



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 4<sup>th</sup> of November 2024.

**PRESENT:** Councillors Nick Manley (Chairman), Paul Blatchford, Steve Davies & Matthew Thomson.

**IN ATTENDANCE:** Liz Shayler (Clerk) and three members of the public.

Cllr Manley welcomed everybody.

**Before the meeting was convened, members of the public were invited to speak.**

**Members of the public.**

No members of the public wished to speak.

**The meeting was convened.**

**61/24 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Harding.

**62/24 To receive declarations of interest (agenda item 2)**

No Declarations of Interest were received.

**63/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> of October 2024 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> of October 2024 be approved as a correct record of the meeting.

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

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

**64/24 To note and comment upon planning applications (agenda item 4).**

- (i) **24/P/2001/FUH Epworth Wolvershill Road Banwell BS29 6DJ.**  
Proposed removal of existing conservatory and erection of an infill extension in place.

**Resolved:** to support this application.

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

- (ii) **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.

**Resolved:** to support this application.

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

**65/24 To note the following planning applications (agenda item 5).**

- (i) **24/P/2025/TRCA 25 Church Street Banwell BS29 6EA.**  
T1- crown by up to 2 metres. T2- crown by up to 2 metres.
- (ii) **24/P/2029/AOC Land to The Rear of The Ship Hotel West Street Banwell.**  
Request to discharge condition Numbers 5 (CEMP) and 10 (Written Scheme of Investigation (WSI)) on application 23/P/2587/FUL.

- (iii) **24/P/2148/AOC Land West of Wolvershill Road, Wolvershill Road. Banwell.**  
Request to discharge condition number 21 (Bat Monitoring) on application 18/P/4735/OUT.

**Resolved:** The applications above were noted.

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

**66/24 To note planning decisions – (agenda item 6)**

- (i) **24/P/1541/LBC Stonebridge Wolvershill Road Banwell BS29 6DR**  
Listed building consent for the proposed removal of a section of wall between the breakfast room and the adjacent corridor to create a dining room. Removal of the modern floor covering and levelling of the existing flagstones beneath together with repairs to the ceiling and removal of the door for re-use elsewhere. **APPROVE**
- (ii) **24/P/1624/FUL The Moor Dairy Moor Road Banwell BS29 6ET**  
Proposed demolition of existing alpaca barn and the erection of replacement alpaca barn. **REFUSED**

The Clerk tabled the following decision which had been received since the agenda had been published.

- (iii) **24/P/1638/AOC Land at Parklands Banwell.**  
Request to discharge conditions 2 (Provision of Fire Hydrants), 5 (Waste and Recycling) and 6 (Traffic Regulation Order) from application 23/P/1376/RM. **APPROVE (discharge condition) (RDC)**

**67/24 Date of the next meeting (agenda item 7)**

2<sup>nd</sup> of December 7pm Planning Committee Meeting at the YCC.

**The Chairman closed the meeting at 19:07**

.....Chairman

.....Date

# December Planning Committee Meeting

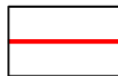
2<sup>nd</sup> of December 2024

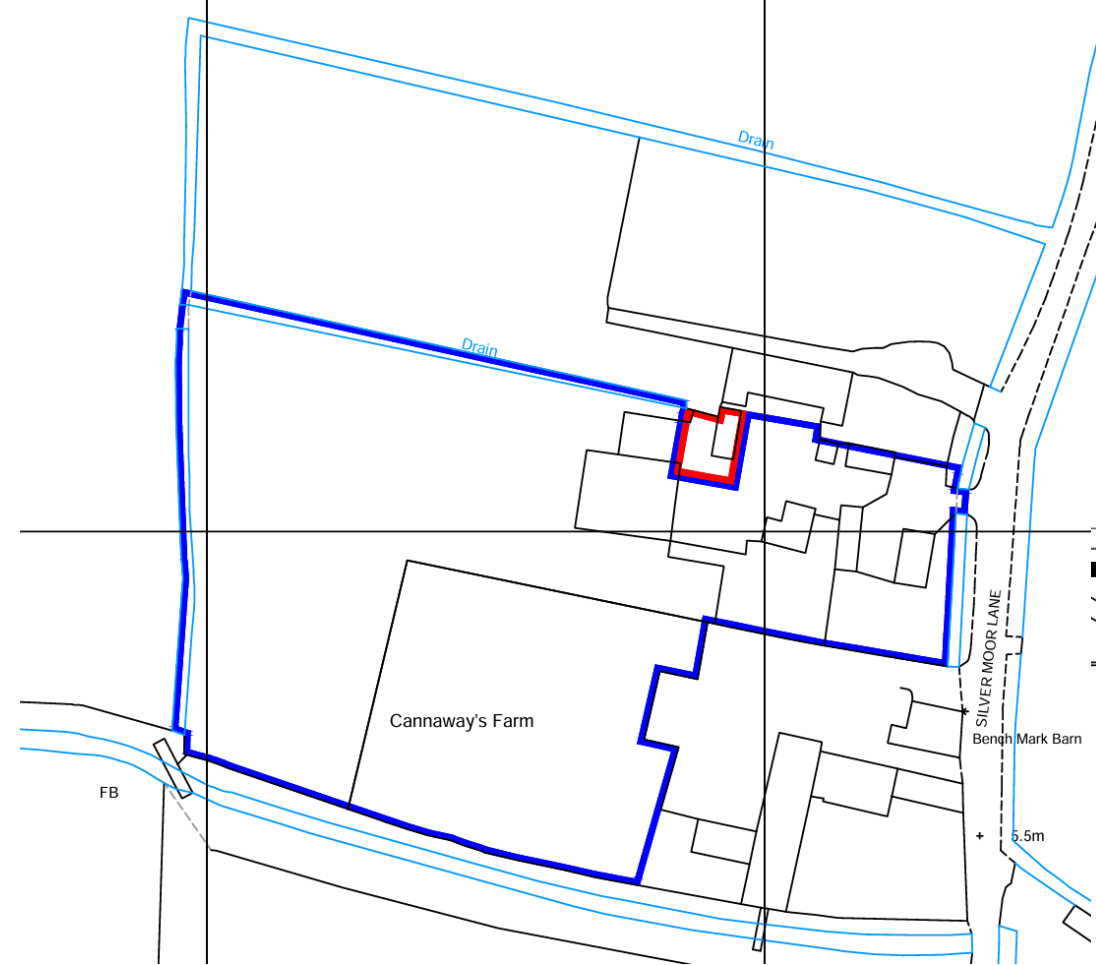
# **24/P/1735/FUL Cannaways Barns Silver Moor Lane Banwell BS29 6LQ.**

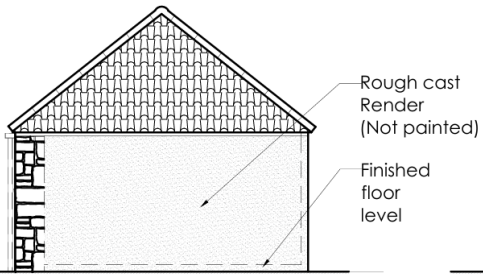
**Demolition of 'Building H' and erection of a new building  
for storage of bicycles, garden equipment and solar panel  
electrical equipment.**



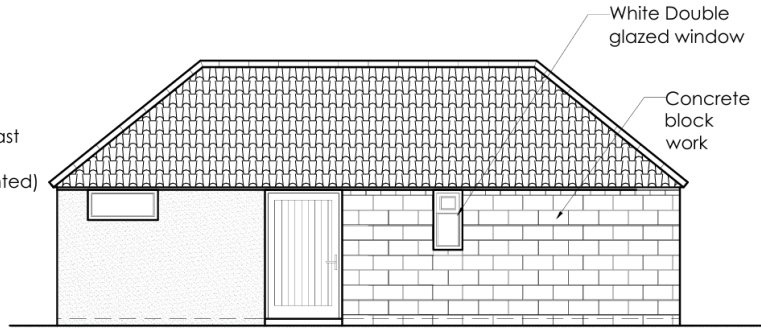
**KEY**

-  Application Site Boundary
-  Other land in ownership of applicant

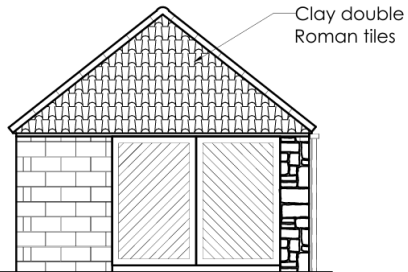




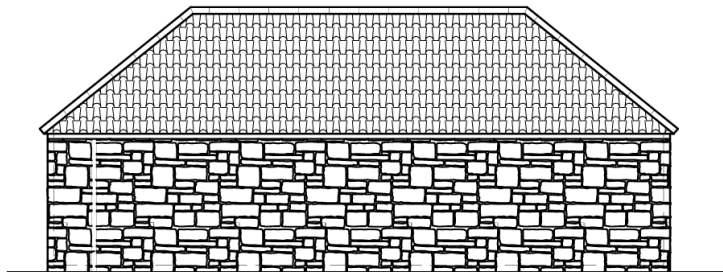
REAR (NORTH EAST) ELEVATION



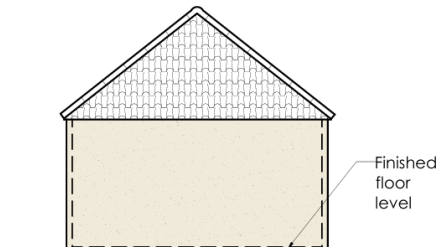
SIDE (NORTH WEST) ELEVATION



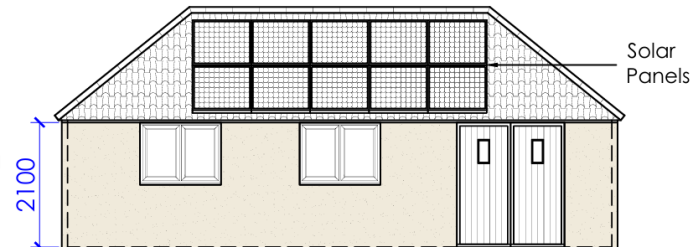
FRONT (SOUTH WEST ) ELEVATION



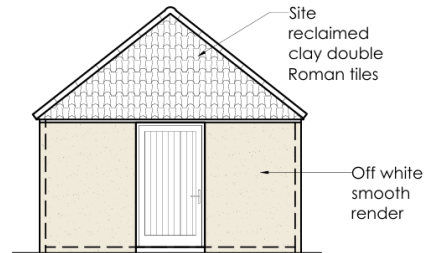
SIDE (SOUTH EAST) ELEVATION



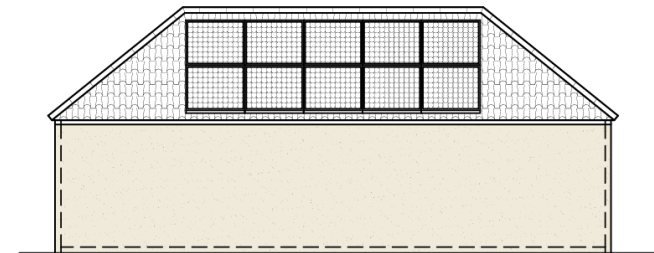
NORTH EAST ELEVATION



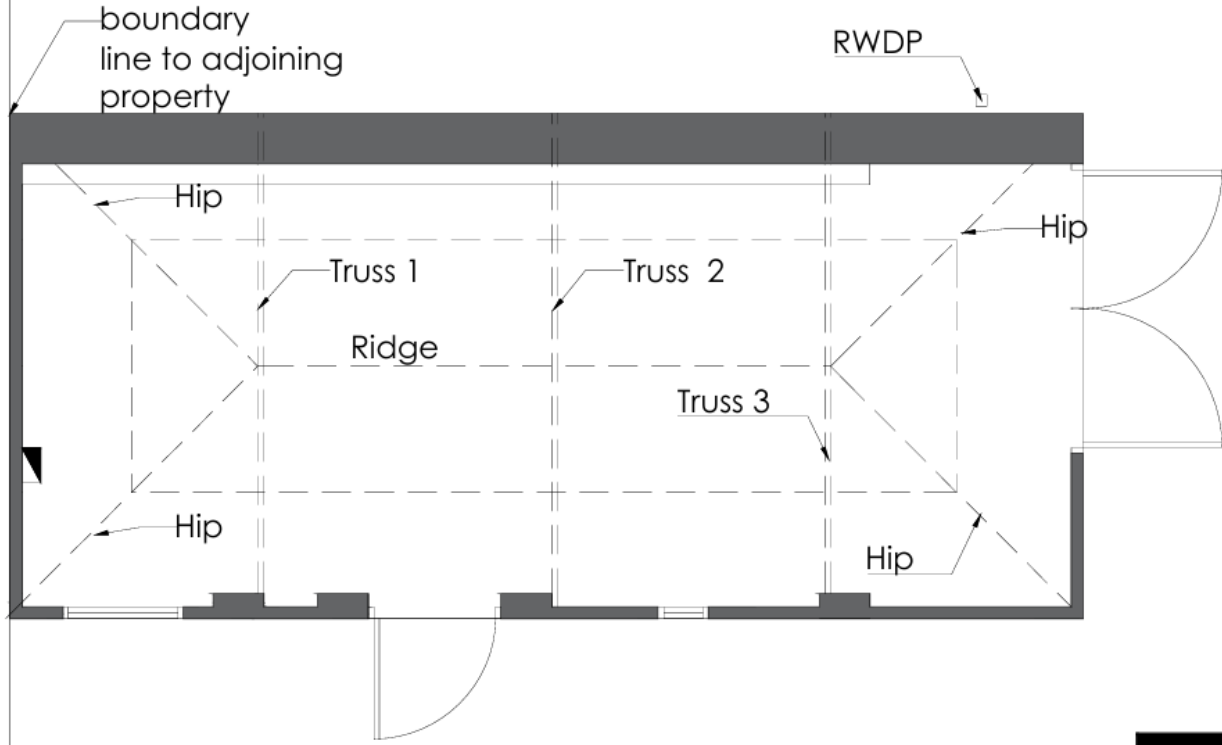
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

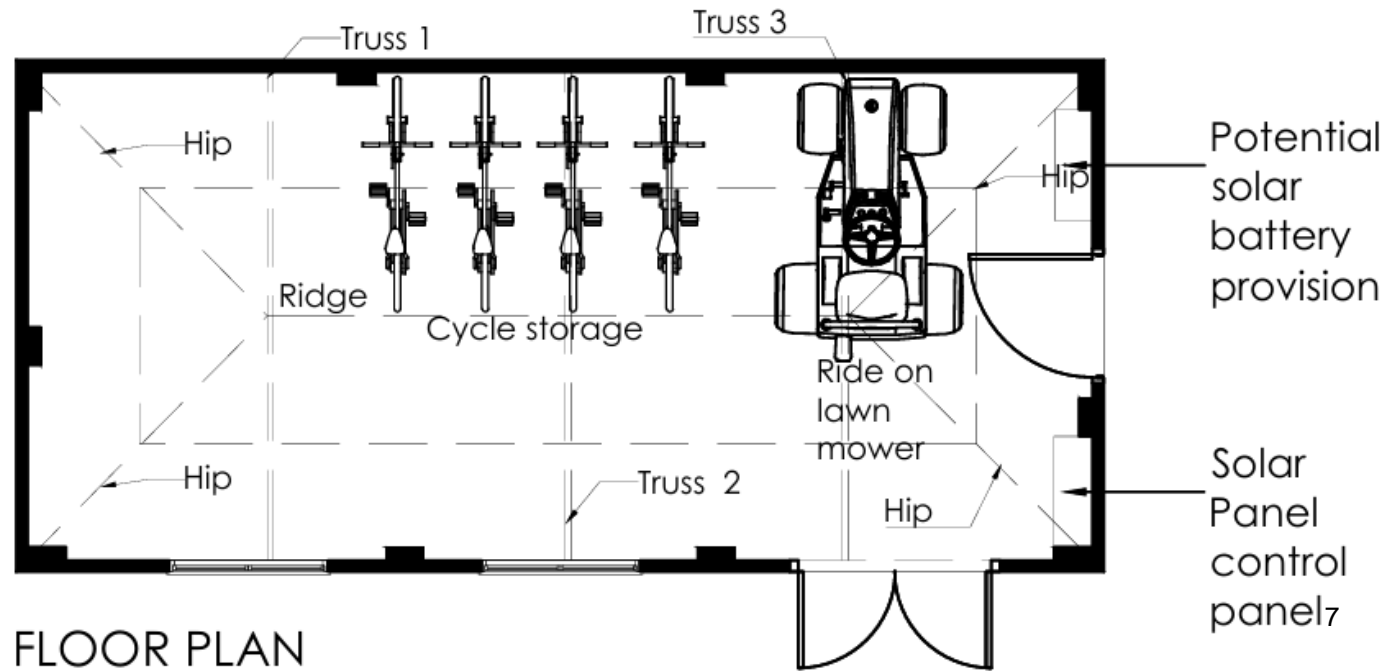


SOUTH EAST ELEVATION



FLOOR PLAN

4 Dec planning

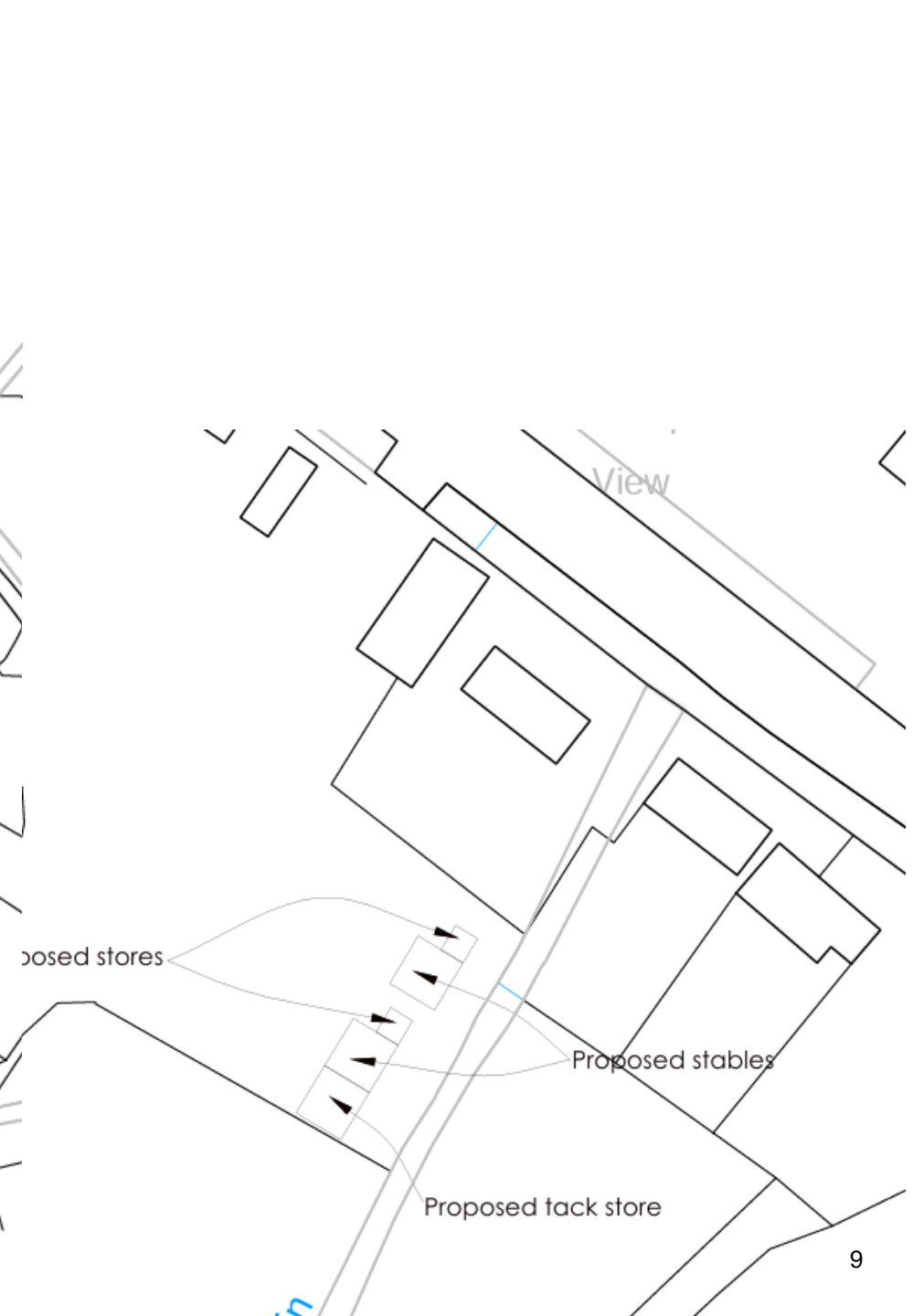


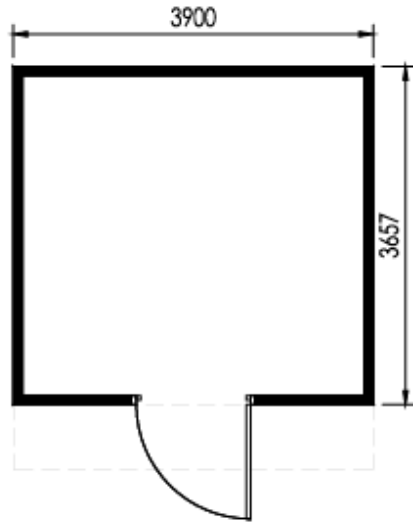
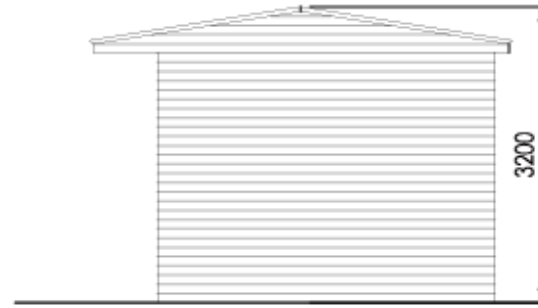
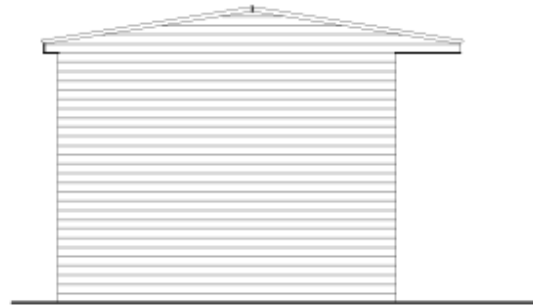
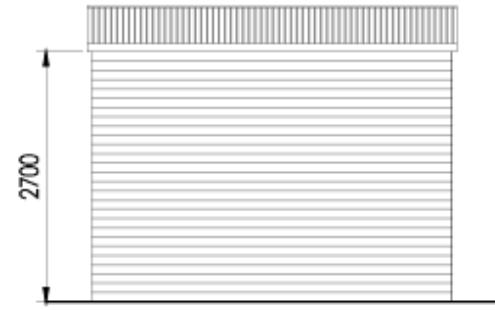
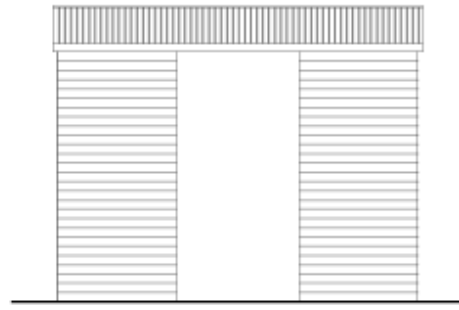
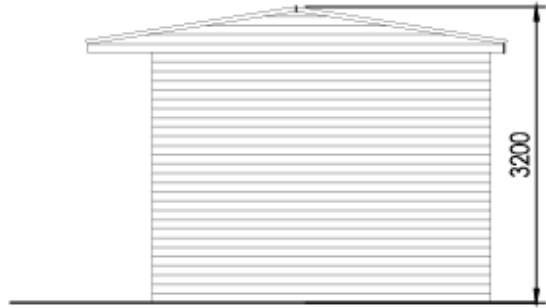
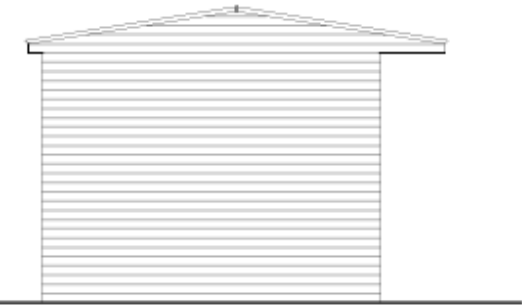
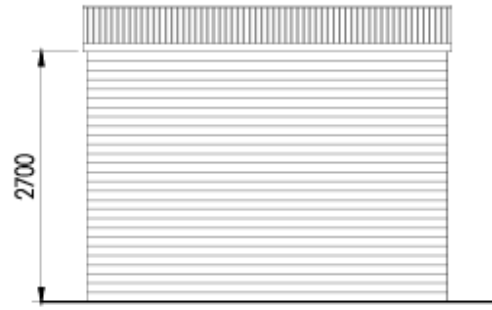
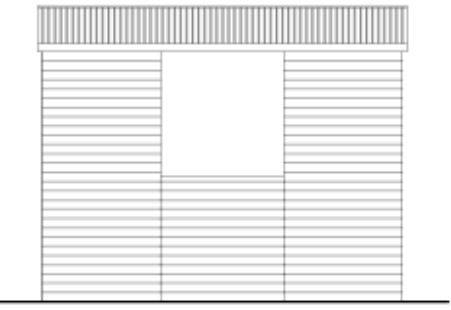
FLOOR PLAN

# **24/P/2236/FUL Land at The Moor Dairy, Moor Road, Banwell.**

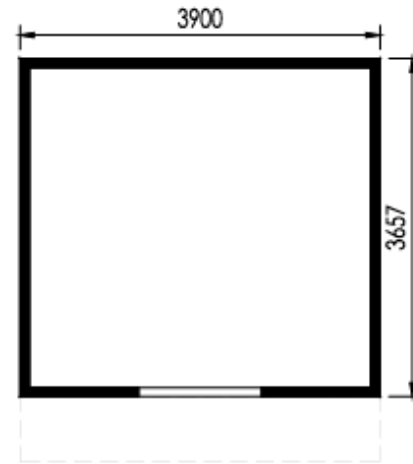
**Retrospective application for change of use from agriculture to equestrian and the erection of 2no. Stables, tack room and 2no. Hay stores.**



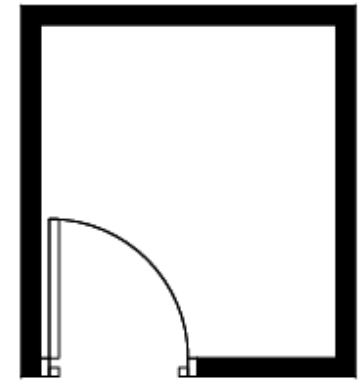
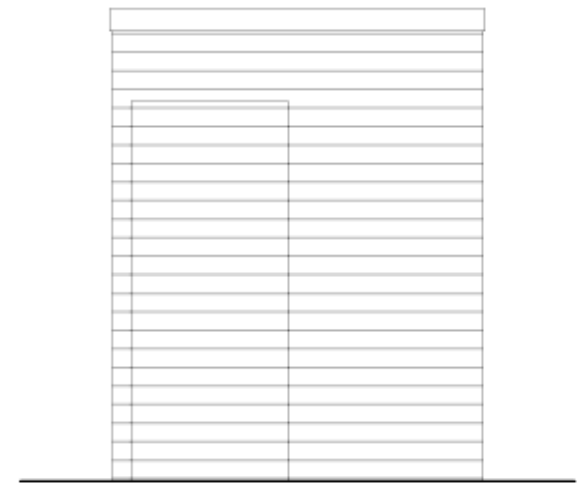
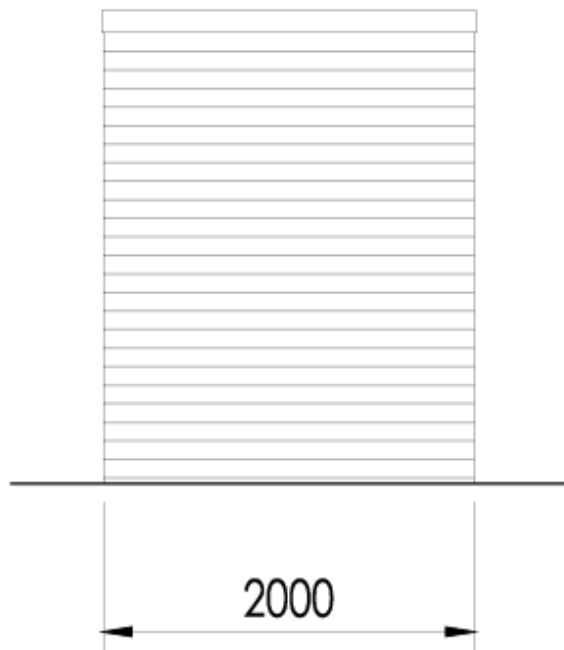
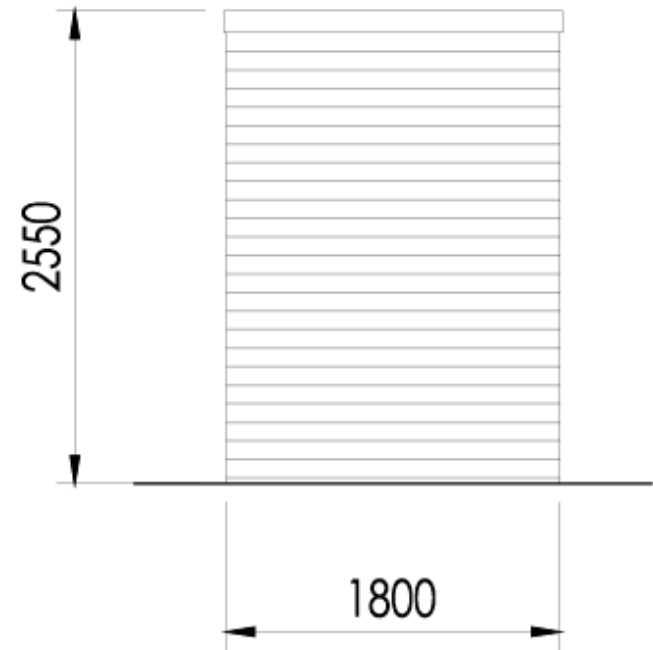




PROPOSED STABLES (x2)



PROPOSED TACK STORE (x1)



**PROPOSED STORAGE BUILDING (x2)**

## To note the following applications

### **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.

### **24/P/2353/TRCA 60B West Street Banwell BS29 6DB.**

T1 magnolia- reduce crown by up to one metre.

## To note North Somerset Council's planning decisions

### **24/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).**

### **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**

### **24/P/1498/AOC Land at Parklands Churchland Way, North Somerset**

Request to discharge condition number 11 (Remediation Scheme) on application 23/P/0565/FUL. **APPROVE (DISCHARGE CONDITION) (RDC)**

### **24/P/1684/AOC Land at Parklands (Phase 4a) Churchland Way**

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)**

**24/P/1855/TPO 2 Knightcott Road Banwell BS29 6HA**

Lime - crown Lift to 7ft. and lower limb prune to clear telegraph pole. **APPROVE**

**24/P/2001/FUH Epworth Wolvershill Road Banwell BS29 6DJ**

Proposed removal of existing conservatory and erection of an infill extension in place. **APPROVE**

**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**

**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**