



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
1<sup>st</sup> of May 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 Wednesday May 8<sup>th</sup>, 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.**
- 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 3<sup>rd</sup> of April 2024 (pages 1 & 2)**
- 4. To note and comment upon planning applications (pages 3 - 7).**
  - (i) 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.
- 5. To note the following applications (page 8)**
  - (i) 24/P/0716/TRCA 31 West Street Banwell BS29 6DB**  
T1. Gladitzia and T2. Willow fell both to ground level.
  - (ii) 24/P/0743/LDE Land to The East of Western Fields Whitley Road Banwell**  
Certificate of lawfulness for the existing use of 2no. agricultural buildings as Class B2 Use (General industrial Use - use for Vehicle Repairs And Maintenance) (Building 2) and Class B8 Use (Storage or distribution Use - agricultural contracting) (Building 1).
  - (iii) 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.
  - (iv) 24/P/0809/AOC Land South of Churchland Way, Wolvershill Road, Banwell.**  
Request to discharge condition number 37 (Land contamination assessment) on application 12/P/1266/OT2.
- 6. To note planning decisions for information (page 9)**
  - (i) 23/P/2303/OUT Land South of Knightcott Road Banwell**  
Outline planning application for a residential development comprising up to 95no. dwellings, including new vehicular and pedestrian accesses, open space, landscaping, drainage and associated works, with all matter reserved for subsequent approval. **WITHDRAWN**

- (ii) **24/P/0096/TRCA 31 West Street Banwell BS29 6DB**  
T1 Robinia Fell. T2 Willow Fell. **NO OBJECTION (tree/hed) unconditional**
- (iii) **24/P/0363/AOC Land South of Churchland Way & Wolvershill Road, Mead Fields, Banwell.**  
Request to discharge condition numbers 27 (Public Access) and 28 (Renewable Energy) on application 23/P/0565/FUL. **APPROVE (discharge condition) (RDC)**
- (iv) **24/P/0353/EA2 Land to East of Wolvershill Road, Banwell.**  
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a future application for a proposed residential led mixed-use development (up to 1500 residential dwellings, a school, retail, business, commercial, food/drink and local community uses). **EIA scoping opinion issued.**
- (v) **24/P/0641/TPO 68A West Street, Banwell. BS29 6DE**  
Magnolia (TPO) by front garage removal of single ingrowing branch. **SPLIT DECISION. APPROVE 1m clearance above garage.**

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

Planning Meeting Monday 3<sup>rd</sup> of June 2024 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.