



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
13th December 2022

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 19th of December 2022 at Banwell Youth & Community Centre, when the following business will be transacted.

For members of the public the meeting will be livestreamed on Facebook or can be joined virtually via zoom <https://us02web.zoom.us/j/279564797>.

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 from the 7th of November 2022 (pages 1 - 3)**
- 4. To note and comment upon planning applications (pages 4 – 19).**
 - (i) 22/P/2005/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed erection of an extension to the West barn to accommodate silage.
 - (ii) 22/P/2069/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Demolition of a section of the East barn and replacement new build extension to accommodate silage.
 - (iii) 22/P/2070/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed extension to the West elevation of the West barn to form accommodation for silage.
 - (iv) 22/P/2071/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed 2no. bay extension to the West barn to accommodate silage.
 - (v) 22/P/2396/FUL Land at The Moor Dairy (Log Cabin) Moor Road Banwell**
Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling
 - (vi) 22/P/2561/FUL Land to The North of Western Fields Whitley Road Banwell BS29 6NA**
Proposed erection of a new storage building to replace an existing building lost to fire damage (Use Class B8 - Storage).
- 5. To note the following planning applications (page 20)**
 - (i) 22/P/2698/AOC Rhodyate Farm the Rhodyate Banwell BS29 6NR**
Discharge of Condition No.14 (Disabled Access) from application 21/P/3145/FUL
 - (ii) 22/P/2808/AOC Land West Of Wolverhill Road Wolverhill Road Banwell**
Discharge of condition No 22 (energy statement) on application 18/P/4735/OUT

6. To note planning decisions for information (page 21 & 22)

- (i) **21/P/2608/FUL Gobbles Farm Wolvershill Road Banwell North Somerset BS29 6DQ**
Conversion of an existing farm building (permitted for D1 Leisure use) to 1no. single storey dwelling with associated curtilage to replace an existing lawful development for a residential caravan at Gobbles Farm. **APPROVE**
- (ii) **22/P/0896/FUH Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**
Proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space and the erection of a new timber storage building within the garden. **APPROVE**
- (iii) **22/P/0921/LBC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**
Listed building consent for the proposed refurbishment of the adjacent barn outbuilding to use for personal home-working and domestic storage with utility space and the erection of a new timber storage building within the garden **APPROVE**
- (iv) **22/P/1678/FUH Banwell Cross 25 Castle Hill Banwell North Somerset BS29 6NX**
Proposed erection of a single storey flat roof extension to the existing detached garage to form a store room, pool table/games area and a WC. **APPROVE**
- (v) **22/P/1973/RM Land To Rear Of Rayners The Paddock Banwell**
Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 1no. two storey dwelling pursuant to outline application 22/P/0155/OUT. **APPROVE**
- (vi) **22/P/2287/FUH 28 High Street Banwell BS29 6AE**
Proposed demolition of an existing rear extension and side porch. Proposed erection of a side extension, Replacement of existing Bay Window and installation of Solar Panels on south-west elevation. **APPROVE**
- (vii) **22/P/2324/TRCA Banwell Youth & Community Centre West Street Banwell BS29 6DB**
TT1 - Willow - crown lift over the tank to 4m once a year for 5 years. **NO OBJECTION (tree/hed) UNCONDITIONAL**
- (viii) **22/P/2406/TRCA St Andrews Church Banwell North Somerset BS29 6BN**
All tree work as advised in general tree assessment (summary) - exceptions: T773, T769 & T770 - Magnolia - down to be felled - crown reduce by 2m. **NO OBJECTION (tree/hed) UNCONDITIONAL**
- (ix) **22/P/2445/AOC Land South of Churchland Way Wolvershill Road Banwell North Somerset**
Partial discharge of condition. 55 (External meter boxes) on application 12/P/1266/OT2. **APPROVE (discharge condition) (RDC)**
- (x) **22/P/2446/AOC Land at Parklands Churchland Way Weston-super-Mare**
Request to discharge part of condition 41 (Permitted Development) from application No. 16/P/2744/OT2. **APPROVE (discharge condition) (RDC)**

7. Date of the next meeting

- **Planning Meeting Monday 9th of January 2023 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.