



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
30<sup>th</sup> March 2021

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 6<sup>th</sup> April 2021 at 7pm 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 1<sup>st</sup> of March 2021 (pages 1 - 3)**
- 4. To discuss North Somersets Street Names request for SNN4117 Taylor Wimpey Site (page 4)**
- 5. To discuss North Somersets draft Conservation Supplementary Planning Document Consultation. (page 5 - 31)**
- 6. To note and comment upon planning applications (pages 32 – 51).**
  - (i) 21/P/0587/LDE Western Fields, Whitley Head, Banwell. BS29 6NA**  
Certificate of Lawful Development for the change of use of a building from agricultural to Class B8 (Storage).
  - (ii) 21/P/0414/FUH Hollingworth, Dark Lane, Banwell. BS29 6BP.**  
Proposed erection of a ground-floor and first-floor extension to provide additional accommodation, with balcony to the rear at first floor level. Erection of a detached garage to the front of property.
  - (iii) 21/P/0489/FUH Jana, Wolvershill Road, Banwell. BS29 6DJ**  
Single storey front and rear extensions, loft conversion and front and rear dormers
  - (iv) 21/P/0756/AOC Land South of Churchland Way, Wolvershill Road, Banwell.**  
Discharge of condition No. 7 Phasing Plan, No.10 Construction Management, No. 12. Surface Water Drainage, No.14. Construction Surface Water Run Off, No. 15. Foul Water Drainage and Nos. 38/39 Land Remediation on application 12/P/1266/OT2.
  - (v) 21/P/0796/TPO Land South of Churchland Way, Wolvershill Road, Banwell.**  
T1 - Oak - Fell. G2 - Ash - Fell. G3 - Willow - Fell. Due to planned development of Weston Parklands project.

- (vi) **21/P/0857 Homleigh, Whitecross Lane, Banwell BS29 6DP**  
Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 4.5 metres; 2) have a maximum height of 2.99 metres and 3) have eaves that are 2.99 metres.
- (vii) **21/P/0877/TRCA 39, High Street, Banwell. BS29 6AF**  
T1 - Ash - Fell. G1 - Ash/Sycamore/Elder - Fell.

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

- (i) **20/P/0736/FUL Land West of Mayflower Lodge, Box Bush Lane, Rolstone**  
Erection of a fodder, machinery and equipment store. **APPROVED**
- (ii) **20/P/1635/MOD Court Farm Moor Road Banwell BS29 6ET**  
Modification of Section 106 Agreement to amend the mortgagee exemption clause to replace it with the industry standard wording to ensure that it will be possible to secure a charge against the affordable housing units. **APPROVED**
- (iii) **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 **APPROVED**
- (iv) **20/P/2666/FUL Kings Field Land off Moor Road, Banwell. BS29 6ET**  
Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the erection of a day room, stables and shed, siting of park home and touring caravan (Retrospective). **REFUSED**
- (v) **20/P/3212/FUL Towerhead Barn, Towerhead Road Banwell BS29 6PQ**  
Change of use (part) agricultural land to domestic curtilage including the erection of a detached garage. **APPROVED**
- (vi) **20/P/3250/FUL Caravan Park, Stonebridge Farm, Banwell.**  
Variation of Condition 1 of planning permission 18/P/5105/FUL (Variation of condition No. 2 on application 11/P/0297/F to allow for the operational life of the touring caravan site to be extended) to extend the operation life of the touring caravan site to 30 November 2024. **APPROVED**
- (vii) **21/P/0159/FUH 11 West Street, Banwell BS29 6DA**  
Proposed single storey rear extension. **APPROVED**
- (viii) **21/P/0312/TRCA The Manor, 1 Castle Hill, Banwell BS29 6BL**  
T1 - Cedar/Lawson - crown reduce by 1-2m. **NO OBJECTION**
- (ix) **21/P/0401/TRCA 68A West Street Banwell BS29 6DE**  
T1 - Silver Birch - Fell & replace with similar 3m further north, T2 - Eucalyptus - Clean to remove dead/broken branches throughout crown, reduce crown spread by 4m west side & 3m east side. **NO OBJECTION**

**8. Date of the next meeting**

- Planning Meeting 4<sup>th</sup> May 2021 7pm <https://us04web.zoom.us/j/279564797>

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.