



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
27th July 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 at 7pm on Monday 2nd August 2021 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 elect a Chairman of the Planning Committee for 2021/22**
- 3. To elect a Vice Chairman of the Planning Committee for 2021/22**
- 4. To receive members' declarations of interest on any agenda item.**
- 5. To approve as a correct record the minutes of the Planning Committee minutes from the 4th of May 2021 (pages 1 & 2)**
- 6. To discuss North Somersets 'Banwell Bypass' consultation and agree a response www.n-somerset.gov.uk/banwellbypass**
- 7. To ratify the concerns of the Planning Committee in relation to the following applications whose deadline passed during the time in which the planning committee were unable to meet (page 3)**
 - (i) 20/P/2179/OUT - The Cottage, West Rolstone Road, Hewish BS24 6UR**

Outline application for an enclosure to be constructed over the existing menage, to allow all year use of facility for equestrian and dog training, with all matters reserved for subsequent approval.
 - (ii) 21/P/1164/FUL Land at William Daw Close, Banwell.**

Erection of 11no. residential dwellings along with the provision of public open space, landscaping, drainage and associated infrastructure.
 - (iii) 21/P/1846/NMA & 21/P/1847/AOC Bowerhouse Land at Havage Drove Box Bush Lane Rolstone**

Non material amendment to application 20/P/0620/FUL to allow the following 1/ amendments to the approved module layout, 2/ Amendments to the security perimeter fence, 3/ Amendments to the CCTV cameras and poles and communication cabinet, 4/ Amendments to approved transformer units, 5/ Amendments to the pV solar mounting table and structure and 6/ Amendments to the equipment storage unit.

8. To note and comment upon planning applications (pages 5 – 39).

- (i) **21/P/0058/MOD Land South of Churchland Way Banwell**
Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to allow amendments to the timing and level of obligations.
- (ii) **21/P/1617/LDP 6 Wolvershill Park Banwell BS29 6DQ**
Certificate of Lawful Development for the proposed erection of a single-storey, flat-roof rear extension and partial garage conversion
- (iii) **21/P/1626/MMA 86 High Street Banwell BS29 6AQ**
Minor material amendment for the variation of Condition 2 of permission (approved plans) of permission 18/P/5132/FUH (Erection of two storey side extension and reconfiguration of internal layout to create an annex within dwelling) to reduce the proposal in size with the inclusion of a dormer
- (iv) **21/P/1682/HED Knightcott Park, Banwell BS29 6DQ**
Removal of 40m hedgerow (8 x 5m Sections)
- (v) **21/P/1735/RM Land west of Wolvershill Rd, North Of Wolvershill Pk & Knightcott Pk Banwell**
Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT.
- (vi) **21/P/1749/FUH 42, 44, 52 and 54 West Street Banwell Somerset BS29 6DB**
Re-roofing of existing plain tiles roofs with single interlocking pantiles
- (vii) **21/P/1882/FUH Lambourne Cottage Dark Lane Banwell North Somerset BS29 6BP**
Demolition of existing garages and proposed erection of a replacement double garage and home office above with 2no Dormers to the front elevation and external staircase to the side elevation.
- (viii) **21/P/2032/FUH Pennyard House East Street Banwell North Somerset BS29 6BW**
Erection of a front porch/extension and a single storey side extension
- (ix) **21/P/2111/TRCA The Grange 60B West Street Banwell North Somerset BS29 6DB**
T1 - Magnolia - Crown reduction by 1m, T2 - Dogwood - Cut back over lawn by 3m

9. To note planning decisions for information (page 40 - 42)

- (i) **18/P/4735/OUT Land west of Wolvershill Rd, North of Wolvershill Pk & Knightcott Pk.**
Outline planning application for the erection of up to 54no. dwellings (including 16 no. affordable housing units (30)). **APPROVED**
- (ii) **20/P/2695/MMA Land South of Churchland Way Wolvershill Road Banwell**
Minor material amendment to permission 18/P/4723/RM to allow for alteration to design of noise bund. **WITHDRAWN**
- (iii) **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. **APPROVED**
- (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. **APPROVED**
- (v) **21/P/0796/TPO T1 Land South Of Churchland Way Wolvershill Road Banwell.**
Oak - Fell. G2 - Ash - Fell. G3 - Willow - Fell. Due to planned development of Weston Parklands project. **APPROVED**
- (vi) **21/P/0901/FUH 4 Gables Close Banwell BS29 6DD**
Proposed french doors to side elevation. **APPROVED**
- (vii) **21/P/1032/AGA Land between Puxton Park, Cowslip Lane & The Laurels, West Rolstone Rd.**
Application to determine if prior approval is required for a proposed private road for agricultural use. **REFUSED**
- (viii) **21/P/1085/FUL Court Farm Moor Road Banwell BS29 6ET**
Proposed single storey side extension to existing holiday cottage. **APPROVED**
- (ix) **21/P/1111/FUH Brick House Farm Waywick Lane Weston-super-Mare BS24 6UZ**
Erection of a two storey and single storey front extension, formation of an annexe and cart store to west side elevation. **APPROVED**

- (x) **21/P/1143/FUL Land at Gas PR Station Haybow Hewish Weston-super-Mare BS24 6RD**
Upgrading of existing 15m monopole with installation of sector/dish antennas on mast with ancillary antenna support apparatus; installation of ground-based radio housing equipment within compound and installation of cabling and associated development. **APPROVED**
- (xi) **21/P/1158/FUL & 21/P/1159/LBC Stuntree Farm West Rolstone Road Hewish BS24 6UR**
Conversion of redundant outbuildings to create a residential annexe and a home office. Demolition of redundant workshop, erection of replacement residential annexe and re-roofing of existing barn structure. **APPROVED**
- (xii) **21/P/1181/TRCA 13 High Street Banwell BS29 6AA.**
T1 - Holly - Crown Reduction 2m, T2 - Pitto - Crown Reduction 2m. **APPROVED**
- (xiii) **21/P/1375/FUL Land Adjacent to Lower Laurel Farm Summer Lane Banwell**
Request Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757; additional window to south elevation, 2no. additional windows to east elevation, change of window to door on west elevation. **APPROVED**
- (xiv) **21/P/1500/FUL Catworthy Barn Towerhead Road Banwell BS29 6PQ**
Retrospective change of land use from agricultural land to domestic curtilage. **APPROVED**
- (xv) **21/P/1612/TRCA 16-18 Castle Hill Banwell BS29 6NY**
T1 - Laurel - Remove overhang over road and streetlight. **APPROVED**
- (xvi) **21/P/1762/AOC 1 Littlefields Avenue Banwell North Somerset BS29 6BE**
Discharge of condition 7 (renewable energy) on application 20/P/0767/FUL. **APPROVED**
- (xvii) **21/P/1974/TEN Land at Boulters Yard Summer Lane Banwell**
Notification under Regulation 5 of the Electronic Communications Code Regulations of the proposed upgrade to the existing telecommunications apparatus. **PN reg5 noted (unconditional)**

10. Date of the next meeting

- **Planning Meeting 6th September 2021 7pm at 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.