



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
28th February 2023

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 of March 2023 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 6th of February 2023 (pages 1 - 3)**
4. **To note and comment upon planning applications (pages 4-24).**
 - (i) **22/P/3067/OUT Land at Haybow, North of A370 & East of M5 Motorway, Hewish.**
Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works.
 - (ii) **23/P/0161/FUL Land off Silver Moor Lane, Banwell BS29 6LQ**
Proposed erection of Stable Block with associated access and hard standing.
 - (iii) **23/P/0191/FUL Land Adjacent to Wolvershill Road Banwell**
Application for installation of a below ground pump station with details of associated kiosk, access, drainage basin design amendments, landscaping and fencing enclosure.
 - (iv) **23/P/0214/FUH & 23/P/0215/LBC Abbey Towers, East Street, Banwell. BS29 6BW**
Proposed demolition of existing garden flat roofed timber and glass greenhouse/shed and replace with home office and erection of a separate new greenhouse.
 - (v) **23/P/0391/FUH Homefield. Wolvershill Road. Banwell. BS29 6DR**
Proposed erection of a single storey side extension.

5. To note the following planning applications (page 25).

- (i) **22/P/2861/TRCA 11 East Street Banwell North Somerset BS29 6BN**
T - 1 Sycamore crown reduction by up to 7 metres. T - 2 Fell Sycamore.
- (ii) **23/P/0295/LDE Perries Hillend, North Somerset BS24 8PG**
Certificate of lawfulness in respect of the use of a park home as a dwellinghouse including associated operational development.
- (iii) **23/P/0317/TPO Burrington Wood Banwell Woods Towerhead Road Banwell North Somerset**
Fell 5 Ash tree suffering die back. Dead Oak fallen on to another tree to be brought down to ground level. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy. One dead oak that has fallen but is caught in another tree will be brought down to ground level. No replanting is proposed as the wood has already a 100% canopy. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy.
- (iv) **23/P/0394/AOC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**
Request to discharge conditions 5, (Tree protection and method statement) and 8, (Details of walling, roofing, windows and doors) on application 22/P/0896/FUH.

6. To note planning decisions for information (pages 26)

- (i) **22/P/2098/FUL Buildings at Rolstone Farm, West Rolstone Court, West Rolstone Rd, 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. **APPROVE**
- (ii) **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. **APPROVE**
- (iii) **22/P/3030/LDP 10 Wolvershill Park Banwell North Somerset BS29 6DQ**
Certificate of Lawful Development for a proposed Loft conversion and 1no. new rear dormer. **APPROVE (lawful)**
- (iv) **23/P/0158/TRCA, 20 East Street Banwell North Somerset BS29 6BW**
1 - Macrocarpa -cut back to create a 2m clearance from roof. T2 - Holm Oak - C/L to 4.5m. **NO OBJECTION (tree/hed)**

7. Date of the next meeting

Planning Meeting Monday 3rd of April 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.