



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3<sup>rd</sup> July 2023.

**PRESENT:** Councillors Nick Manley (Chairman) Paul Blatchford (Vice-Chairman), Steve Davies, Paul Harding, Matthew Thomson

**IN ATTENDANCE:** David Murphy (Comms officer)

### **23/23 To receive apologies for absence (agenda item 1)**

No apologies were received.

### **24/23 To receive declarations of interest (agenda Item 2)**

No interests were declared.

### **25/23 To approve as a correct record the minutes of the Planning Committee Meeting held on the 5<sup>th</sup> of June 2023 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 5th of June 2023 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous)**

The minutes of the meetings were signed by the Chair of the meeting as a correct record.

### **26/23 To note and comment upon planning applications (agenda item 4).**

(i) **23/P/1038/FUL Cannaways Barns, Silver Moor Lane Banwell BS29 6LQ**

Demolition of 2no. dwellings and an existing agricultural building on site (buildings annotated Units A, D and F on the existing topographical survey plan). Erection of 2no. self-build and custom build replacement dwellings.

**Resolved:** Objection, outside the settlement boundary and on flood zone 3.

**The resolution was correctly proposed and seconded (unanimous)**

(ii) **23/P/1234/FUL Land Farm Puxton Road Hewish BS24 6UE**

Extension of an agricultural barn at Land Farm, Hewish

**Resolved:** This application was noted

**The resolution was correctly proposed and seconded (unanimous)**

(iii) **23/P/1235/FUL Land Farm Puxton Road Hewish BS24 6UE**

Proposed erection of a new roof structure over existing silage pit at the North of the site.

**Resolved:** This application was noted

**The resolution was correctly proposed and seconded (unanimous)**

(iv) **23/P/1236/FUL Land Farm Puxton Road Hewish BS24 6UE**

Erection of a Roofed Structure over existing Silage Pit at the West of the site.

**Resolved:** This application was noted

**The resolution was correctly proposed and seconded (unanimous)**

(v) **23/P/1247/FUL Land Farm Puxton Road Hewish BS24 6UE**

Erection of a Roofed structure over existing yard between the East and West barns.

**Resolved:** This application was noted

**The resolution was correctly proposed and seconded (unanimous)**

**27/23 To note the following planning applications (agenda item 5).**

- (i) **23/P/1068/R3 Land North Of The A368, Towerhead Road East Of Towerbook Farm Banwell**  
Proposed 140metre section of the Sandford to Churchill shared use path (SUP) proposed as part of the Banwell Bypass scheme (ref: 22/P/1768/R3EIA) on land north of the A368, Towerhead Road, Banwell

This application was noted.

- (ii) **23/P/1122/AOC Summer Lodge Summer Lane Banwell BS29 6LP**  
Request to discharge condition 3i from 19/P/0314/FUL (appeal ref APP/DO12/W/19/3238762) 18\_950\_011 (Conditions Site Development Scheme), 18\_950\_012 (Conditions Site Restoration Scheme), Acoustic Fencing Example and external lighting.

This application was noted.

- (iii) **23/P/1196/NMA Land West of Wolvershill Road, North of Wolvershill Park And Knightcott Park Banwell**  
Non-material amendment to reserved matters application 21/P/1735/RM (reserved matters application for appearance, landscaping, layout and scale for erection of 54no. dwellings, including 16no. affordable housing units (30%), along with the provision of informal public open space and associated works pursuant to outline planning permission 18/P/4735/OUT) to allow for window changes to plot 28 and omit vehicle access gates to plot 24. 7 (Construction Method Statement) of application 19/P/2635/FUL.

This application was noted.

**28/23 To note planning decisions – (agenda item 6)**

- (i) **21/P/0058/MOD Land South of Churchland Way Banwell Weston-super-Mare**  
Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to allow amendments to the timing and level of obligations. **APPROVE (modify s106)**
- (ii) **23/P/0072/FUL Land to Rear of Banwell Garage 20 Knightcott Road Banwell**  
Erection of 2no. semi-detached dwellings, 1no. detached dwelling and 1no. replacement domestic garage with associated works following the demolition of 2no. existing buildings on site. **APPROVE**
- (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. **APPROVE**
- (iv) **23/P/0214/FUH Abbey Towers East Street Banwell North Somerset 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. **APPROVE**
- (v) **23/P/0215/LBC Abbey Towers East Street Banwell North Somerset 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. **APPROVE**
- (vi) **23/P/0295/LDE Perries Hillend Locking North Somerset BS24 8PG**  
Certificate of lawfulness for a park home (static caravan) as an existing building used as a dwellinghouse (C3 use class) and associated operational development to include moving of the land to affix the park home (static caravan) to the ground. **REFUSE**
- (vii) **23/P/0704/FUL Land At Parklands Churchland Way Weston-super-Mare**  
Erection of a substation to serve dwellings consented under Outline planning application consent (planning reference 12/P/1266/OT2) **APPROVE**
- (viii) **23/P/0924/AOC Elmfield Whitecross Lane Banwell North Somerset BS29 6DP**  
Discharge of Condition Number 9 (Construction Method Statement) from application 22/P/3009/FUL. **APPROVE**

(ix) **23/P/0974/AGATowerbrook Farm Catworthy Lane Banwell North Somerset BS29 6PQ**  
Application to determine if prior approval is required for an agricultural barn to provide additional machinery storage and storage for hay and fodder. **PRIOR APPROVAL NOT REQUIRED**

**29/23 Date of the next meeting (agenda item 7)**  
Planning Meeting Monday 7th of August 2023 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:15**

.....Chairman

.....Date