



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
29th May 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 6th June 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>. Meanwhile due to the size of the YCC we ask that any members of the public wishing to attend please contact the Clerk in advance.

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 elect a Chairman of the Planning Committee
2. To elect a Vice Chairman of the Planning Committee
3. To receive apologies for absence.
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 9th of May 2022 (pages 1 - 4)
6. To note and comment upon planning applications (pages 5 – 26).
 - (i) **22/P/1099/TRCA 5 East Street, Banwell. BS29 6BN**
T1 - Western Red Cedar - Fell
 - (ii) **22/P/1100/TRCA 12A Castle Hill, Banwell. BS29 6NY**
T1 - Conifer - Fell. T2 - Conifer - Fell
 - (iii) **22/P/1123/LDP Stonebridge Cottage, Wolvershill Road, Banwell. BS29 6DR**
Certificate of Lawful Development for proposed structural and minor internal alterations to accommodate extra beds for guests for ancillary use to the main dwelling.
 - (iv) **22/P/1113/FUH Gout House Farm West Rolstone Road, Hewish. BS24 6UH**
Demolition of a single storey lean to, the erection of a two-storey extension to the east elevation and a single storey porch to the rear elevation.
 - (v) **22/P/1108/FUH 'Winfield' Winthill, Banwell. BS29 6NQ**
Increase the height of the existing property to allow for bedroom spaces at first floor level.

- (vi) **22/P/0965/MMA Land Adjacent to Lower Laurel Farm, Summer Lane, Banwell.**
Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).

7. To note planning decisions for information (page 27 & 28)

- (i) **21/P/0094/FUL Rolstone Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UU**
Change of use of part of existing agricultural building and associated external alterations to create 5no. light industrial units (use class E(g) (iii)) within the existing covered steel-framed barn structure. Outdoor storage for Ad Blue containers and outdoor storage of cars in connection with on-line sales administered from Unit 2. Change of use, widening and landscaping of the agricultural access track approved under planning approvals 14/P/0870/PDA, 19/P/0408/FUL and 19/P/1518/AGA to enable the access track to be used to serve all authorised industrial and agricultural uses at Rolstone Farm (part retrospective). **APPROVE WITH LEGAL AGREEMENT**
- (ii) **21/P/1569/AOC Land At Former Western Trade Centre Knightcott Road Banwell**
Discharge of condition No. 5 Contamination No. 6 detailed remediation scheme No.7 timetable of works No. 8 surface water drainage No 9 sustainable drainage scheme No. 10 samples of the materials No. 11 parking area No. 12 cycle parking No. 13 storage and collection of waste No. 14 landscaping scheme No. 18 mitigate the loss of bat roosts & No. 20 Construction Environmental Management Plan. **WITHDRAWN**
- (iii) **21/P/3146/FUL Cannaways Barns Silver Moor Lane Banwell North Somerset BS29 6LQ**
Proposed demolition of 2no. dwellings and existing agricultural buildings and the erection of 2no. replacement dwellings and associated detached garages. **REFUSED**
- (iv) **21/P/3467/FUL Royston Wolvershill Road Banwell BS29 6DG**
Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan. **WITHDRAWN**
- (v) **22/P/0245/LDE Muddle End Moor Road Banwell North Somerset**
Certificate of lawfulness for the change of use of land from agricultural to a mixed use of agriculture/equestrian at Muddle End, Moor Road, Banwell. **APPROVE (LAWFUL)**
- (vi) **22/P/0619/TRCA 11 School Close Banwell North Somerset BS29 6DT**
T1 - Yew - Crown reduction by 2m in height, 1.5m laterally. **NO OBJECTION - UNCONDITIONAL**
- (vii) **22/P/0701/FUH 3 Emery Gate Banwell North Somerset BS29 6DN**
Demolition of the existing conservatory and alterations to the existing openings. **APPROVED**
- (viii) **22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA**
Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension. **APPROVED**
- (ix) **22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ**
Alteration/extension of existing side carport to form pitched tiled roof garage. **APPROVED**

8. Date of the next meeting

- **Planning Meeting Monday 4th of July 2022 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.