



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
28th March 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 3rd of April 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 March 2023 (pages 1 - 3)**
- 4. To note and comment upon planning applications (pages 4-15).**
 - (i) 22/P/3059/FUH 20, Church Street, Banwell. BS29 6EA**
Retrospective application for the erection of a timber clad outbuilding.
 - (ii) 22/P/2909/FUL Land adjacent to 8A Orchard Close, Banwell.**
Proposed erection of 1no. four-bedroom dwelling and a double garage.
 - (iii) 23/P/0565/FUL Land South of Churchland Way and Wolvershill Road, Mead Fields, Banwell.**
Application to vary condition 6 (acoustic survey prior to commencement) attached to planning permission 22/P/1186/FUL (Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking) to allow for acoustic survey to be submitted prior to occupation.
- 5. To note the following planning applications (page 16).**
 - (i) 23/P/0411/TPO Shepton Copse, Banwell Woods, Towerhead Road, Banwell.**
T - 1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration.
 - (ii) 23/P/0446/TRCA 12, High Street, Banwell BS29 6AE**
T1 - Birch - Remove to ground level.
 - (iii) 23/P/0450/TPO Corner House, East Street Banwell BS29 6PD**
T - 1 & T - 2 Hornbeams lift crowns to 2mtrs for clearance.

(iv) **23/P/0481/CRN Perries Hillend Locking BS24 8PG**

Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8)

(v) **23/P/0541/TPO Shepton Copse Part of Banwell Woods, Towerhead Road, Banwell.**

A dead ash tree has blown over during recent gusty winds. It is hung up in an adjacent ash tree. It is proposed to bring the tree down to ground level to make it safe. The tree is located near the track leading through the woods and in an area where people may be visiting.

6. To note planning decisions for information (pages 17)

(i) **22/P/1186/FUL Land South of Churchland Way and Wolvershill Road Mead Fields Banwell.**

Erection of a three storey, 66-bed care home for older people (Use Class C2), and associated outbuildings, access and parking. **APPROVE with legal agreement.**

(ii) **22/P/1346/AOC Western Trade Centre Knightcott Banwell North Somerset BS29 6HS**

Discharge of condition No. 8 (Flood Risk Assessment and Sustainable Drainage) No. 9 (design, implementation, maintenance and management of the sustainable drainage scheme) No. 10 (samples of the materials) No. 18 (replacement night roost for lesser horseshoe bats) on application 15/P/0968/O. **APPROVE (discharge condition)(RDC)**

(iii) **22/P/2698/AOC Rhodyate Farm, The Rhodyate, Banwell BS29 6NR**

Discharge of Condition No.14 (Disabled Access) from application 21/P/3145/FUL. **APPROVE**

(iv) **22/P/2861/TRCA 11 East Street Banwell North Somerset BS29 6BN**

T - 1 Sycamore crown reduction by up to 7 mtrs. T - 2 Fell Sycamore. **OBJECTION (TPO made)**

(v) **23/P/0394/AOC Stonebridge Wolvershill Road Banwell North Somerset BS29 6DR**

Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application 22/P/0896/FUH. **APPROVE**

7. Date of the next meeting

Planning Meeting Wednesday 3rd of May 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.