



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
1<sup>st</sup> of April 2025

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 April 7<sup>th</sup>, 2025, at Banwell Youth & Community Centre, when the following business will be transacted. For members of the public the meeting will also be livestreamed on Facebook.**

*Liz Shayler*  
**Clerk**

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 3<sup>rd</sup> of March 2025 (pages 1 - 4).**
- 4. To note and comment upon planning applications (pages 5 - 19).**
  - (i) 24/P/1336/FUL Land off Catworthy Lane, Banwell.**  
Retention of a building for equestrian use.
  - (ii) 25/P/0241/FUL Field Off Moor Road, Banwell.**  
Proposed erection of a general purpose agricultural building.
  - (iii) 25/P/0635/FUH 'Withyhurst', Riverside, Banwell. BS29 6EH**  
Proposed demolition of existing detached stable/store buildings and erection of a part one-storey, part two-storey side extension to existing outbuilding alongside the creation of a canopy front porch and fenestration alterations to all elevations.
  - (iv) 25/P/0653/FUH 28, Littlefields Avenue, Banwell. BS29 6BQ**  
Proposed erection of a single storey side extension with enlarged room in the roof and associated rear facing dormer.
- 5. To note the following applications (page 20)**
  - (i) 25/P/0467/AOC Land South of Churchland Way Wolverhill Road.**  
Discharge of condition 42 (Generate 15% of energy required by each building or buildings) from application 12/P/1266/OT2.
  - (ii) 25/P/0638/NMA Land to South of William Daw Close Banwell**  
Non-material amendment to application 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.) to allow for an amendment to plot 12 (AG) for an already approved house type (SC) to provide greater separation and privacy for Hatherleigh House.

**6. To note planning decisions for information (page 21 & 22)**

- (i) **24/P/1388/FUL Winthill Farm Winthill Banwell**  
Change of use from barn/store/workshop to 2no. holiday lets. **APPROVED**
- (ii) **24/P/1735/FUL Cannaways Barns Silver Moor Lane Banwell BS29 6LQ**  
Demolition of 'Building H' and erection of a new building for storage of bicycles, garden equipment and solar panel electrical equipment. **APPROVED**
- (iii) **24/P/1890/CQA Buildings and Land at Box Bush Lane Rolstone Banwell BS24 6UA**  
Prior approval for the change of use of 2no. barns and associated curtilage land to 2no. dwellinghouses with operational development including the insertion of new windows and doors, and replacement of damaged walls and roofing as necessary. **Prior approval - required and grant**
- (iv) **24/P/2498/CQA Land Southeast of Land Farm Puxton Road Hewish**  
Prior approval to convert part of an existing agricultural barn into 1no. dwelling with operational development consisting of re-roofing, re-cladding, insertion of new window and doors. **Prior approval - required and grant**
- (v) **24/P/2692/FUL The Old Police House 3 Towerhead Road Banwell BS29 6PG**  
Change of Use from dwellinghouse to a use providing living accommodation and associated health and wellbeing services (Sui generis use). **APPROVED**
- (vi) **25/P/0151/LDP Willow Barn Silver Moor Lane Banwell BS29 6LG**  
Certificate of lawful development for the proposed erection of a single storey rear extension. **APPROVED (lawful)**
- (vii) **25/P/0165/TPO Avona Wood Banwell Woods Towerhead Road Banwell**  
4-5 no. Hazels - coppice to let in more light. **APPROVED**
- (viii) **25/P/0258/LDE Withyhurst Riverside Banwell BS29 6EH**  
Certificate of lawfulness for confirmation that the use of an existing outbuilding used as a two storey annexed habitable space used incidentally to the occupation of the main dwellinghouse (Withyhurst) is lawful. **APPROVED (lawful)**

**7. Date of the next meeting**

Planning Committee Meeting **Wednesday 7<sup>th</sup> of May** 2025 7pm at the Youth and 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.