



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
29<sup>th</sup> October 2019

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 precluded 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 on Monday 4<sup>th</sup> November 2019 at 7p.m. at Banwell Children's Centre, when the following business will be transacted.**

*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).*

## **AGENDA**

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 2<sup>nd</sup> September 2019 (page 1 & 2) and the 7<sup>th</sup> October 2019 (pages 3 & 4).
4. To note and comment upon planning applications (5 - 40).
  - (i) **19/P/1840/FUL** - Banwell Rolstone Barns, West Rolstone Rd, Hewish, Weston-super-Mare. BS24 6UU. Change of use of part of an existing building from agriculture (Sui Generis Use) and storage (Use Class B8) to light industrial use (Class B2) and the erection of 6no. bio mixing tanks and use of adjoining land to provide parking for the proposed new use.
  - (ii) **19/P/2179/FUH** - The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. The application is to extend above the single storey and also extend outwards of the single storey.
  - (iii) **19/P/2256/FUH** – The Lawns, 2 High Street, Banwell. BS29 6AA. Proposed whole house window refurbishment. Construction of porch to east elevation.
  - (iv) **19/P/2342/LDE** - Western Fields, Whitley Rd, Banwell. BS29 6NA. Lawful development certificate for the existing mixed use of buildings 1 and 3 for vehicle repairs (Class B2) and storage (Class B8) and the existing use of building 2 for storage (Class B8).
  - (v) **19/P/2354/FUH** - Court Farm, Moor Road, Banwell. BS29 6ET. Construction of an extension at first floor level.
  - (vi) **19/P/2389/LDE** - Gobbles Farm, Wolvershill Rd, Banwell. BS29 6DQ. Lawful Development Certificate for the existing use for siting of one residential mobile home; change of use of two agricultural buildings to commercial storage units (Use Class B8) and change of use of land from agricultural to commercial use as container storage.
  - (vii) **19/P/2405/NMA** – Moorsholm Wolvershill Road Banwell BS29 6DG. Non material amendment to application 18/P/2275/RM ( Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission 16/P/2094/O (outline planning application for the erection of up to 44 no. dwellings (including 13 no. affordable housing units (30%)), along with the provision of informal public open space and associated works with access from Wolvershill Road for approval;

appearance, landscaping, layout and scale reserved for subsequent approval) to allow the removal of road servicing plots 13-21 from adoptable areas of plan.

- (viii) **19/P/2408/FUL** – Land Accessed From Silver Moor Lane, Banwell. De-assemble existing steel portal frame open storage agricultural building and re-erect in a new position approximately 60m from the existing location. Inclusion of permeable stoned vehicular access track and restore site of existing to grass.
- (ix) **19/P/2554/FUL** - Land Off Towerhead Road Banwell. Retention of two accesses off Towerhead Road (previously used for the Bristol Water Resilience Scheme works).
- (x) **19/P/2583/EA1** - Land East Of Junction 21 Of M5 Haybow Hewish. Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted for a proposed change of use from agricultural use to allow the construction of access roads, reception centre, a park and ride car park for Bristol Airport parking allowing for up to 3,000 cars to park. **THIS IS NOT A PLANNING APPLICATION.**

5. To note planning decisions for information (pages 41)

- (i) **18/P/5209/RM** - Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolverhill Road Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 136no. dwellings pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**
- (ii) **19/P/1151/FUL** -The Moor Dairy, Moor Road, Banwell. BS29 6ET. Erection of a new barn to replace fire damaged barn. **APPROVED**
- (iii) **19/P/2059/NMA** - Land South of Churchland Way Wolverhill Road Banwell. Nonmaterial amendment to application 15/P/0514/F (construction of Phase 1 road infrastructure) to amend the rising of main route (foul) to south of site to north of the Grumblepill Rhyne. **APPROVED**
- (iv) **19/P/1945/CQA** - Land Off Havage Drove Box Bush Lane Rolstone. Prior approval for change of use from agricultural building and land to 1no. dwelling within use class C3, plus associated operational development comprising the replacement and installation of doors and windows; replacement of roof covering; cladding and render to external wall. **REFUSED (not PD)**

6. Date of the next meeting – Planning Meeting 2<sup>nd</sup> December 2019 7:00pm 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.