



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
1st September 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 excluded 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 7th September 2020 at 7p.m. remotely (<https://us04web.zoom.us/j/279564797>), 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.**
- 3. To approve as a correct record the minutes of the Planning Committee minutes from the 3rd August 2020 (pages 1 - 3).**
- 4. To note the response from North Somerset in relation to the letter of compliant in reference to the Wolvershill Road application 18/P/4735/OUT (pages 4 & 5)**
- 5. To agree that as part of Banwell Parish Council declaring a Climate Emergency that Green Measures will be considered in relation to all planning applications (page 6)**
- 6. To note and comment upon planning applications (7 - 35).**
 - (i) 20/P/1690/RM Land to South of William Daw Close, Banwell.**

Reserved Matters application for approval of appearance, layout, scale and landscaping for the erection of 26no. dwellings pursuant to outline permission 18/P/3334/OUT (outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval).
 - (ii) 20/P/1755/FUH Pennyard House, East Street, Banwell. BS29 6BW**

Demolition of front conservatory and replace with a new porch; replacement of existing sliding aluminium framed windows with 'Heritage' style uPVC woodgrain casement windows; re-rendering of external elevations and erection of a 1.4m high boundary wall at the front of the property between Pennyard House and The Longhouse.

- (iii) **20/P/1846/CQA Cedar Haven Haybow Hewish Weston-super-Mare BS24 6RB**
Prior Approval for the conversion of a redundant milking parlour to 1no. dwelling with operational development comprising re-roofing of building; insertion of windows, doors and re-rendering of building
- (iv) **20/P/1872/FUH Haybow Cottage, Haybow Hewish, Weston-super-Mare. BS24 6RA**
Proposed erection of a boundary wall and railings to replace existing fence
- (v) **20/P/1911/TRCA Oak Lodge, West Street, Banwell. BS29 6DB**
T1 - Eucalyptus - Fell
- (vi) **20/P/1954/CQA Barn at Silvermoor Lane**
Prior Approval for the conversion of an existing agricultural building (Sui Generis Use) to 1no. dwelling (Use Class C3) with operational development consisting of recladding of building with timber boarding; insertion of front wall and insertion of new windows and doors

7. To discuss and agree a way forward in relation to the Government Consultations on the following;

- (i) Changes to the current planning system (pages 36 – 38)
- (ii) Planning for the Future (pages 49 – 46)
- (iii) Transparency and Competition (pages 47 – 51)

8. To note planning decisions for information (page 52 & 53)

- (i) **19/P/3061/FUL Gobbles Farm, Wolvershill Road, Banwell. BS29 6DQ**
Change of use of agricultural building (shed 5) to storage (Use Class B8). Erection of extension to building (shed 3) and change of use to Gym (Use Class D2). Erection of replacement storage building (shed 4) (Use Class B8). Use of land for external storage, container storage and HGV parking. Construction of farm track and widening of existing access onto Wolvershill Road. (Retrospective). **APPROVED**
- (ii) **20/P/1016/LDE West Hay Farm Summer Lane Banwell BS29 6LE.**
Certificate of lawful development for land that is in use for commercial storage B8 purposes. **REFUSED**
- (iii) **20/P/1242/FUH Little Orchard, Wolvershill Road, Banwell BS29 6LA.**
Proposed single story extension to the rear of the existing detached dwelling & associated adaptations. **APPROVED**
- (iv) **20/P/1282/FUH The Forge, Hillend, Weston-super-Mare BS24 8PQ**
Raise roof and extend to rear elevation to create first floor. Alteration to exterior including new doors and windows (Resubmission of application ref. 19/P/2179/FUH) **REFUSED**
- (v) **20/P/1290/NMA Mead Fields Parklands Phase 3A Land South of Churchland Way Wolvershill Road Banwell**
Non material amendment to application 18/P/5209/RM to replacement of NA44 housetype with D1389 (Sunford), which is the same building but with a modified bay window size only to the ground floor. **APPROVED**
- (vi) **20/P/1291/NMA Mead Fields Parklands Phase 3B Land South Of Churchland Way Wolvershill Road Banwell**
Non-material amendment to application 19/P/2662/RM to replacement of NA44 housetype with D1389 (Sunford), which is the same building, but with a modified bay window size only to the ground floor. **APPROVED**
- (vii) **20/P/1453/FUH 34 Knightcott Gardens Banwell BS29 6HD**
Erection of a two-storey side extension. **APPROVED**
- (viii) **20/P/1516/FUH 4 Hillmer Rise Banwell BS29 6HX**
Retrospective application for the erection of a rear raised deck area. **APPROVED**

9. Date of the next meeting

- Planning Meeting 5th October 2020 7pm remotely