



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Wednesday 3rd of April 2024.

PRESENT: Councillors Nick Manley (Chairman), Paul Blatchford, Steve Davies, Paul Harding & Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk).

MEMBERS OF THE PUBLIC: None

Cllr Manley welcomed everybody.

Before the meeting was convened, members of the public were invited to speak.

Members of the public.

No members of the public were present

The meeting was convened.

16/24 To receive apologies for absence (agenda item 1)

No apologies were received.

17/24 To receive declarations of interest (agenda item 2)

No declarations of interest were received.

18/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4th of March 2024 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 4th of March 2024 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

The minutes of the meeting were signed by the Chairman as a correct record.

19/24 To note and comment upon planning applications (agenda item 4).

(i) **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.

Resolved: to note this application but if approved request that the additional windows be fitted with glass which reduces light pollution due to foraging bats in this location.

The resolution was correctly proposed and seconded (unanimous)

20/24 To note the following planning applications (agenda item 5).

(i) **24/P/0363/AOC Land South of Churchland Way and Wolvershill Road Mead Fields Banwell Weston-super-Mare**

Request to discharge condition numbers 27 (Public Access) and 28 (Renewable Energy) on application 23/P/0565/FUL

(ii) **24/P/0345/TRCA Banwell House Wolvershill Road Banwell BS29 6DG**

Fell T1 (Eucalyptus). **Already Decided**

(iii) **24/P/0494/EA2 Land North of Banwell, West of Wolvershill Rd and East of Summer Lane.**

Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a residential-led mixed use development comprising of up to 650 residential dwellings, ancillary retail, community, employment floorspace and later living accommodation within

part of the wider SL's Local Centre (up to 5,000 sqm within ASL's site), a 2-Form Entry (FE) Primary School, public open space and associated access, infrastructure, landscape and ancillary works.

- (iv) **24/P/0523/AOC Land at Former Western Trade Centre Knightcott Road Banwell**
Request to discharge condition no 16 (Landscape Management Plan) on application 15/P/0968/O
- (v) **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 & Nature Conservation Management Plan), 34 (Fencing), 37 (Nature & 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
- (vi) **24/P/0572/EA2 Land North of Knightcott Road East and West of Summer Lane Banwell**
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a proposed development of 800no. residential dwellings, up to 6.5ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, access and ancillary uses.

The applications above were noted.

21/24 To note planning decisions – (agenda item 6)

- (i) **23/P/1375/FUH The Old Chapel, East Street, Banwell. BS29 6BN**
Proposed new entrance gate, log and bin store. **APPROVE**
- (ii) **23/P/1852/FUH & 23/P/1853/LBC Abbey Towers, East Street, Banwell. BS29 6BW**
Demolition of single storey storeroom and pergola and erection of a single storey garden room and two storey residential annexe attached to the existing building; new doorway to replace window to retained east elevation and replacement of first floor window with wooden framed double glazed window. Alterations to existing tower building to create a new doorway, re-lay tower roof and insertion of new conservation rooflight, secondary glazing to window & internal repairs. **APPROVE**
- (iii) **23/P/2848/FUH 22, Westfield Road, Banwell. BS29 6BA**
Proposed erection of a rear single storey kitchen extension and French doors to the front elevation. **APPROVE**
- (iv) **23/P/2849/FUH Rose Bank, 6 Dark Lane, Banwell. BS29 6BP**
Proposed removal of pillar to widen entrance along west boundary. Proposed fascia changes including UPVC windows and render cladding. **APPROVE**
- (v) **24/P/0243/FUH 7 Towerhead Road, Banwell. BS29 6PQ**
Proposed demolition of existing conservatory and erection of a single storey extension in place. Replacement of adjacent pitched roofing with a flat-roof. **APPROVE**
- (vi) **24/P/0011/MMA 'Cannaways Barns', Silver Moor Lane, Banwell. BS29 6LQ**
Minor material amendment to permission 23/P/1038/FUL to allow for addition of front porch and other alterations to external appearance of each plot. **APPROVE**
- (vii) **24/P/0312/TRCA 68A West Street Banwell BS29 6DE**
Goat Willow Salix Caprea rear garden -Crown reduction / Pollard. Dead Tree (unknown type) covered in Ivy in dangerous condition removal to 2m high stump. Magnolia (TPO) by front garage removal of single ingrowing branch. **NO OBJECTION (tree/hed) unconditional**

The Clerk tabled an additional decision.

- (viii) **24/P/0345/TRCA Banwell House Wolvershill Road Banwell BS29 6DG**
Fell T1 (Eucalyptus). **NO OBJECTION (tree/hed) unconditional**.

22/24 Date of the next meeting (agenda item 7)

Planning Meeting Wednesday 8th of May 2024 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:08

.....Chairman

.....Date

May Planning Committee Meeting

8th of May 2024

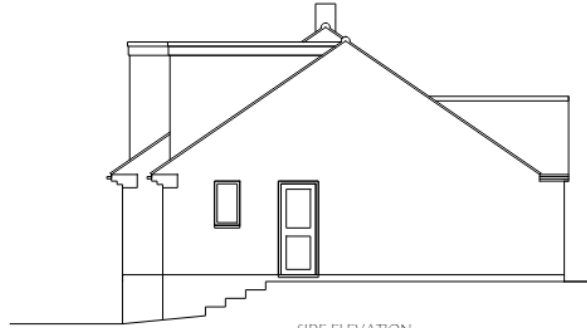
24/P/0678/FUH 86 High Street Banwell BS29 6AQ.

**Demolition of the existing rear steps and proposed
erection of a single storey rear extension.**

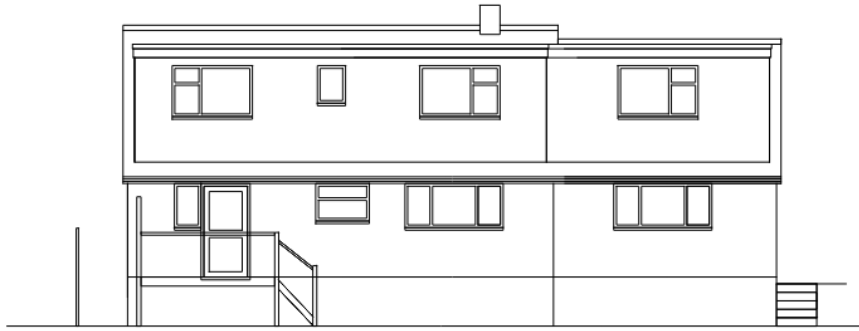




FRONT ELEVATION



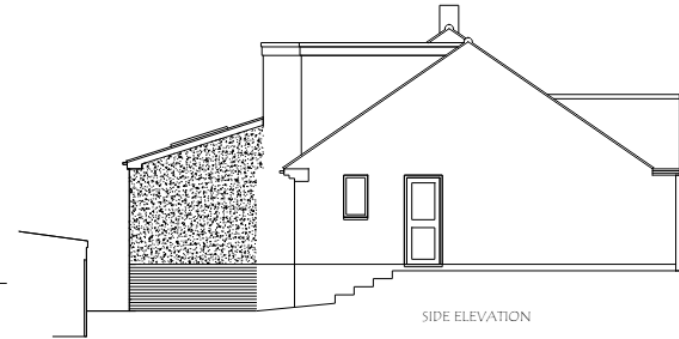
SIDE ELEVATION



REAR ELEVATION



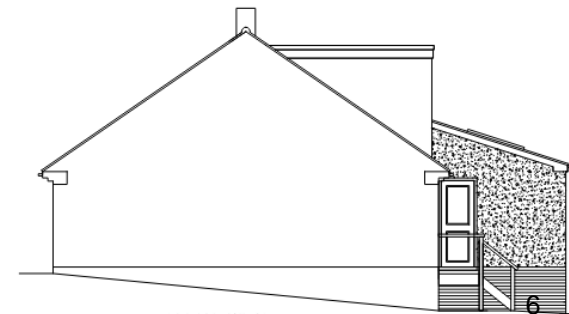
FRONT ELEVATION



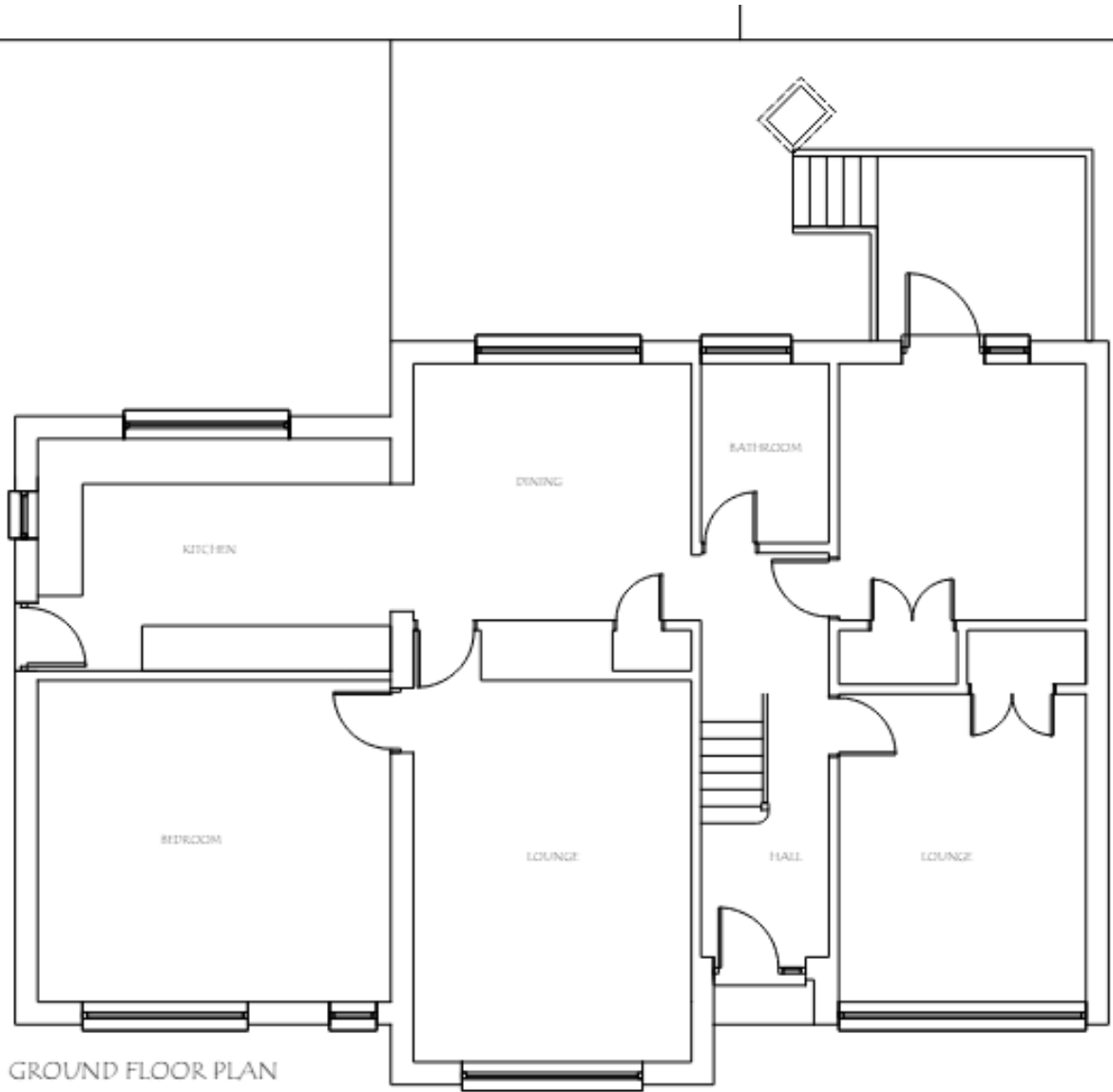
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



GROUND FLOOR PLAN

Proposed Floor Plan

To note the following applications

24/P/0716/TRCA 31 West Street Banwell BS29 6DB

T1. Gladitzia and T2. Willow fell both to ground level.

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).

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.

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.

To note North Somerset Council's planning decisions

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

24/P/0096/TRCA 31 West Street Banwell BS29 6DB

T1 Robinia Fell. T2 Willow Fell. **NO OBJECTION (tree/hed) unconditional**

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)**

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.**

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.**