



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
6th of May 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 May 12th, 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 7th of April 2025 (pages 1 - 3).**
- 4. To agree the Planning Committee Terms of Reference to be presented to the Full Council at the Annual meeting (pages 4 & 5).**
- 5. To discuss recommending that the Planning Application 24/P/0967/OUT Land South of Knightcott Road be called into NSC Planning Committee (page 6 - 8).**
- 6. To note and comment upon planning applications (pages 9 - 44).**
 - (i) 25/P/0063/FUL. Building At Chestnut Farm Wolvershill Road Banwell BS29 6LA**
Retrospective application for the change of use of a building from agriculture to a mixed use Class B2 (motor vehicle and plant servicing and repairs) and Class B8 (general storage).
 - (ii) 25/P/0133/FUH Briar Patch 9 Dark Lane Banwell BS29 6BP**
Proposed removal of front balconies alongside the demolition of existing conservatory and storage below with subsequent erection of a 2-storey side extension. Creation of a second storey with rear flat-roof dormer. Fenestration alterations including the removal, replacement and installation of windows, doors, finishing and fencing.
 - (iii) 25/P/0323/RM Land South of Churchland Way, Wolvershill Road, Banwell**
Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 469no. dwellings and associated works on Site A pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home (Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space,

including multi-use games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings)

(iv) **25/P/0743/RM Land South of Churchland Way, Wolvershill Road, Banwell.**

Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of the following: 120 space Nursery; Wellness Centre (including doctors' surgery, gym, spa facilities, cafe); Commercial facilities including food retail and cafe; and Veterinary Surgery pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home (Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multiuse games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings)

(v) **25/P/0629/FUL 6 The Paddock Banwell BS29 6DH**

Proposed erection of 1no. 4-bed dwelling including creation of new vehicular access and associated hardstanding. Alteration of existing dwelling including the block-up of all windows to the South elevation.

(vi) **25/P/0701/FUL Kings Field Land Off Moor Road Banwell**

Section 73 application for the removal of Condition 3 (temporary consent) and variation of condition 4 (amount of development) of permission granted on appeal ref: APP/D0121/W/21/3274284 (Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the retention of a day room, stables and shed) to allow permanent occupation of the site and for a total of 5no. caravans, including 3no. static caravans

(vii) **25/P/0850/FUL Land at the Moor Dairy (Log Cabin) Moor Road Banwell**

Section 73 application to vary condition 2 attached to planning permission 22/P/2396/FUL (Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling) to allow for repositioning of dwelling approved.

7. To note the following applications (page 45)

(i) **25/P/0737/TRCA Briar Patch 9 Dark Lane Banwell BS29 6BP**

Leyland cypress (G1)- remove

(ii) **25/P/0785/NMA Parcels 2.1a, 2.1b, 2.2a and 2.2b at Parklands Churchland Way**

Non-material amendment to application 23/P/2647/MMA (Minor material amendment to application 20/P/3081/RM (Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to 12/P/1266/OT2) to allow for the redesign of multiple house types and alterations to the proposed layout to improve frontage onto the main link road.) to allow for the removal of the car port serving the parking of plots 40-42, and the omission of boundary walls to that of fences in several locations.

8. To note planning decisions for information (page 46)

(i) **25/P/0130/AOC Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land In Sandford, Winscombe and Churchill**

Application for the discharge of details reserved by conditions 7(k), 9, 10, 11, 13 and 33 attached to planning permission 22/P/1768/R3EIA (herein referred to as 'Package D') relating to the Banwell Bypass and Highways Improvement Scheme road construction Phase 2c. **APPROVED (discharge condition) (RDC)**

(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. **APPROVED**

9. Date of the next meeting

Planning Committee Meeting Monday 2nd of June 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.