



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
3rd May 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 9th May 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 7th of March 2022 (pages 1 - 2)**
4. **To note and comment upon planning applications (pages 3 – 29).**
 - (i) **22/P/0905/PIP Land West Of Wolvershill Road Wolvershill Road Banwell.**
Permission in principle for demolition of existing outbuildings and erection of a minimum of 5no. and a maximum of 7no. residential dwellings.
 - (ii) **22/P/0730/FUL Land at Knightcott Road (A371) Banwell.**
Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).
 - (iii) **22/P/0770/FUL Land Off Havage Drove Box Bush Lane Rolstone North Somerset.**
Proposed erection of a general-purpose agricultural building measuring 13.72 metres (45ft) in length and 7.62 metres (25ft) in width to be used as a general-purpose agricultural building for the housing of farm and hay making equipment, storage of hay and occasional lambing.
 - (iv) **22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA.**
Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension.
 - (v) **22/P/0856/FUH Stonebridge Cottage Wolvershill Road Banwell North Somerset BS29 6DR.**
Erection of single story (East) side extension.
 - (vi) **22/P/0885/TRCA 9 High Street Banwell North Somerset BS29 6AA.**
T1 - Monkey Puzzle – Fell.

- (vii) **22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ.**
Alteration/extension of existing side carport to form pitched tiled roof garage.
- (viii) **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.
- (ix) **22/P/0945/FUH 73 High Street Banwell North Somerset BS29 6AF.**
Proposed erection of a single storey and partial first floor rear extension, and new front entrance porch.
- (x) **22/P/0949/AOC Mead Fields, Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell.**
Discharge of Conditions 7 (Timing), 10 (CEMP) 12, 14 and 15 (Drainage), 22 and 24 (Landscaping) 28, 29,30, 31, 33, 34 (Ecology) 36 (Noise), 37, 38, 39 and 40 (Remediation) 42 (Energy)46 (Ecology / Street Lighting)47 (Archaeology) 48 (Levels) 49 and 50 (Materials)54, (Boundary Treatments) and 57 (Waste) on application 12/P/1266/OT2/18/P/5209/RM.
- (xi) **22/P/0950/AOC Mead Fields, Parklands Phase 3B, Land South of Churchland Way, Wolvershill Road Banwell Weston-super-Mare.**
Discharge of condition No. 10 (Construction Environment Management Plan) No. 13 (Drainage) and No. 23 (Ecology 0 on application 16/P/2744/OT2.
- (xii) **22/P/1050/AOC Land West of Wolvershill Road Wolvershill Road Banwell North Somerset.**
Discharge of condition No. 9 (cycle storage 0 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
- (xiii) **22/P/1051/AOC Land West of Wolvershill Road Wolvershill Road Banwell North Somerset.**
Discharge of condition No. 2 (Play equipment) and No. 3 (arboricultural method statement) on application 21/P/1735/RM 22/P/0467/FUH – Manor Farm Summer Lane Banwell North Somerset BS29 6LE.

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

- (i) **21/P/2066/FUL Land at The Moor Dairy Moor Road Banwell BS29 6ET**
Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling.
WITHDRAWN
- (ii) **21/P/3423/LBC Stonebridge Wolvershill Road Banwell Somerset BS29 6DR**
Refurbishment of windows, with the exception of the noted replacement window to west elevation; replacement of existing modern doors with a similar pattern to the current kitchen door to provide a better symmetrical and more traditional design for the building; renovation of existing porch and replacement porch on rear (south) elevation; removal of cementitious mortars and renders on external elevations and repointing with traditional lime products; and painting of external lime based rendered elevations. **APPROVED**
- (iii) **22/P/0155/OUT Land to The Rear of Rayners Wolvershill Road Banwell BS29 6DG**
Outline planning application for the erection of a detached dwelling on land to the rear of Rayners with access to be off The Paddock, with all matters reserved for subsequent approval.
APPROVED
- (iv) **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).**
- (v) **22/P/0303/MMA Banwell Garage 20 Knightcott Road Banwell BS29 6HA**
Minor material amendment to planning permission 19/P/1868/FUL (Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings) to allow for altered vehicular access arrangement to the site. **APPROVED**

- (vi) **22/P/0355/FUH 87 Knightcott Road Banwell North Somerset BS29 6HR**
Demolition of conservatory and erection of single storey rear extension. **APPROVED**
- (vii) **22/P/0404/CQA Barn Adjacent to Cannaway's Farm Silver Moor Lane Banwell BS29 6LQ**
Prior approval for the change of use of building and land from agriculture to 1no. dwelling (Use Class C3) with associated operational development consisting insertion of new windows and doors; infilling of existing openings and covering with metal cladding. **PRIOR APPROVAL - REFUSE (not PD)**
- (viii) **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. **APPROVED**
- (ix) **22/P/0476/FUH 73 Knightcott Road Banwell North Somerset BS29 6HE**
Demolition of existing carport and proposed erection of a single-storey rear extension, new front porch and new detached garage. **APPROVED**
- (x) **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. **APPROVED**

6. Date of the next meeting

- **Planning Meeting Monday 6th of June 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.