



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
27th September 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 of November 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>. 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 3rd of October 2022 (pages 1 - 3)
4. To note and comment upon planning applications (pages 4 – 17).
 - (i) **22/P/2029/FUL Land off Riverside (land to north of Riverlea) Banwell**
Erection of 2no. agricultural buildings. Larger building to be connected to existing building on site by covered access area.
 - (ii) **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.
 - (iii) **22/P/2331/RM Land at Parklands, South of Churchland Way Weston-super-Mare**
Reserved matters application for the construction of Road 6 Infrastructure following outline consent 12/P/1266/OT2.
 - (iv) **22/P/2429/FUH Meliden Summer Lane Banwell BS29 6LE**
Erection of a single storey rear extension onto the north west elevation replacing an existing single storey kitchen extension and a single storey ensuite extension. The existing garage and stores are to be demolished with a new double garage with ancillary accommodation over and solar panels on roof. Re-surfaced driveway.
5. To note the following planning applications (page 18)
 - (i) **22/P/2324/TRCA Banwell Youth and Community Centre West Street Banwell BS29 6DB**
TT1 - Willow - crown lift over the tank to 4m once a year for 5 years.

- (ii) **22/P/2406/TRCA St Andrews Church. BS29 6BN**
All tree work as advised in general tree assessment (summary) - one exception, T 773 - Magnolia - down to be felled - crown reduce by 2m
- (iii) **22/P/2445/AOC Land South of Churchland Way Wolverhill Road Banwell**
Discharge of condition. 55 9 External meter boxes) on application 18/P/5209/RM
- (iv) **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

6. To note planning decisions for information (page 19)

- (i) **22/P/0039/FUL Perries Hillend Locking North Somerset BS24 8PG**
Retrospective planning permission for the change of use of agricultural land for the storage of 5 no. shipping containers off Banwell Road (B8 storage and distribution) and the erection of a security gate and creation of a gravelled hardstanding off Hillend for agricultural purposes. **REFUSED**
- (ii) **22/P/0135/FUL Land to Northeast Of Royston Wolverhill Road Banwell BS29 6DG**
Demolition of existing agricultural building and erection and re-siting of a new agricultural building. **APPROVE**
- (iii) **22/P/0162/FUL Perries Hillend Locking North Somerset BS24 8PG**
Retrospective planning application for the siting of a static caravan for use as a separate dwelling (Use Class C3). **REFUSED**
- (iv) **21/P/0223/FUL Land South of Wolverhill Road Banwell**
Variation of Condition 8 (Noise Mitigation) of approved application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure) to allow the noise bund to be delivered in 2 phases. **APPROVE WITH LEGAL AGREEMENT**
- (v) **22/P/0730/FUL Deer Leap Farm, Knightcott Road, Banwell.**
Retention of building and its change of use to starter business unit (class B2 B8 and E(g)(iii)) **APPROVE**
- (vi) **22/P/1654/R33 Banwell Primary West Street Banwell BS29 6DB**
Demolition of a former front extension to the main school building, including a kitchen, hall and staff room. **APPROVE**
- (vii) **22/P/1767/LDP Little Vaust Cooks Lane Banwell North Somerset BS29 6DS**
Certificate of Lawful Development for the proposed erection of a detached mobile home for use as an annexe. **APPROVE (LAWFUL)**
- (viii) **22/P/1894/FUH 1 Orchard Close Banwell North Somerset BS29 6DF**
Retrospective demolition of existing boundary wall and erection of a new boundary wall with added privacy screens. **APPROVE**
- (ix) **22/P/1925/AGA Land South of Puxton Park Cowslip Lane Hewish**
Application to determine if prior approval is required for a proposed agricultural track. **PRIOR APPROVAL - GRANT**
- (x) **22/P/1999/FUH Westholme West Street Banwell BS29 6DE**
Retrospective application for the installation of new and altered windows. **APPROVE**
- (xi) **22/P/2239/TEN Land At Boulters Yard Summer Lane Banwell**
Notification under Regulation 5 of the Electronic Communications Code of the intention to install electronic communication apparatus, works to include: Removal of 3no. Antenna at 14.3m to be replaced with 3no. new Antenna at 14.3m, removal of 6no. MHA, installation of 3no. Active Routers and 3no. MHAs, installation of GPS Node at 3m on gantry pole, removal of SAMI cabinet inside cabin, installation of cooling unit within cabin and installation of new 6115 rack and ERS rack inside cabin. **PN Reg 5 (Tel) Noted (unconditional)**
- (xii) **21/P/3145/FUL Rhodyate Farm, The Rhodyate, Banwell BS29 6NR**
Application to remove condition 8 attached to planning permission 15/P/0966/F (conversion of stable block to holiday accommodation) to allow the building to be used for two residential units. **APPROVE**
- (xiii) **22/P/2544/TRCA 30 Castle Hill Banwell North Somerset BS29 6NY**
T1 - Ash - pollard by 4m. T2 Sycamore - 2m crown reduction **NO OBJECTION (tree/hed) UNCONDITIONAL**

7. Date of the next meeting

- **Planning Meeting Monday 5th of December 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.