



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
30th November 2021

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 6th December 2021 at Banwell Youth & Community Centre, when the following business will be transacted.

Please note that due to the size of the YCC we ask that any members of the public wishing to attend please contact the Clerk in advance.

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 of November 2021 (pages 1 & 2)
4. To note and comment upon planning applications (pages 3 – 44).
 - (i) **21/P/2608/FUL - Gobbles Farm Wolvershill Road Banwell North Somerset BS29 6DQ**
Conversion of an existing farm building (permitted for D1 Leisure use) to 1no. single storey dwelling with associated curtilage to replace an existing lawful development for a residential caravan at Gobbles Farm.
 - (ii) **21/P/2796/FUL - Parcel of land along Havage Drove off Box Bush Lane Banwell**
Erection of stables and tack room and associated parking and yard to facilitate use.
 - (iii) **21/P/2935/FUL – 'Pennant', Dark Lane Banwell BS29 6BP**
Proposed new dwelling on land adjoining Pennant House (resubmission of approved application 18/P/3773/FUL).
 - (iv) **21/P/3097/FUH – Gout House Farm West Rolstone Road Hewish North Somerset BS24 6UH**
Proposed erection of a two-story side extension and a rear single story porch entrance extension.
 - (v) **21/P/3098/FUH – 2 Hill Path Banwell North Somerset BS29 6AB.**
Retrospective application for garden outbuilding.
 - (vi) **21/P/3146/FUL – Cannaways Barns Silver Moor Lane Banwell North Somerset BS29 6LQ.**
Proposed demolition of 2no. dwellings and existing agricultural buildings and the erection of 2no. replacement dwellings and associated detached garages.
 - (vii) **21/P/3158/FUH – 'Royston', Wolvershill Road Banwell North Somerset BS29 6DG**
Demolition of barn building. Proposed erection of a single storey front extension plus erection of triple garage.
 - (viii) **21/P/3173/FUH – The Ranch Wolvershill Road Banwell North Somerset BS29 6DR.**
Proposed erection of a single storey rear extension.

5. To note planning decisions for information (page 45)

- (i) **21/P/2431/FUH – Woodcutters Barn, Riverside Banwell. BS29 6EE**
Replacement garage / store building. **APPROVED**
- (ii) **21/P/2643/FUL - Catworthy Barn Towerhead Road Banwell BS29 6PQ**
Application to remove condition 4 (erection of further structures with curtilage of the dwelling) attached to planning permission 21/P/1500/FUL (retrospective change of land use from agricultural land to domestic curtilage) **APPROVED**
- (iii) **21/P/2712/PIP - Elmfield Whitecross Lane Banwell BS29 6DP**
Demolition of 1 no. two storey detached dwelling house and link attached double garage and erection of 2 no. two storey dwelling houses with integral garaging. **APPROVED**
- (iv) **21/P/2859/TRCA – 24 Castle Hill Banwell North Somerset BS29 6NY**
T1 - Yew - Crown Reduction by 1m. T2 - Cherry - Prune laterals over lawn by 2m. G1 - Ash - Fell.
NO OBJECTION (tre/hed) unconditional
- (v) **21/P/2881/NMA - Land South of Churchland Way Wolvershill Road, Banwell.**
Nonmaterial amendment to application 18/P/5209/RM/ 12/P/1266/OT2 (erection of 136no. dwellings pursuant to outline planning) to allow D1207 house type added in lieu of AA42X house type.
APPROVED

6. Date of the next meeting

- **Planning Meeting Tuesday 4th January 2022 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.