



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
27<sup>th</sup> July 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 1<sup>st</sup> August 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 4<sup>th</sup> of July 2022 (pages 1 & 2)**
4. **To note the following planning applications (page 4)**
  - (i) **22/P/1768/R3EIA Banwell Bypass, land to north and east of Banwell, including mitigation highway land in Sandford, Winscombe and Churchill.**

Construction of a 3.3km single carriageway road from the A371 Summer Lane to A368 Towerhead Road, including a 3m shared use path to Sandford, one bridge, ten culverts, associated infrastructure, and landscaping. Construction of a 0.63km (including junction link to Banwell Bypass) single carriageway Southern Link Road, including associated infrastructure and landscaping. Mitigation and enhancement measures, which consist of environmental mitigation and enhancement measures in connection with the Banwell Bypass and the Southern Link including flood compensation areas, planting and habitat creation, attenuation basins, associated infrastructure and landscaping. Placemaking improvements within Banwell, comprising mitigation and enhancement measures to the public realm. Active travel routes including works to footpaths, cycleways and bridleways. Improvements to the wider local road network in Sandford, Churchill, Locking and Winscombe and creation of shared use paths between Sandford & Churchill and Langford & Churchill
  - (ii) **22/P/1627/AOC 30 High Street Banwell North Somerset BS29 6AE**

Request to discharge Conditions 4 (Construction Method Statement) and 6 (Privacy Screen) on application 20/P/3070/FUH.

(iii) **22/P/1682/AOC Mead Fields, Parklands Phase 3A Land South of Churchland Way Wolverhill Road Banwell**

Discharge of condition No. 2 (walling and roofing materials) and No. 3 (Ecological Appraisal) on application 18/P/5209/RM

(iv) **22/P/1683/AOC Mead Fields, Parklands Phase 3B Land South of Churchland Way Wolverhill Road Banwell**

Discharge of condition No 3 (Refuse Strategy ) on application 19/P/2662/RM

(v) **22/P/1691/AOC Kings Field Land off Moor Road Banwell**

Request to discharge conditions 7 (method of securing static caravan), and 8 (flood warning and evacuation plan) on application 20/P/2666/FUL.

**5. To note and comment upon planning applications (pages 5 – 13).**

(i) **22/P/1186/FUL Land South of Churchland Way and Wolverhill Road Mead Fields Banwell**

Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking.

(ii) **22/P/1678/FUH Banwell Cross 25 Castle Hill Banwell North Somerset BS29 6NX**

Proposed erection of a single storey flat roof extension to the existing detached garage to form a store room, pool table/games area and a WC.

**6. To note planning decisions for information (page 14 - 16)**

(i) **21/P/1347/FUL West Hay Farm Summer Lane Banwell BS29 6LE**

Retrospective application for the change of use of land to Class B2 use and erection of 3no. buildings (Class B2). **APPROVE**

(ii) **22/P/0689/AOC Land South Of Churchland Way Wolverhill Road Banwell North Somerset**

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. **APPROVE (discharge condition)(RDC)**

(iii) **22/P/0856/FUH Stonebridge Cottage Wolverhill Road Banwell North Somerset BS29 6DR**

Erection of single story (East) side extension. **APPROVE**

(iv) **22/P/0897/AOC Land To South Of William Daw Close Banwell North Somerset**

Discharge of condition No. 8 ( Parking Allocation ) No. 9 ( tree and hedgerow retention ) No. 10 ( method statement identifying measures to protect all trees ) No. 16 ( details of the fencing ) No. 17 ( Construction Environment Management Plan ) No. 18 ( a Landscape Ecological Management Plan ) No. 19 ( a Construction Method Statement ) No. 20 ( surface water drainage ) No. 21 ( sustainable drainage scheme ) No. 22 ( samples of the materials ) No. 23 ( storage and collection of waste ) and No.24 ( ongoing energy requirements ) on application 18/P/3334/OUT/20/P/1690/RM **APPROVE (discharge condition)(RDC)**

(v) **22/P/0949/AOC Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolverhill Road Banwell**

10 discharge of Conditions 7 (Timing), 10 (CEMP) 12, 14 & 15 (Drainage ), 22 & 24 (Landscaping) 28, 29,30, 31, 33, 34 (Ecology) 36 (Noise), 37, 38, 39 & 40 (Remediation) 42 (Energy) 46 (Ecology / Street Lighting) 47 (Archaeology) 48 (Levels) 49 & 50 (Materials) 54 (Boundary Treatments) and 57 (Waste) on application 12/P/1266/OT2/18/P/5209/RM. **APPROVE (discharge condition)(RDC)**

(vi) **22/P/0950/AOC Mead Fields, Parklands Phase 3B, Land South Of Churchland Way, Wolverhill Road Banwell**

Discharge of condition No. 10 ( Construction Environment Management Plan ) No. 13 ( Drainage ) and No. 23 ( Ecology ) on application 16/P/2744/OT2. **APPROVE (discharge condition)(RDC)**

(vii) **22/P/0965/MMA Land adjacent to Lower Laurel Farm Summer Lane Banwell North Somerset**

Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. **APPROVE**

(viii) **22/P/1050/AOC Land West Of Wolverhill Road Wolverhill Road Banwell North Somerset**

Discharge of condition No. 9 ( cycle storage ) No. 11 ( Travel Plan ) No. 12 ( retained trees and hedges ) 15 ( surface water drainage ) No. 17 ( sustainable drainage ) No. 18 ( Construction Environmental Management Plan ) No. 20 ( Biodiversity Habitat and Green Open Spaces

Management Plan ) and No. 26 ( fire hydrants ) on application 18/P/4735/OUT. **APPROVE (discharge condition)(RDC)**

- (ix) **22/P/1123/LDP Stonebridge Cottage Wolvershill Road Banwell North Somerset BS29 6DR**  
Certificate of Lawful Development for proposed structural and minor internal alterations to accommodate extra beds for guests for ancillary use to the main dwelling. **WITHDRAWN**

#### **7. Date of the next meeting**

- **Planning Meeting Monday 5<sup>th</sup> of September 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.