



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 3rd October 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 5th of September 2022 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4 – 17).**
 - (i) **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 (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)
 - (ii) **22/P/2018/FUL Land Off Riverside (land To North of Riverlea) Banwell**
Retrospective application for the erection of 2no. agricultural buildings
 - (iii) **22/P/2019/FUL Land Off Riverside (land To North of Rivelea) Banwell**
Retrospective application for the change of use of land from agriculture to a mixed use of agriculture equestrian use and erection of stables/hay store
 - (iv) **22/P/2098/FUL Buildings at Rolstone Farm, West Rolstone Court West Rolstone Road Hewish**
Removal of condition 4 (Use as Holiday lets) of permission 06/P/0922/F (Conversion of two existing barns into 4 no holiday accommodation and 1 no agricultural workers dwelling. Construction of agricultural buildings for livestock, silage and fodder.) To allow use of buildings as 4 No. residential dwellings.

5. To note the following planning applications (page 18)

(i) 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. **THIS IS NOT A PLANNING APPLICATION.**

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

(i) 21/P/0223/FUL Land South Of Wolvershill 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**

(ii) 22/P/1810/TRCA 25 Church Street Banwell North Somerset BS29 6EA

T1 & T2 - Crown reduce by 1.5m. **NO OBJECTION**

(iii) 22/P/1691/AOC Kings Field Land Off Moor Road Banwell North Somerset

Discharge Condition No.7 (Anchoring of Caravan) and No.8 (Flood Warning and Evacuation Plan) on application 20/P/2666/FUL. **APPROVE**

(iv) 22/P/1152/FUH 3 Littlefields Road Banwell North Somerset BS29 6BH

Proposed west facing mansard dormer to the existing loft conversion, and an east facing pitched dormer. Removal of existing chimney and erection of a lean to conservatory to the rear elevation. **APPROVE**

7. Date of the next meeting

- **Planning Meeting Monday 7th of November 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.