



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
25<sup>th</sup> of November 2024

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 December 2<sup>nd</sup>, 2024, at Banwell Youth & Community Centre, when the following business will be transacted. For members of the public the meeting will 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 4<sup>th</sup> of November 2024 (pages 1 & 2).**
4. **To note and comment upon planning applications (pages 3 - 11).**
  - (i) **24/P/1735/FUL Cannaways Barns Silver Moor Lane Banwell BS29 6LQ.**  
Demolition of 'Building H' and erection of a new building for storage of bicycles, garden equipment and solar panel electrical equipment.
  - (ii) **24/P/2236/FUL Land at The Moor Dairy, Moor Road, Banwell.**  
Retrospective application for change of use from agriculture to equestrian and the erection of 2no. Stables, tack room and 2no. Hay stores.
5. **To note the following applications (page 12)**
  - (i) **24/P/2212/MMA Elmfield Whitecross Lane Banwell BS29 6DP.**  
Minor material amendment to planning permission 22/P/3009/FUL (proposed demolition of existing dwelling and erection of 2 No. detached dwellings) to allow for very minor repositioning of houses and omission of lintel over window on front elevation, windows to be white and not grey and reconstructed stone to front elevation.
  - (ii) **24/P/2353/TRCA 60B West Street Banwell BS29 6DB.**  
T1 magnolia- reduce crown by up to one metre.
6. **To note planning decisions for information (pages 13 & 14)**
  - (i) **23/P/2648/AOC Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way.**  
Request to discharge conditions 7 (Construction Programme), 10 (Construction Management Plan), 12 (Surface Water Drainage Scheme), 14 (Treat and Remove Suspended Solids), 15 (Foul Water), 19 (Access/Parking/Roads), 22 (Landscaping), 24 (Landscape and Management Plan), 25 (Tree Protection Fencing), 28 (Biodiversity), 29 (dark vegetated corridor), 30 (External Lighting), 31 (Biodiversity and Nature Conservation Management Plan), 34 (Protective Fencing), 43 (Code Level 4/6), 46 (Columns and Lanterns), 47 (Archaeology), 48 (Finished Levels), 49 (Materials), 50 (Footway Samples), 54 (Boundary Enclosures) and 57 (Waste Control) from application 12/P/1266/OT2. **APPROVE (DISCHARGE CONDITION) (RDC)**

- (ii) **24/P/0743/LDE Land to the East of Western Fields Whitley Road Banwell**  
Certificate of lawfulness for the existing use of building 1 for storage of agricultural contracting machinery and equipment (use Class B8) and use of building 2 for vehicle repairs and maintenance (use class B2). **SPLIT DECISION**
- (iii) **24/P/1498/AOC Land at Parklands Churchland Way Weston-super-Mare North Somerset**  
Request to discharge condition number 11 (Remediation Scheme) on application 23/P/0565/FUL. **APPROVE (DISCHARGE CONDITION) (RDC)**
- (iv) **24/P/1684/AOC Land at Parklands (Phase 4a) Churchland Way Weston-super-Mare**  
Request to discharge conditions 2 (Provision of Fire Hydrants), 5 (Waste and Recycling) & 6 (Traffic Regulation Order) from application 23/P/1376/RM. **APPROVE (DISCHARGE CONDITION) (RDC)**
- (v) **24/P/1855/TPO 2 Knightcott Road Banwell BS29 6HA**  
Lime - crown Lift to 7ft. and lower limb prune to clear telegraph pole. **APPROVE**
- (vi) **24/P/2001/FUH Epworth Wolverhill Road Banwell BS29 6DJ**  
Proposed removal of existing conservatory and erection of an infill extension in place. **APPROVE**
- (vii) **24/P/2025/TRCA 25 Church Street Banwell BS29 6EA**  
T1 & T2 Sycamore x 2 - crown by up to 2m. **NO OBJECTION (TREE/HED) UNCONDITIONAL**
- (viii) **24/P/2054/FUH 5 Orchard Close Banwell BS29 6DF**  
Proposed erection of a single-storey rear/side wrap-around extension and associated alterations following demolition of the existing conservatory. Proposed extension to the existing garage to create a workshop and replacement of the flat garage roof with a pitched roof. **APPROVE**

## **7. Date of the next meeting**

Planning Committee Meeting Monday 6<sup>th</sup> of January 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.