



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
1<sup>st</sup> February 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 7<sup>th</sup> February 2022 at Banwell Youth & Community 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 1<sup>st</sup> of November 2021 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4 – 40).**
  - (i) **21/P1735/RM Land West of Wolvershill Rd, North of Wolvershill Pk & Knightscott Pk Banwell RECONSULTATION** - Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT
  - (ii) **21/P/3185/FUL - Busy Buddies Nursery Puxton Park Cowslip Lane Hewish Banwell BS24 6AH**  
Erection of additional building at Busy Buddies Nursery to increase the capacity of existing nursery.
  - (iii) **21/P/3420/AGA - Land at Brick Cottage, Moor Road, Banwell**  
Application to determine if prior approval is required for the erection of a 27.43m x 9.14m steel portal framed building.
  - (iv) **21/P/3467/FUL – Royston Wolvershill Road Banwell BS29 6DG**  
Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan.
  - (v) **21/P/3490/AGA – Land between Puxton Pk, Cowslip Lane & The Laurels, West Rolstone Rd.**  
Application to determine if prior approval is required for a proposed formation of track for agricultural use.
  - (vi) **21/P/3527/FUH – 65 High Street Banwell North Somerset BS29 6AF.**  
Erection of two storey and single storey rear extensions and construction of Timber outbuilding.
  - (vii) **22/P/0011/TRCA – The Coach House East Street Banwell North Somerset BS29 6BW.**  
T1 - Willow - Pollard by 3-4m.

- (viii) **22/P/0039/FUL – Perries, Hillend, Banwell. BS24 8PG**  
Retrospective planning permission for the change of use of agricultural land for the storage of 5 no. shipping containers, erection of a security gate and creation of a hardcore gravelled area.
- (ix) **22/P/0162/FUL – Perries, Hillend, Banwell. BS24 8PG.**  
Retrospective planning application for the siting of a static caravan for use as a separate dwelling (Use Class C3).

## 5. To note planning decisions for information (page 41-43)

- (i) **21/P/0489/FUH – Jana Wolvershill Road Banwell BS29 6DJ**  
Single storey front and rear extensions, loft conversion and front and rear dormers. **APPROVED**
- (ii) **21/P/1846/NMA – Bowerhouse, Land at Havage Drove, Box Bush Lane, Rolstone.**  
Non-material amendment to application 20/P/0620/FUL to allow the following 1/ amendments to the approved module layout, 2/ Amendments to the security perimeter fence, 3/ Amendments to the CCTV cameras and poles and communication cabinet, 4/ Amendments to approved transformer units, 5/ Amendments to the pV solar mounting table and structure and 6/ Amendments to the equipment storage unit. **APPROVED**
- (iii) **21/P/2179/OUT – ‘The Cottage’, West Rolstone Road, Hewish, Banwell BS24 6UR.**  
Outline application for an enclosure to be constructed over the existing menage, to allow all year use of facility for equestrian and dog training, with all matters reserved for subsequent approval. **APPROVED**
- (iv) **21/P/2685/FUL – ‘Land to the North of West Rolstone Road, Hewish.**  
Removal of conditions nos. 2 and 3 (for private use only) of permission ref: 11/P/0941/F (Erection of a stable block, tack room and feed store) to allow use as commercial livery. **APPROVED**
- (v) **21/P/2750/LDE – 28 Riverside Banwell North Somerset BS29 6EE.**  
Certificate of Lawfulness for a caravan used as ancillary accommodation. **APPROVED (Lawful)**
- (vi) **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). **APPROVED**
- (vii) **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. **WITHDRAWN**
- (viii) **21/P/3098/FUH – 2 Hill Path Banwell North Somerset BS29 6AB.**  
Retrospective application for garden outbuilding. **REFUSED**
- (ix) **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. **APPROVED**
- (x) **21/P/3173/FUH – The Ranch Wolvershill Road Banwell North Somerset BS29 6DR.**  
Proposed erection of a single storey rear extension. **APPROVED**
- (xi) **21/P/3373/TRCA – 3 Emery Gate, Banwell North Somerset BS29 6DN.**  
T1 - Apple - Fell. T2 - Palm - Fell. **NO OBJECTION (tree/hed) unconditional**
- (xii) **21/P/3375/TRCA – 22, East Street, Banwell, North Somerset BS29 6BW**  
T1 - Conifer - Fell. **NO OBJECTION (tree/hed) unconditional**
- (xiii) **21/P/3427/TEN – Gas Pressure Reduction Station Haybrow Hewish Banwell BS24 6RD.**  
Notification under Regulation 5 of the Electronic Communications Code of the intention install Electronic Communications Apparatus; proposed installation EE 6No. ERS to be installed on support poles. Proposed EE 1No. UHF GPS module at 15.29m to be installed on support pole. Proposed EE 1No. Airo cabinet to be installed on concrete base. EE 6No. MHAs installed on support poles. EE 6No. RRU's to be removed. EE 1No. BTS 3900A cabinet to be removed and associated ancillary works. **PN Reg 5 (Tel) Noted (unconditional)**

## 6. Date of the next meeting

- **Planning Meeting Monday 7<sup>th</sup> March 2022 7pm at Banwell Youth & Community Centre**