



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
31st December 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 6th January at 7 p.m. at Banwell Youth and 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).*

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 on the 2nd December 2019 (page 1 & 2).
4. To note and comment upon planning applications (3 - 20).
 - (i) **19/P/2862/FUH** – 2, Westfield Road, Banwell. BS29 6BA. Erection of a detached garage (Retrospective)
 - (ii) **19/P/3056/ADV** - Land At The Junction Of A371 And Well Lane Banwell. Advertising consent for a proposal to place one hoarding sign on land adjacent to the junction of the A371 and Well Lane in Banwell, North Somerset.
 - (iii) **19/P/3066/TRCA** - 16 East Street Banwell BS29 6BN. T1 & T2 - Magnolia - Reduce by up to 1m
 - (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.
 - (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.
5. To note planning decisions for information (pages 21 & 22)
 - (i) **18/P/4723/RM** - Reserved matters for appearance, landscaping, layout and scale in relation to the construction of a noise bund pursuant to Outline application 16/P/2744/OT2. **APPROVED**
 - (ii) **19/P/0187/RM** - Land South Of Churchland Way, Wolvershill Road, Banwell, Weston-super-Mare. Submission of reserved matters of appearance, landscaping, layout and scale for

approval of road infrastructure pursuant to outline planning permission 12/P/1266/OT2.

APPROVED

- (iii) **19/P/0429/FUL** - Land at Orchard Close Banwell. Proposed removal of ruin and erection of three-bedroom bungalow and garage. **APPROVED**
- (iv) **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. **APPROVED**
- (v) **19/P/1868/FUL** - Banwell Garage 20 Knightcott Road Banwell BS29 6HA. Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings. **APPROVED**
- (vi) **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. **REFUSED**
- (vii) **19/P/2389/LDE** - Gobbles Farm, Wolverhill 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. **APPROVED (Lawful)**
- (viii) **19/P/2598/LB & 19/P/2603/LB** - 2-4 Castle Hill, Banwell. BS29 6NY. Listed building consent for the installation of a domestic electric vehicle charging point. **APPROVED**
- (ix) **19/P/2644/LDE** – Haybow Farm, Haybow, Hewish, Banwell. BS24 6RD. Application for certificate of lawfulness for existing development of conversion/extension of garage/store to residential accommodation to main dwelling. **APPROVED (Lawful)**
- (x) **19/P/2675/FUH** - 32 Westfield Road Banwell BS29 6AX. Proposed single storey rear extension. **APPROVED**
- (xi) **19/P/2694/TRCA** – 2 High Street, Banwell, BS29 6AA. Works to trees. **NO OBJECTION**

6. Date of the next meeting – Planning Meeting 3rd February 2019 7:00pm Banwell Children’s 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.