



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
30th of July 2024

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 August 5th, 2024, at Banwell Youth & Community Centre, when the following business will be transacted. For members of the public the meeting will be livestreamed on Facebook.

Liz Shayler
Clerk

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. Cllr Arlidge**
2. **To receive members' declarations of interest on any agenda item.**
3. **To approve as a correct record the minutes of the Planning Committee from the 3rd of June 2024 (pages 1 & 2)**
4. **To note and comment upon planning applications (pages 3 - 29).**
 - (i) **24/P/0967/OUT Land South of Knightcott Road Banwell**
Outline planning application for residential development of up to 27 dwellings including footpath diversion, with all matter reserved for subsequent approval.
 - (ii) **24/P/1086/FUL Land South of Lower Laurel Farm Summer Lane Banwell**
Erection of a single story 6-bedroom dwelling to be used as a holiday let.
 - (iii) **24/P/1276/FUH Cannaways Farm Silver Moor Lane Banwell BS29 6LQ**
Proposed demolition of existing outbuilding (Labelled H on all plans) and erection of a replacement outbuilding to the North of the site.
 - (iv) **24/P/1301/FUH 2 Waits Close Banwell BS29 6HH**
Proposed erection of a single storey rear extension.
 - (v) **24/P/1390/FUH 5 Hill Path Banwell BS29 6AB**
Proposed erection of a first-floor rear extension.
 - (vi) **24/P/1414/FUH 22 Littlefields Avenue Banwell BS29 6BQ**
Proposed conversion of existing detached garage & erection of single storey link-extension at rear.
5. **To note the following applications (page 30 & 31)**
 - (i) **24/P/1178/TPO Eversleigh House East Street Banwell BS29 6BW**
T1 - Hornbeam - Remove 2 dead limbs as suggested in tree report attached. Crown reduce to one point above previous points.
 - (ii) **24/P/1208/AOC Land South of Churchland Way and Wolvershill Road Mead Fields Banwell.**
Request to discharge condition number 6 (Noise Assessment) on application 23/P/0565/FUL
 - (iii) **24/P/1238/H2PA 103 High Street Banwell BS29 6AG**
Application to determine if prior approval is required for a proposal to construct a first-floor extension (additional storey) to existing dwellinghouse, to a maximum height of 9.2metres
 - (iv) **24/P/1302/TRCA 3 High Street Banwell BS29 6AA**
Leylandii (T1) Fell. Leylandii (T2) Fell. Leylandii (T3) Fell. Leylandii (T4) Fell. Ash (T5) Fell. Ash (T6) Fell. Ash (T7) Fell

- (v) **24/P/1340/TRCA Banwell House Wolverhill Road Banwell BS29 6DG**
All foliage to be removed from BT telecoms pole
- (vi) **24/P/1427/TPO Saxon Copse Banwell Ochre Woods, Towerhead Road Banwell**
T1- Hazel - Coppice then control height in future. T2 - Field Maple - Fell and re-plant Hazel/ Hawthorn lower down the bank to maintain hedge for boundary and wildlife. T3- Field Maple and Sycamore growing together - fell and re-plant as 2. T4 - Standing dead wood fell. T5 - Lime - crown lifting, remove lower two limbs/branches that prevents morning light to pond.
- (vii) **24/P/1498/AOC Land at Parklands Churchland Way Weston-super-Mare North Somerset**
Request to discharge condition number 11 (Remediation Scheme) on application 23/P/0565/FUL

6. To note planning decisions for information (page 32 - 34)

- (i) **23/P/1073/AOC Land to The Rear of The Ship Hotel West Street Banwell North Somerset**
Discharge of Condition number 7 (Construction Method Statement) of application 19/P/2635/FUL.
WITHDRAWN
- (ii) **23/P/2587/FUL Land to The Rear of The Ship Hotel West Street Banwell**
Erection of 2no. dwellings with access and parking. **APPROVE**
- (iii) **23/P/2563/FUL Gobbles Farm Wolverhill Road Banwell BS29 6LA**
Change of use of existing agricultural building to commercial (Use Class B8) storage use and erection of a new commercial building for (Use Class B8) storage units with creation of associated hardstanding and parking. **APPROVE**
- (iv) **24/P/0218/AOC Rolstone Farm Business Park West Rolstone Road Hewish**
Discharge of Condition numbers 18 (Flood Resilient Construction), 19 (Flood Warning Evacuation Plan), 20 (Drainage Details) and 21 (Prevention of Pollution) on application 21/P/0094/FUL.
APPROVE (discharge condition) (RDC)
- (v) **24/P/0443/FUH Woodfield 10 Dark Lane Banwell BS29 6BP**
Proposed erection of a single storey side extension and installation of 1no. window to the West elevation. **APPROVE**
- (vi) **24/P/0561/AOC Phase 4A Parklands Weston-super-Mare**
Request to discharge condition numbers 7 (Phasing), 10 (Construction Management), 14 (Construction Water Run Off), 15 (Foul Water Drainage), 22 (Landscaping), 24 (Landscape management plan), 25 (Tree Protection design), 28 (Biodiversity), 29 (Dark Vegetated Corridor Scheme), 30 (External Lighting), 31 (Biodiversity and Nature Conservation Management Plan), 34 (Fencing), 37 (Nature and Contamination Assessment), 46 (Street Lighting), 48 (Finished Levels), 49 (Material Samples), 50 (Surface Materials Samples), 54 (Boundary Enclosures) and 57 (Waste Control) on application 12/P/1266/OT2. **APPROVE (discharge condition) (RDC)**
- (vii) **24/P/0678/FUH 86 High Street Banwell BS29 6AQ**
Demolition of the existing rear steps and proposed erection of a single storey rear extension.
APPROVE
- (viii) **24/P/0782/AOC Land to The West and North of Cowleaze Path**
Request to discharge condition numbers 9 (LEMP) and 23 (Road Safety Audit) on application 23/P/0565/FUL. **APPROVE (discharge condition) (RDC)**
- (ix) **24/P/0867/AOC Land to South of William Daw Close Banwell.**
Request to discharge condition numbers 8 (Construction Method Statement), 9 (CEMP), 10 (LEMP), 15 (Bin Set Down Plan) and 17 (WSI) on application 21/P/1164/FUL. **APPROVE (discharge condition) (RDC)**
- (x) **24/P/0984/NMA 6 High Street Banwell BS29 6AA**
Nonmaterial amendment to application 23/P/1667/FUH (Proposed demolition of existing porch and rear extension. Erection of a single storey rear extension and installation of patio doors to the rear elevation at the first floor.) to allow for the retention of the existing porch and small part of rear extension, change of fenestration on the rear extension and update of internal layouts. **APPROVE**
- (xi) **24/P/1208/AOC Land South of Churchland Way & Wolverhill Rd, Mead Fields, Banwell.**
Request to discharge condition number 6 (Noise Assessment) on application 23/P/0565/FUL.
APPROVE (discharge condition) (RDC)

7. Date of the next meeting

Planning Meeting Monday 2nd of September 2024 7pm at Banwell Youth & Community Centre