



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
1st March 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 7th March 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 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 1st of November 2021 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4 – 36).**
 - (i) **21/P/3423/LBC - Stonebridge Wolvershill Road Banwell Somerset BS29 6DR**
Refurbishment of windows, with the exception of the noted replacement window to west elevation; replacement of existing modern doors with a similar pattern to the current kitchen door to provide a better symmetrical and more traditional design for the building; renovation of existing porch and replacement porch on rear (south) elevation; removal of cementitious mortars and renders on external elevations and repointing with traditional lime products; and painting of external lime based rendered elevations.
 - (ii) **22/P/0135/FUL – Land to the rear of Royston Wolvershill Road Banwell BS29 6DG**
Demolition of existing redundant agricultural barn and erection and re-siting of a new agricultural building.
 - (iii) **22/P/0155/OUT – Land to the rear of Rayners Wolvershill Road Banwell BS29 6DG.**
Outline planning application for the erection of a detached dwelling on land to the rear of Rayners with access to be off The Paddock, with all matters reserved for subsequent approval.
 - (iv) **22/P/0240/LDP – 48 Taylors Fields Banwell North Somerset BS29 6AJ.**
Certificate of lawful development for the erection of a conservatory to rear elevation.
 - (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.

- (vi) **22/P/0303/MMA – Banwell Garage, 20 Knightcott Road Banwell BS29 6HA**
Minor material amendment to planning permission 19/P/1868/FUL (Erection of two number dwellings with garages and associated landscaping following demolition of existing buildings) to allow for altered vehicular access arrangement to the site.
- (vii) **22/P/0355/FUH – 87 Knightcott Road Banwell North Somerset BS29 6HR.**
Demolition of conservatory and erection of single storey rear extension.
- (viii) **22/P/0404/CQA – Barn Adjacent to Cannaways Farm Silvermoor Lane. BS29 6LQ.**
Prior approval for the change of use of building and land from agriculture to 1no. dwelling (Use Class C3) with associated operational development consisting insertion of new windows and doors; infilling of existing openings and covering with metal cladding.
- (ix) **22/P/0476/FUH – 73 Knightcott Road Banwell North Somerset BS29 6HE.**
Demolition of existing carport and proposed erection of a single-storey rear extension, new front porch and new detached garage.

5. To note planning decisions for information (page 37)

- (i) **21/P1735/RM Land West of Wolverhill Rd, North of Wolverhill 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
APPROVED
- (ii) **21/P/2063/FUL – The Moor Dairy Moor Road Banwell BS29 6ET**
Erection of 2no. equestrian hay stores and the erection of an agricultural storage shed.
APPROVED
- (iii) **21/P/2796/FUL – Parcel of land along Havage Drove off Box Bush Lane Banwell**
Erection of stables and tack room and associated parking and yard to facilitate use. **APPROVED**
- (iv) **21/P/3420/AGA - Land at Brick Cottage, Moor Road, Banwell**
Application to determine if prior approval is required for the erection of a 27.43m x 9.14m steel portal framed building. **PRIOR APPROVAL - GRANT**
- (v) **21/P/3490/AGA – Land between Puxton Pk, Cowslip Lane & The Laurels, West Rolstone Rd.**
Application to determine if prior approval is required for a proposed formation of track for agricultural use. **PRIOR APPROVAL - GRANT**
- (vi) **21/P/3527/FUH – 65 High Street Banwell North Somerset BS29 6AF.**
Erection of two storey and single storey rear extensions and construction of Timber outbuilding.
APPROVED

6. Date of the next meeting

- **Planning Meeting Monday 4th April 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.