



27<sup>th</sup> August 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 2<sup>nd</sup> September 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. Cllrs Baird, Hale & Manley.
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 5<sup>th</sup> August 2019 (page 1 - 4)
4. To discuss and agree a response to North Somerset' Council Draft Street Café Policy (pages 5 – 25)
5. To discuss and agree a response to North Somerset Council Draft Street Trading Policy (pages 26 – 45)
6. To note and comment upon planning applications (46 - 59).
  - (i) **19/P/1620/FUL** Rolstone Manor, West Rolstone Road, Hewish, Weston-super-Mare. BS24 6UR Retrospective application for the proposed new stone access drive for Rolstone Manor Farm.
  - (ii) **19/P/1752/FUL** - Redbrick Barn Balls Barn Lane Rolstone BS24 6RD. Associated operational works for the erection of an external fire escape staircase to facilitate the use of the barn as a children's nursery previously approved under Class S (18/P/3778/CSA) Prior approval for the change of use from 1no. agricultural building and land to a children's nursery
  - (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.
7. To note planning decisions for information (page 60)

- (i) **18/P/4645/FUL** - Waits Farm, Knightcott Road, Banwell. Minor Material Amendment for variation of Condition 1 (approved plans) of permission 16/P/2173/F. **APPROVED.**
- (ii) **19/P/1195/LDE** - Bluebell Cottage, Box Bush Lane, Rolstone, Weston-super-Mare. BS24 6UA. Siting of a mobile home, container and storage building. **APPROVED**
- (iii) **19/P/1270/AGA** - Land at Yarberry Wood (Part of Banwell Wood), North East of Castle Hill, Banwell. Prior notification for the proposed erection of a single storey forestry building. **WITHDRAWN**
- (iv) **19/P/1319/FUH** - The Lawns, 2 High Street, Banwell. BS29 6AA. Proposed whole house window refurbishment, front porch development, garage roof refurbishment, driveway parking area and all associated works at 2 High Street. **WITHDRAWN**
- (v) **19/P/1411/FUL** - Gobbles Farm Wolverhill Road Banwell. Retrospective application for: change of use of 3 no. agricultural buildings to storage (Use Class B8); and 1 no. building to Gym (Use Class D2 (Assembly and Leisure)); External storage, container storage and HGV parking. Retention of storage building (Use Class B8) and stationing of mobile home. Proposed erection of replacement storage building (Use Class B8); extension to existing storage building; construction of farm track and widening of existing access onto Wolverhill Road. **WITHDRAWN**
- (vi) **19/P/1578/FUH** - 43 High Street Banwell BS29 6AF. Proposed single storey flat roof rear elevation extension & front elevation timber window replacements. **APPROVED**
- (vii) **19/P/1610/FUL** - Banwell Recreation Field Westfield Road Banwell. Application to add additional play equipment & trees to Banwell Recreation Ground which includes, a zipline, concrete table tennis, net climber, picnic tables, twelve trees and possibly an additional piece of toddler equipment (seesaw) for the toddler play area. **APPROVED**
- (viii) **19/P/1773/EA1** - Photovoltaic Installation at Bowerhouse, Riverside, Banwell. Request for a formal screening opinion as to whether an Environmental Impact Assessment (EIA) is required to be submitted for the installation of 37,880 no. 330Wp photovoltaic (PV) units onto Galvanised steel framework tables, supported on Galvanised steel pile foundations, as a 12 MW extension to the existing Solar Farm. **EIA NOT REQUIRED**

8. Date of the next meeting –

16<sup>th</sup> September 2019 7:30pm Parish Council Meeting Banwell Youth & Community Centre  
 7<sup>th</sup> October 2019 7pm Planning Committee Meeting 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.