



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
31st January 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 February 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 19th of December 2022 (pages 1 - 3)**
- 4. To note and comment upon planning applications (pages 4-17).**
 - (i) 22/P/1124/FUL Cedar Haven, Haybow, Hewish BS24 6RB**
Change of use of land for the siting of a 2no. pitch Gypsy & Traveller site with associated development including a 1.5m high boundary wall (retrospective)
 - (ii) 22/P/3009/FUL Elmfield Whitecross Lane Banwell BS29 6DP**
Proposed demolition of existing dwelling and erection of 2 No. detached dwellings.
 - (iii) 23/P/0072/FUL Land to Rear of Banwell Garage 20 Knightcott Road Banwell**
Erection of 4no. semi-detached dwellings and 1no. replacement domestic garage with associated works following the demolition of 2no. existing buildings on site.
- 5. To note the following planning applications (pages 18 & 19).**
 - (i) 22/P/3030/LDP 10 Wolverhill Park Banwell North Somerset BS29 6DQ**
Certificate of Lawful Development for a proposed Loft conversion and 1no. new rear dormer.
 - (ii) 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
- 6. To note planning decisions for information (pages 20 & 21)**
 - (i) 21/P/3185/FUL Busy Buddies Nursery Puxton Park Cowslip Lane Hewish Banwell BS24 6AH**
Erection of additional building at Busy Buddies Nursery to increase the capacity of existing nursery.
APPROVE

- (ii) **22/P/1847/NMA Land West of Wolvershill Road Wolvershill Road Banwell North Somerset**
Non material amendment to application 21/P/1735/RM (Reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings,) to update roof design to plots 19-23, the handing of plot 1 and other minor amendments to plots 11-14,27,38,51 and 53, removal of electrical substation and front plot landscape amendments to selected plots. **APPROVE**
- (iii) **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). **APPROVE**
- (iv) **22/P/1951/MMA Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**
Minor material amendment to vary condition 2 (approved plans) of permission 15/P/2635/F (Erection of 2 dwellings with associated landscaping following demolition of various agricultural buildings and two residential chalets. Unit H to be retained as a domestic outbuilding serving Plot 1) to also allow retention of Unit F for Agricultural use. **APPROVE**
- (v) **22/P/2561/FUL Land to The North Of Western Fields Whitley Road Banwell BS29 6NA**
Proposed erection of a new storage building to replace an existing building lost to fire damage (Use Class B8 - Storage). **APPROVE**
- (vi) **22/P/2808/AOC Land West of Wolvershill Road Wolvershill Road Banwell**
Discharge of condition No 22 (energy statement) on application 18/P/4735/OUT. **APPROVE (discharge condition) (RDC)**
- (vii) **22/P/3012/TRCA 41 High Street Banwell North Somerset BS29 6AF**
T1 - Hazel - reduce by 6ft. T2 - Holly - reduce by 8ft. T3 Apple - reduce by 4ft. **NO OBJECTION (tree/hed) UNCONDITIONAL**
- (viii) **23/P/0077/TRCA 31 West Street Banwell North Somerset BS29 6DB**
T1 - Robinia = Fell. **NO OBJECTION (tree/hed) UNCONDITIONAL**

7. Date of the next meeting

Planning Meeting Monday 6th of March 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.