



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
25th May 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 June 5th 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 elect a Chairman of the Planning Committee**
2. **To elect a Vice Chairman of the Planning Committee**
3. **To receive apologies for absence.**
4. **To receive members' declarations of interest on any agenda item.**
5. **To approve as a correct record the minutes of the Planning Committee from the 3rd of April 2023 (pages 1 & 2)**
6. **To note and comment upon planning applications (pages 3-24).**
 - (i) **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)
 - (ii) **23/P/0737/FUL Havage Barn, Havage Drove, Rolstone BS24 6AP**
Retrospective application for the erection of a porch, change to approved fenestration and change of use of agricultural land to domestic curtilage. Proposed erection of single storey rear extension; installation of flue; erection of detached carport and store and installation of heating oil tank
 - (iii) **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
 - (iv) **23/P/0973/FUL Towerbrook Farm, Catworthy Lane, Banwell, North Somerset BS29 6PQ**
Proposed creation of an outdoor riding arena (40m x 20m) within the existing paddock to the West of the main farmhouse with 1.5m timber post and rail fencing around the perimeter.
 - (v) **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.

7. To note the following applications (page 25)

- (i) **23/P/0924/AOC Elmfield, Whitecross Lane,, Banwell, North Somerset BS29 6DP**
Request to discharge condition 9 (Construction Method Statement) from application no. 22/P/3009/FUL
- (ii) **23/P/0974/AGA Towerbrook Farm Catworthy Lane Banwell North Somerset BS29 6PQ**
Application to determine if prior approval is required for an extension on the East side of the existing livestock barn to provide additional machinery storage and storage for sufficient hay and fodder.
- (iii) **23/P/1073/AOC Land to the Rear of The Ship Hotel, West Street Banwell.**
Discharge of Condition number 7 (Construction Method Statement) of application 19/P/2635/FUL.

8. To note planning decisions for information (pages 26 - 29)

- (i) **22/P/2005/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed erection of an extension to the west barn to accommodate silage. **APPROVE**
- (ii) **22/P/2018/FUL Land Off Riverside (land To North of Riverlea) Banwell**
Retention of agricultural buildings (building No. 1 & building No. 2) for the housing of livestock. **APPROVE**
- (iii) **22/P/2019/FUL Land Off Riverside (land To North of Riverlea) Banwell**
The change of use of land to a mixed use for equestrian and agricultural use and the retention a stable for keeping of horses (retrospective). **APPROVE**
- (iv) **22/P/2029/FUL Land Off Riverside (land To North of Riverlea) Banwell**
The erection of an agricultural building to be used for the storage of hay and straw located along the southern boundary of the site. **APPROVE**
- (v) **22/P/2069/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Demolition of a section of the East barn and replacement new build extension to accommodate silage **APPROVE**
- (vi) **22/P/2070/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed extension to the west elevation of the West barn to form accommodation for silage. **APPROVE**
- (vii) **22/P/2071/FUL Land Farm Puxton Road Hewish North Somerset BS24 6UE**
Proposed 2no. bay extension to the west barn to accommodate silage. **APPROVE**
- (viii) **22/P/2331/RM Land at Parklands, South of Churchland Way Weston-super-Mare**
Reserved matters application for the construction of Road 6 Infrastructure following outline consent 12/P/1266/OT2 **APPROVE**
- (ix) **22/P/3009/FUL Elmfield Whitecross Lane Banwell BS29 6DP**
Proposed demolition of existing dwelling and erection of 2 No. detached dwellings. **APPROVE**
- (x) **22/P/3059/FUH 20 Church Street Banwell BS29 6EA**
Retrospective application for the erection of a timber clad outbuilding. **APPROVE**
- (xi) **23/P/0161/FUL Land Off Silver Moor Lane Banwell BS29 6LQ**
Change of use of agricultural land to a mixed agricultural and equestrian use and proposed erection of Stable Block with associated access and hard standing. **APPROVE**
- (xii) **23/P/0317/TPO Burrington Wood, Banwell Woods, Towerhead Road**
Fell 5 Ash tree suffering die back. Dead Oak fallen on to another tree to be brought down to ground level. Six hazels stools that are overstood are proposed to be coppiced to maintain their health. Additional hazel plants are proposed to fill gaps and mitigate the future loss of the ash canopy **APPROVE**
- (xiii) **23/P/0391/FUH Homefield Wolvershill Road Banwell North Somerset BS29 6DR**
Proposed erection of a single storey side extension. **APPROVE**
- (xiv) **23/P/0394/AOC Stonebridge Wolvershill Road Banwell BS29 6DR**
Discharge of Condition No.5 (Tree Protection) and No.8 (Materials) on application 22/P/0896/FUH. **APPROVE**
- (xv) **23/P/0411/TPO Shepton Copse , Banwell Woods, Towerhead Road**
1-7 Ash tree die back fell. General replanting is being carried out. Coppicing and layering of neglected hazel will also be undertaken to promote regeneration. **APPROVE**
- (xvi) **23/P/0446/TRCA 12 High Street Banwell North Somerset BS29 6AE**
T1 - Birch - Remove to ground level. **Withdrawn by Applicant**

- (xvii) **23/P/0450/TPO Corner House East Street Banwell North Somerset BS29 6PD**
T 1 & T2 - Hornbeam - lift crowns to 2mtrs **APPROVE**
- (xviii) **23/P/0459/TRCA Severn Wood Within Banwell Woods, Towerhead Road, Banwell**
Ash trees Fell 3 ash die back. **APPROVE**
- (xix) **23/P/0481/CRN Perries Hillend Banwell BS24 8PG**
Prior Notification for the change of use of an agricultural building to storage and distribution (Use Class B8). **PN (Generally) Noted**
- (xx) **23/P/0608/CQA Agricultural Building To The North Of The Poplars West Rolstone Road Hewish**
Prior approval for the conversion of agricultural barn into 1no. dwelling with operational development of insertion of new windows and doors. **Prior approval - refuse (not PD)**
- (xxi) **23/P/0638/AOC Land To The West And North Of Cowleaze Path Banwell**
Request to discharge condition numbers, 5, (Materials Schedule), 8,(Construction Environment Management Plan), 10,(Geoenviroenmtal Remediation Strategy (Report 7162/2), and 16, (Surface Water Drainage Layout + O&M for Surface Water Scheme. (Ref: 146879-C.01 + 146879-Doc-1-Drainage) on application 22/P/1186/FUL. **APPROVE (discharge condition) (RDC)**

9. Date of the next meeting

Planning Meeting Monday 3rd of July 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.