



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
25<sup>th</sup> February 2020

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> March 2020 at 7:30p.m. at Banwell Youth & Community 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).*

## **A G E N D A**

1. To receive apologies for absence.
2. To receive members' declarations of interest on any agenda item.  
  
To approve as a correct record the minutes of the Planning Committee minutes from the 3<sup>rd</sup> February 2020 (pages 1 - 3).
3. To note and comment upon planning applications (4 - 27).
  - (i) **18/P/4735/OUT** - Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell. Outline planning application for the erection of up to 62no. (reduced to 54) dwellings, along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval.
  - (ii) **20/P/0030/FUL** – Land Court Farm Puxton Road Hewish Weston-super-Mare BS24 6UE. Demolition of existing agricultural buildings and erection of a replacement agricultural building.
  - (iii) **20/P/0137/FUL** - Eversleigh House East Street Banwell BS29 6BW. Change of use from garage/studio to residential annexe.
  - (iv) **20/P/0193/FUH & 20/P/0420/LBC** – 4, The Square, Banwell BS24 6BL. Retrospective application for installation of satellite dish and boiler flue to north west elevation (side); plastic guttering and pipework to the south east elevation (rear).
  - (v) **20/P/0344/NMA** - Land South of Wolvershill Road Churchland Way Weston-super-Mare. Mon material amendment to application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow variation to time scale for the delivery of the River Banwell Strategic Flood Attenuation Scheme
  - (vi) **20/P/0384/FUH** - Mole End West Rolstone Road Hewish Weston-super-Mare BS24 6UQ. Demolition of outhouse, erection of single storey side and rear extensions
4. To note planning decisions for information (pages 28 & 29)
  - (i) **19/P/1608/FUL** - Winthill House Winthill Banwell BS29 6NN. Conversion and extension of existing garage and storage loft to holiday let.

- (ii) **19/P/2662/RM** – Land of Churchland Way, Wolvershill Road, Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 88no. dwellings with associated works pursuant to outline planning permission 16/P/2744/OT2 (outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure). **APPROVED**
- (iii) **19/P/2635/FUL** – Land to the rear of ‘The Ship Hotel’, West Street, Banwell. Erection of 2 No. two-storey dwellings including access and parking. **APPROVED**
- (iv) **19/P/3074/CQA** - Barn 2 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR. Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of new rooflights; new render and timber cladding; insertion of windows and doors and re-roofing of lean to. **REFUSED (not permitted development)**
- (v) **19/P/3076/CQA** - Barn 1 Rolstone Manor West Rolstone Road Hewish Weston-super-Mare BS24 6UR. Prior approval for the change of use of an agricultural building (Sui Generis Use) to 1no. dwelling house (Use class C3) with operational development consisting of replacement of existing clay pantile roof with metal roof; new timber cladding and insertion of windows and doors. **REFUSED (not permitted development)**
- (vi) **19/P/3147/FUH** - 28 Queens Road Banwell BS29 6BB. Part demolition of existing rear conservatory, construction of single-storey and two-storey extension on footprint of conservatory. **APPROVED**
- (vii) **19/P/3169/FUH** - 34 High Street Banwell BS29 6AF. Single storey rear elevation extension. **APPROVED**
- (viii) **19/P/3172/PIP** - Land to The South Of Western Trade Centre Knightcott Road Banwell. Permission in principle for residential development for a minimum of one dwelling and a maximum of nine dwellings. **WITHDRAWN**
- (ix) **19/P/3190/TRCA** - 1 Hill Path Banwell BS29 6AB. T1 - Horse Chestnut - Crown reduce by 4m. T2 & T3 - Birch - Crown reduce by 4m. T4 - Holly - crown reduce by 2m. T5 - Ash - crown reduce by 4m. T6 - Sycamore - Crown reduce by 5m. T7 - Beech - crown reduce by 5m. **NO OBJECTION**
- (x) **19/P/3192/FUL** - Gout House Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UH. Agricultural timber frame building to store hay, straw and livestock (Part Retrospective). **REFUSED**
- (xi) **20/P/0121/NMA** - Mead Fields Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell. Non-material amendment to application 18/P/5209/RM to allow amendments to internal arrangements and rear elevations of NB31 house types. **APPROVED**
- (xii) **20/P/0122/NMA** - Parklands Phase 1 Land South of Churchland Way Wolvershill Road Banwell. Non-material amendment to application 17/P/5586/RM to change internal arrangements and rear elevations of NB31 house types. **APPROVED**

5. Date of the next meeting – Planning Meeting 4<sup>th</sup> April 2020 7pm 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.