



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
29<sup>th</sup> March 2022

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 4<sup>th</sup> April 2022 at Banwell Youth & Community Centre, when the following business will be transacted.**

**For members of the public the meeting will be livestreamed on Facebook or can be joined virtually via zoom <https://us02web.zoom.us/j/279564797>. Meanwhile 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 7<sup>th</sup> of March 2022 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4 – 29).**
  - (i) **22/P/0390/FUL – Buildings South of Hunters Lodge Winthill, Christon Road BS29 6NG**  
Change of use of redundant agricultural tractor shed and storage building to holiday let accommodation. Erection of a first-floor extension to front of building to regularise the shape; alterations to doors and windows to suit internal layout changes and installation of package treatment or bio-digester drainage system to service accommodation.
  - (ii) **22/P/0467/FUH – Manor Farm Summer Lane Banwell North Somerset BS29 6LE.**  
Proposed erection of a first-floor side extension to provide lift shaft and accessible bathroom.
  - (iii) **22/P/0534/AOC – Court Farm, Moor Road Banwell Somerset BS29 6ET**  
Discharge of Condition No.6 (Bat Mitigation) on application 19/P/2354/FUH
  - (iv) **22/P/0586/FUH – 65 High Street Banwell North Somerset BS29 6AF.**  
Erection of two storey and single storey rear extensions. Addition to approved application 21/P/3527/FUH.
  - (v) **22/P/0689/AOC – Land South Of Churchland Way Wolverhill Road Banwell.**  
Discharge of condition No. 7 (Timing) No. 16 (Landscaping) No. 18 (Landscape Management Plan) No.24 ( Lighting) No. 25 and 30 and 31(Ecology ) No. 32 ( Contamination ) No. 36 ( Energy ) No. 37 ( Levels ) No. 38 and 39( Materials ) No. 40 ( Enclosures ) and No. 42 (Archaeology ) on application 19/P/2662/RM.

(vi) **22/P/0701/FUH – 3, Emery Gate, Banwell. BS29 6DN.**

Demolition of the existing conservatory and alterations to the existing openings.

(vii) **22/P/0764/MOD – Land At Area 3A Weston Villages Weston-super-Mare.**

Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area.

(viii) **22/P/0765/MOD – Land At Area 3B Weston Villages Weston-super-Mare.**

Modification of Section 106 legal agreement on permission 16/P/2744/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area.

**5. To note planning decisions for information (page 30)**

(i) **21/P1735/RM 22/P/0240/LDP – 48 Taylors Fields Banwell North Somerset BS29 6AJ.**

Certificate of lawful development for the erection of a conservatory to rear elevation. **APPROVED (Lawful).**

**6. Date of the next meeting**

- **Planning Meeting **Tuesday** 3<sup>rd</sup> of May 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.