



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
26th September 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 October 2nd, 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

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).*

- i) Presentation by Woodstock Homes on the proposed development on Knightcott Rd
<https://knightcottroad.devpr.co.uk/>
- ii) Members of the public.

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 14th August 2023 (pages 1 - 3)**
- 4. To note and comment upon planning applications (pages 4 - 12).**
 - (i) 23/P/1667/FUH 6 High Street Banwell BS29 6AA**
Proposed demolition of existing porch and rear extension. Erection of a single storey rear extension and installation of patio doors to the rear elevation at the first floor.
 - (ii) 23/P/1852/FUH & 23/P/1853/LBC Abbey Towers East Street Banwell BS29 6BW**
Demolition of single storey store room and pergola and erection of a single storey garden room and two storey residential annexe attached to the existing building; new doorway to replace window to retained east elevation and replacement of first floor window with wooden framed double glazed window. Alterations to existing tower building to create a new doorway, re-lay tower roof and insertion of new conservation rooflight, secondary glazing to window and internal repairs.
 - (iii) 23/P/1913/FUL Land Farm Puxton Road Hewish BS24 6UE**
Removal of conditions 6 (10% energy generation) and 7 (BREEAM standard) from permission 23/P/1247/FUL (Erection of a roofed structure over existing yard between the East and West barns)
- 5. To note the following applications (page 13)**
 - (i) 23/P/1712/AOC Land West Of Wolverhill Road Wolverhill Road Banwell**
Request to discharge condition number 19 (Ecology Report) on application 18/P/4735/OUT

- (ii) **23/P/1727/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG**
T - 1 Holm Oak fell. T - 3 Oak fell. T - 5 Holm Oak fell. T - 7 Holm Oak fell. T - 9 Holm Oak fell.
Proposed as remedy to differential foundation movement to ensure long-term stability of building.
- (iii) **23/P/1731/LDE The Hurst Riverside Banwell**
Certificate of lawfulness for the continual siting of a static caravan.
- (iv) **23/P/1776/AOC Land West of Wolvershill Road Wolvershill Road Banwell**
Request to discharge condition number 4 (Drainage Basin Risk Assessment) on application 21/P/1735/RM
- (v) **23/P/1832/TRCA Banwell House Wolvershill Road Banwell North Somerset BS29 6DG**
T - 6 Oak tree fell and treat stump
- (vi) **23/P/1883/TRCA 11 School Close Banwell North Somerset BS29 6DT**
2 x Robinia's reduced crown by up to 2 metres. Lateral reduction of .5 metre over patio and up to 2 metres laterally at the back.
- (vii) **23/P/1886/AOC Abbey Towers East Street Banwell North Somerset BS29 6BW**
Request to discharge condition number 4, (Archaeological Watching Brief) on application 23/P/0214/FUH

6. To note planning decisions for information (pages 14 - 16)

- (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. **APPROVE**
- (ii) **23/P/0628/FUH Park Farm Wolvershill Road Banwell North Somerset BS29 6DL**
Proposed demolition and rebuilding of existing boundary walls and outbuildings due to crumbling stonework. **APPROVE**
- (iii) **22/P/0764/MOD Land At Area 3A Weston Villages Weston-super-Mare**
Modification of Section 106 legal agreement on permission 12/P/1266/OT2 to amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units to facilitate the ongoing delivery of affordable housing within the area | **APPROVE (modify s106)**
- (iv) **23/P/0973/FUL Towerbrook Farm, Catworthy Lane, Banwell North Somerset BS29 6PQ**
Change of use of the land from agriculture to equestrian and laying out of an outdoor riding arena together with access track and concrete apron/hardstanding. **APPROVE**
- (v) **22/P/1124/FUL Cedar Haven Haybow Hewish BS24 6RB**
Change of use of land for the siting of a 2 no. pitch gypsy and traveller site, the erection of a 1.5m high boundary wall (retrospective). **APPROVE**
- (vi) **21/P/1164/FUL Land at William Daw Close Banwell**
Erection of 11no. residential dwellings along with the provision of public open space, landscaping, drainage and associated infrastructure. **APPROVE WITH LEGAL AGREEMENT**
- (vii) **23/P/1234/FUL Land Farm Puxton Road Hewish BS24 6UE**
Extension of an agricultural barn at Land Farm, Hewish. **APPROVE**
- (viii) **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. **APPROVE**
- (ix) **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. **APPROVE**
- (x) **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. **APPROVE**
- (xi) **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. **APPROVE**
- (xii) **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. **APPROVE**

(xiii) **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. **APPROVE**

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

Proposed subdivision of existing dwelling to form one 1-bedroom dwelling and one 2-bedroom dwelling. **APPROVE**

(xv) **22/P/2909/FUL Land Adjacent To 8A Orchard Close Banwell**

Proposed erection of 1no. four-bedroom dwelling and a double garage. **APPROVE**

7. Date of the next meeting

Planning Meeting Monday 6th of November 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.