



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
2nd August 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 August 7th 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>.

David Murphy
Communications Officer

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 3rd July 2023 (pages 4 - 6)**
- 4. To note and comment upon planning applications (pages 7 - 54).**
 - (i) 23/P/0004/FUH Rose Bank 6 Dark Lane Banwell BS29 6BP**
Proposed demolition of existing porch and extension to the South-East elevation and erection of a replacement single storey extension. Proposed creation of a second storey to the South elevation and internal structural alterations.
 - (ii) 23/P/0628/FUH Park Farm Wolverhill Road Banwell North Somerset BS29 6DL**
Proposed demolition and rebuilding of existing boundary walls and outbuildings due to crumbling stonework.
 - (iii) 23/P/0815/FUL Rolstone Manor Farm West Rolstone Road Hewish North Somerset BS24 6UR**
Conversion and change of use of 2no. barns to create 2 No. residential dwellings with associated gardens and change of use of agricultural access track to mixed residential and agricultural use.
 - (iv) 23/P/1326/FUH 22 Westfield Road Banwell BS29 6BA**
Proposed erection of a single storey rear extension to provide accessible bedroom for a disabled person
 - (v) 23/P/1328/FUH 8A Church Street Banwell BS29 6EA**
Proposed erection of an extension to the existing first floor dormer window to rear. Creation of additional bedrooms and first floor bathroom.

(vi) **23/P/1375/FUH The Old Chapel East Street Banwell BS29 6BN**

Proposed demolition of a section of existing south boundary wall, the creation of a dedicated car parking zone to the front of the property, new entrance gate, hedging / fencing wall, log and bin store.

(vii) **23/P/1376/RM Land At Parklands (Phase 4a) Churchland Way Weston-super-Mare**

Reserved Matters application for area Phase 4a for the erection of 95no. dwellings and associated works 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)

(viii) **23/P/1428/FUH The Paddock Wolvershill Road Banwell BS29 6LA**

Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer.

(ix) **23/P/1507/FUL The Longhouse 25 East Street Banwell BS29 6BW**

Proposed subdivision of existing dwelling to form two 2 bedroom dwellings

5. To note the following applications (page 55)

(i) **23/P/1335/AOC Land South Of Churchland Way And Wolvershill Road Mead Fields Banwell Weston-super-Mare**

Request to discharge condition numbers 13 (External Lighting Scheme + Lux contour model) and condition 24 (Landscaping Scheme part 1&2) from application 23/P/0565/FUL

6. To note planning decisions for information (pages 56 - 57)

(i) **23/P/0565/FUL Land South Of Churchland Way And Wolvershill Road Mead Fields Banwell Weston-super-Mare**

Application to vary conditions 6 (acoustic survey prior to commencement) and 2 (approved plans) 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; and change to the location of the PV Battery Housing building to the west of the main building. APPROVE WITH LEGAL AGREEMENT

(ii) **23/P/0639/FUH Wyndham West Street Banwell North Somerset BS29 6DE**

Proposed erection of single storey front extension (approximately 4.2m x 4.0m) with an apex roof line. New replacement UPVC double glazed windows and a new composite double glazed front door. APPROVE

(iii) **23/P/0674/RM Land To South Of William Daw Close Banwell North Somerset**

Reserved matters application for approval of appearance (update to appearance approved on 20/P/1690/RM) for the erection of 26no. dwellings pursuant to outline planning permission 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) APPROVE

- (iv) **23/P/0922/FUH 28 High Street Banwell BS29 6AE**
Proposed demolition of existing rear extension and side porch. Proposed erection of a single storey side extension and extension to existing outbuilding. Replacement of existing Bay Window and installation of Solar Panels on south-west elevation. **APPROVE**
- (v) **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 **APPROVE**
- (vi) **23/P/1088/FUH Wyndham West Street Banwell North Somerset BS29 6DE**
Proposal to erect a detached wooden decking area with pergola above in the rear garden **APPROVE**
- (vii) **23/P/1196/NMA Land West Of Wolvershill Road, North Of Wolvershill Park And Knightcott Park**
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. **APPROVE**

7. Date of the next meeting

Planning Meeting Monday 4th of September 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.