



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
30th August 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 5th September 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>. 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 August 2022 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4 – 32).**
 - (i) **22/P/1152/FUH 3 Littlefields Road Banwell North Somerset BS29 6BH**
loft conversion, and an east facing pitched dormer. Removal of existing chimney and erection of a lean to conservatory to the rear elevation.
 - (ii) **22/P/1654/R33 Banwell Primary West Street Banwell BS29 6DB**
Demolition of a former front extension to the main school building, including a kitchen, hall and staff room. Removal of an existing tree.
 - (iii) **22/P/1775/FUL Land to Rear Of Kings Field Moor Road Banwell**
Erection of an agricultural barn, and retention of entrance piers, wall and hardstanding (part retrospective)
 - (iv) **22/P/1894/FUH 1 Orchard Close Banwell North Somerset BS29 6DF**
Retrospective demolition of existing boundary wall and erection of a new boundary wall with added privacy screens.
 - (v) **22/P/1999/FUH Westholme West Street Banwell BS29 6DE**
Retrospective application for the installation of new and altered windows.
 - (vi) **22/P/2062/FUH 36 High Street Banwell BS29 6AF**
Proposed loft conversion and extension to create 2 no. Front gables and rear protruding Loft extension with creation of a balcony. Proposed erection of a two storey front extension to create 1 no. Gable and internal structural alterations.

5. To note the following planning applications (page 33)

- (i) **21/P/3145/FUL Rhodyate Farm The Rhodyate Banwell BS29 6NR**
Application to remove condition 8 attached to planning permission 15/P/0966/F (conversion of stable block to holiday accommodation) to allow the building to be used for residential use
- (ii) **22/P/1767/LDP 'Little Vaust', Cooks Lane Banwell North Somerset BS29 6DS**
Certificate of Lawful Development for the proposed erection of a detached mobile home for use as an annexe.
- (iii) **22/P/1847/NMA Land West of Wolvershill Road Wolvershill Road Banwell North Somerset**
Amendment to application 21/P/1735/RM (Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings,) to update roof design to plots 19-23, the handing of plot 1 and other minor amendments to plots 11-14,27,38,51 and 53
- (iv) **22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA**
T1 & T2 - Crown reduce by 3m
- (v) **22/P/1925/AGA Land South of Puxton Park Cowslip Lane Hewish Puxton**
Application to determine if prior approval is required for a proposed agricultural track
- (vi) **22/P/1951/MMA Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**
Minor material amendment to vary condition 2 (approved plans) of permission 15/P/2635/F (Erection of 2 dwellings with associated landscaping following demolition of various agricultural buildings and two residential chalets. Unit H to be retained as a domestic outbuilding serving Plot 1) to also allow retention of Unit F for Agricultural use

6. To note planning decisions for information (page 34 & 35)

- (i) **22/P/0390/FUL Buildings South of Hunters Lodge Winthill, Christon Road Banwell BS29 6NG**
Change of use of redundant agricultural tractor shed and storage building to holiday let accommodation. Erection of a first-floor front extension, alterations to doors and windows and installation of drainage system to service accommodation. **APPROVE**
- (ii) **22/P/0770/FUL Land Off Havage Drove Box Bush Lane Rolstone North Somerset**
Proposed erection of a general purpose agricultural building to be used for the housing of farm and hay making equipment, storage of hay and occasional lambing. **APPROVE**
- (iii) **22/P/1108/FUH Winfield Winthill Banwell North Somerset BS29 6NQ**
Proposed increase in ridge height with the installation of 3no. dormers to front elevation and 1no.flat roof dormer to rear elevation. **APPROVE**
- (iv) **22/P/1113/FUH Gout House Farm West Rolstone Road Hewish North Somerset BS24 6UH**
Demolition of a single storey lean to, the erection of a two storey extension to the east elevation and a single storey porch to the rear elevation. **APPROVE**
- (v) **22/P/1192/FUH The Old Chapel East Street Banwell North Somerset BS29 6BN**
Renovation of existing pantile roof including replacement of existing roof tiles, insulation of general roof area, replacement of existing roof lights to rear elevation with new larger units. **APPROVE**
- (vi) **22/P/1430/FUH 84 High Street Banwell North Somerset BS29 6AQ**
Proposed erection of a front Porch extension and a single storey rear extension. Dormer extension to the rear with raised patio and balcony. **APPROVE**
- (vii) **22/P/1482/FUH 14 Wolvershill Park Banwell North Somerset BS29 6DQ**
Proposed erection of a single storey side and rear extension to form an enlarged kitchen, utility and shower room **APPROVE**
- (viii) **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. **APPROVE**
- (ix) **22/P/1682/AOC Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell**
Discharge of condition No. 2 (walling and roofing materials) and No. 4(hard surfacing materials) on application 18/P/5209/RM. **APPROVE (discharge condition)(RDC)**
- (x) **22/P/1683/AOC Mead Fields, Parklands Phase 3B Land South of Churchland Way Wolvershill Road Banwell**
Discharge of condition No 3 (Refuse Strategy) on application 19/P/2662/RM. **APPROVE (discharge condition)(RDC)**

7. Date of the next meeting

- **Planning Meeting Monday 3rd of October 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.