2257/OUT Land At Former Western Trade Centre Knightcott Road Banwell.**
Outline planning permission for erection of 20no. dwellings with access, landscaping, layout and scale for approval with appearance reserved for subsequent approval.
 - (ii) 20/P/2282/FUL Land at The Moor Dairy Moor Road, Banwell.**
Change of use of land to use for the siting of 3no. storage containers (part retrospective).
Erection of 2no. stables for use with the existing livery business; formation of a hardstanding and the erection of a timber fence in association with agricultural activities (retrospective).
 - (iii) 20/P/2341/FUL Land At Whitley Head House Barn Whitley Road Banwell**
Proposed installation of all-weather equestrian arena for private use, retrospective permission for change of use of agricultural land to form equestrian use and installation of stables & hay store all for private use
 - (iv) 20/P/2345/FUL Lower Rhodyate Farm The Rhodyate Banwell BS29 6NR**
Change of use of agricultural land to form 14 no. caravan pitches for the occupation of construction workers and erection of W/C and shower block
 - (v) 20/P/2539/FUL Court Farm Moor Road Banwell BS29 6ET**
Proposed first floor extension to provide additional accommodation to existing single storey holiday cottage.
 - (vi) 20/P/2565/FUH Towerhead Barn Towerhead Road Banwell BS29 6PQ**
Proposed detached garage with extension of driveway to form access to same

- (vii) **20/P/2569/FUH 20 Church Street Banwell BS29 6EA**
Proposed first floor rear extension above existing utility and alterations to the vehicular access.
- (viii) **20/P/2601/FUH 22 Knightcott Park Banwell BS29 6HB**
Proposed dormer extension to the front elevation
- (ix) **20/P/2666/FUL Kings Field Land Off Moor Road Banwell BS29 6ET**
Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the erection of a day room, stables and shed, siting of park home and touring caravan (Retrospective).
- (x) **20/P/2695/MMA Land South Of Churchland Way Wolvershill Road Banwell**
Minor material amendment to permission 18/P/4723/RM (reserved matters for appearance, landscaping, layout and scale in relation to the construction of a noise bund pursuant to Outline application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow for alteration to design of noise bund
- (xi) **20/P/2715/TRCA Abbey Cloisters East Street Banwell BS29 6BW**
Holm Oak - Fell | Abbey Cloisters East Street Banwell BS29 6BW
- (xii) **20/P/2732/FUL Lower Rhodyate Farm, The Rhodyate, Banwell. BS29 6NR**
Change of use of agricultural building to workshop falling in Use Classes E(g) (Business) and B8 (Storage and Distribution)
- (xiii) **20/P/2747/FUH Pennyard House East Street Banwell BS29 6BW**
Demolition of front conservatory and replace with porch, removal and infill of 1st floor window (west side) and replacement of all existing sliding aluminium framed windows with "heritage style" uPVC woodgrain casement windows, re-rendering of external elevations and the erection of a 1.4 metre wall at the front of the property between Pennyard House and The Longhouse
- (xiv) **20/P/2925/TRCA 6 High Street Banwell BS29 6AA**
T1 – Monkey Puzzle - Fell
- (xv) **20/P/2927/TRCA 16 East Street Banwell BS29 6BN**
T1 - Magnolia – Crown reduce by 1m
- (xvi) **20/P/3001/TRCA Banwell House, Wolvershill Road, Banwell BS29 6DG**
T1 - Willow - fell; T2 - Yew - fell; T3 - Holm Oak - reduce house side laterals by up to 3m

6. To note planning decisions for information (page 69)

- (i) **20/P/1872/FUH Haybow Cottage, Haybow Hewish, Weston-super-Mare. BS24 6RA**
Proposed erection of a boundary wall and railings to replace existing fence. **REFUSED**
- (ii) **20/P/2336/LDP Halcyon Cooks Lane Banwell BS29 6DS**
Certificate of lawful development for the conversion of part of existing detached garage and store to a Garden Office with En Suite shower room. **APPROVED (Lawful)**
- (iii) **20/P/2441/TPO Bow Farm Moor Road Banwell BS29 6EF**
T1-T3 - Beech - Reduce by 1m. **SPLIT DECISION**
- (ii) **20/P/2599/TRCA Church House 12 East Street Banwell BS29 6BN**
T1 - Chestnut - Pollard to previous points (3m) **NO OBJECTION**

7. Date of the next meeting

- Planning Meeting 4th January 2021 7pm <https://us04web.zoom.us/j/279564797>

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.