



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Wednesday 8th of May 2024.

PRESENT: Councillors Nick Manley (Chairman), Simon Arlidge, Paul Harding & Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk) and Cllr McCarthy

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 were present.

The meeting was convened.

23/24 To receive apologies for absence (agenda item 1)

Apologies were received from Councillor Steve Davies.

24/24 To receive declarations of interest (agenda Item 2)

No declarations of interest were received.

25/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of April 2024 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of April 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.

26/24 To note and comment upon planning applications (agenda item 4).

- (i) **24/P/0678/FUH 86 High Street Banwell BS29 6A.**
Demolition of the existing rear steps and proposed erection of a single storey rear extension.

Resolved: to support this application.

The resolution was correctly proposed and seconded (unanimous)

27/24 To note the following planning applications (agenda item 5).

- (i) **24/P/0716/TRCA 31 West Street Banwell BS29 6DB**
T1. Gladitzia and T2. Willow fell both to ground level.
- (ii) **24/P/0743/LDE Land to The East of Western Fields Whitley Road Banwell**
Certificate of lawfulness for the existing use of 2no. agricultural buildings as Class B2 Use (General industrial Use - use for Vehicle Repairs and Maintenance) (Building 2) and Class B8 Use (Storage or distribution Use - agricultural contracting) (Building 1).
- (iii) **24/P/0782/AOC Land to The West and North of Cowleaze Path.**
Request to discharge condition numbers 9 (LEMP) and 23 (Road Safety Audit) on application 23/P/0565/FUL.
- (iv) **24/P/0809/AOC Land South of Churchland Way, Wolvershill Road, Banwell.**
Request to discharge condition number 37 (Land contamination assessment) on application 12/P/1266/OT2.

The applications above were noted.

28/24 To note planning decisions – (agenda item 6)

- (i) **23/P/2303/OUT Land South of Knightcott Road Banwell**
Outline planning application for a residential development comprising up to 95no. dwellings, including new vehicular and pedestrian accesses, open space, landscaping, drainage and associated works, with all matter reserved for subsequent approval. **WITHDRAWN**
- (ii) **24/P/0096/TRCA 31 West Street Banwell BS29 6DB**
T1 Robinia Fell. T2 Willow Fell. **NO OBJECTION (tree/hed) unconditional**
- (iii) **24/P/0363/AOC Land South of Churchland Way & Wolvershill Road, Mead Fields, Banwell.**
Request to discharge condition numbers 27 (Public Access) and 28 (Renewable Energy) on application 23/P/0565/FUL. **APPROVE (discharge condition) (RDC)**
- (iv) **24/P/0353/EA2 Land to East of Wolvershill Road, Banwell.**
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a future application for a proposed residential led mixed-use development (up to 1500 residential dwellings, a school, retail, business, commercial, food/drink and local community uses). **EIA scoping opinion issued.**
- (v) **24/P/0641/TPO 68A West Street, Banwell. BS29 6DE**
Magnolia (TPO) by front garage removal of single ingrowing branch. **SPLIT DECISION. APPROVE 1m clearance above garage.**

The Clerk tabled the following decisions made by North Somerset since the agenda was published.

- (vi) **24/P/0494/EA2 Land north of Banwell, west of Wolvershill Rd and east of Summer Lane**
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a residential-led mixed use development comprising of up to 650 residential dwellings, ancillary retail, community, employment floorspace and later living accommodation within part of the wider SL's Local Centre (up to 5,000 sqm within ASL's site), a 2-Form Entry (FE) Primary School, public open space and associated access, infrastructure, landscape and ancillary works. **EIA scoping opinion issued.**
- (vii) **24/P/0523/AOC Land at Former Western Trade Centre Knightcott Road, Banwell**
Request to discharge condition no 16 (Landscape Management Plan) on application 15/P/0968/O. **APPROVE (discharge condition) (RDC).**
- (viii) **24/P/0572/EA2 Land north of Knightcott Rd, east and west of Summer Lane, Banwell**
Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a proposed development of 800no. residential dwellings, up to 6.5ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, access and ancillary uses. **EIA scoping opinion issued.**

29/24 Date of the next meeting (agenda item 7)

Planning Meeting Monday 3rd June 2024 7pm at Banwell Youth & Community Centre

The Chairman closed the meeting at 19:05

.....Chairman

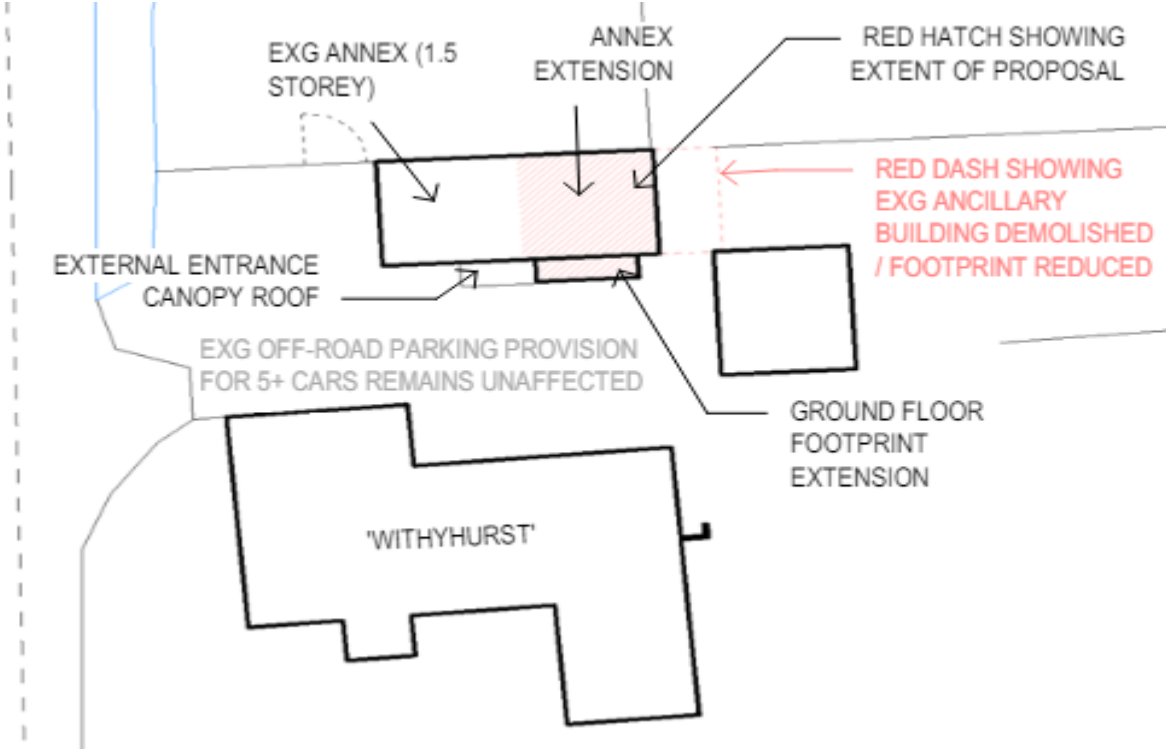
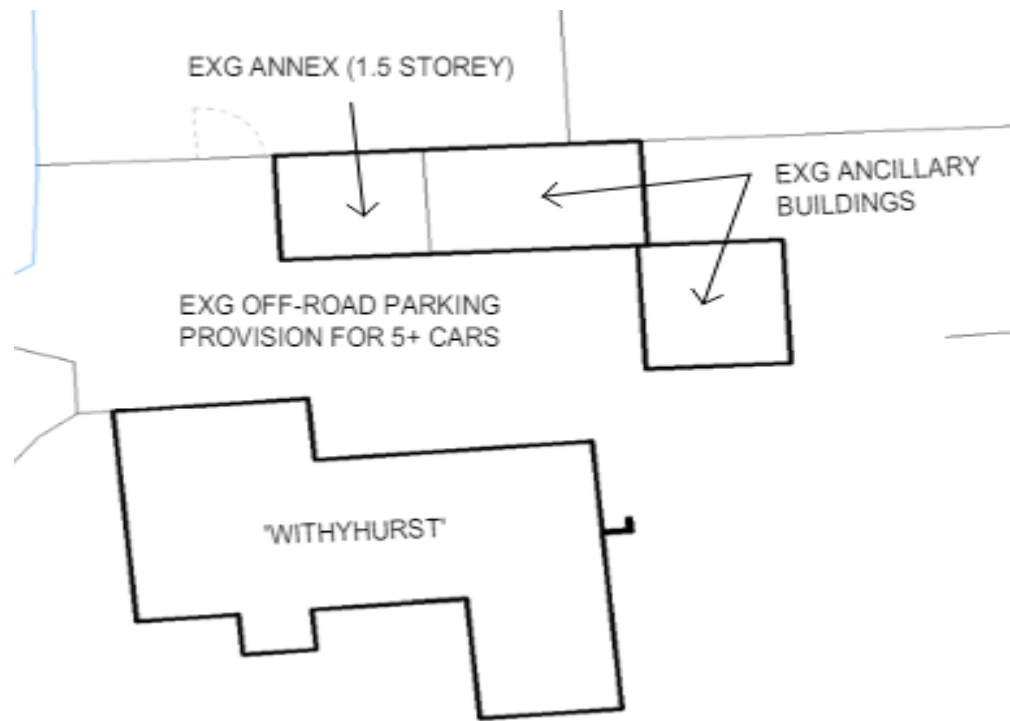
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June Planning Committee Meeting

3rd of June 2024

**24/P/0943/FUH 'Withyhurst',
Riverside Banwell BS29 6EH.**

**Proposed demolition of existing stable/store outbuilding
and extension of existing residential annexe.**



6 EXISTING SIDE A ELEVATION
1/32



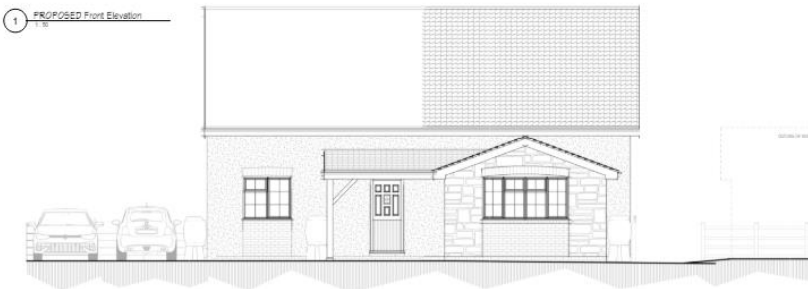
3 PROPOSED Side A Elevation
1/32



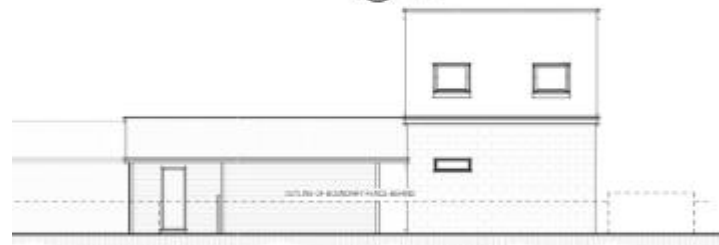
3 EXISTING FRONT ELEVATION
1/32



1 PROPOSED Front Elevation
1/32



4 EXISTING REAR ELEVATION
1/32



2 PROPOSED Rear Elevation
1/32

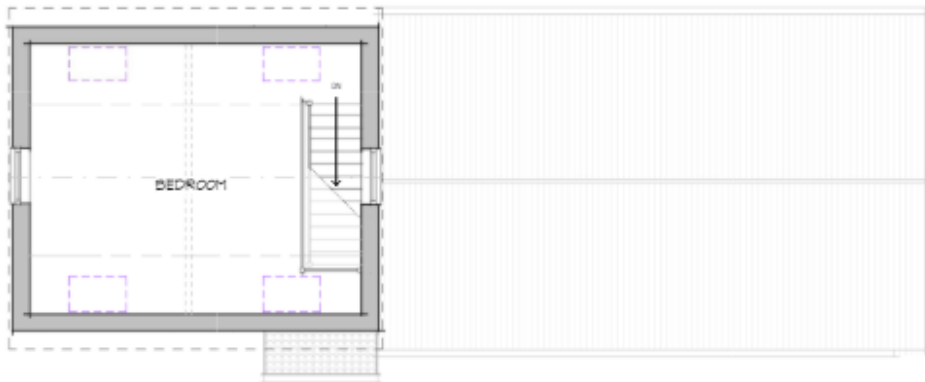


5 EXISTING SIDE B ELEVATION
1/32

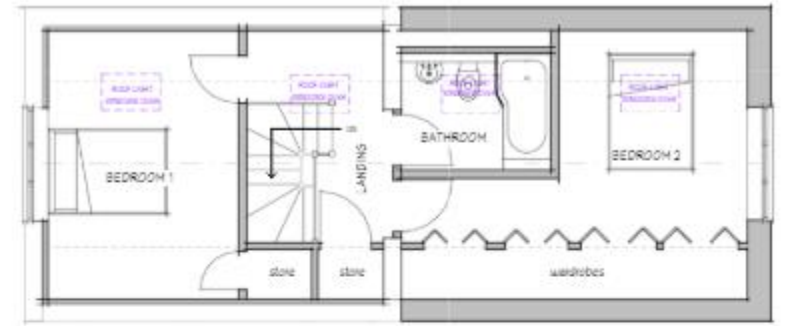


4 PROPOSED Side B Elevation
1/32

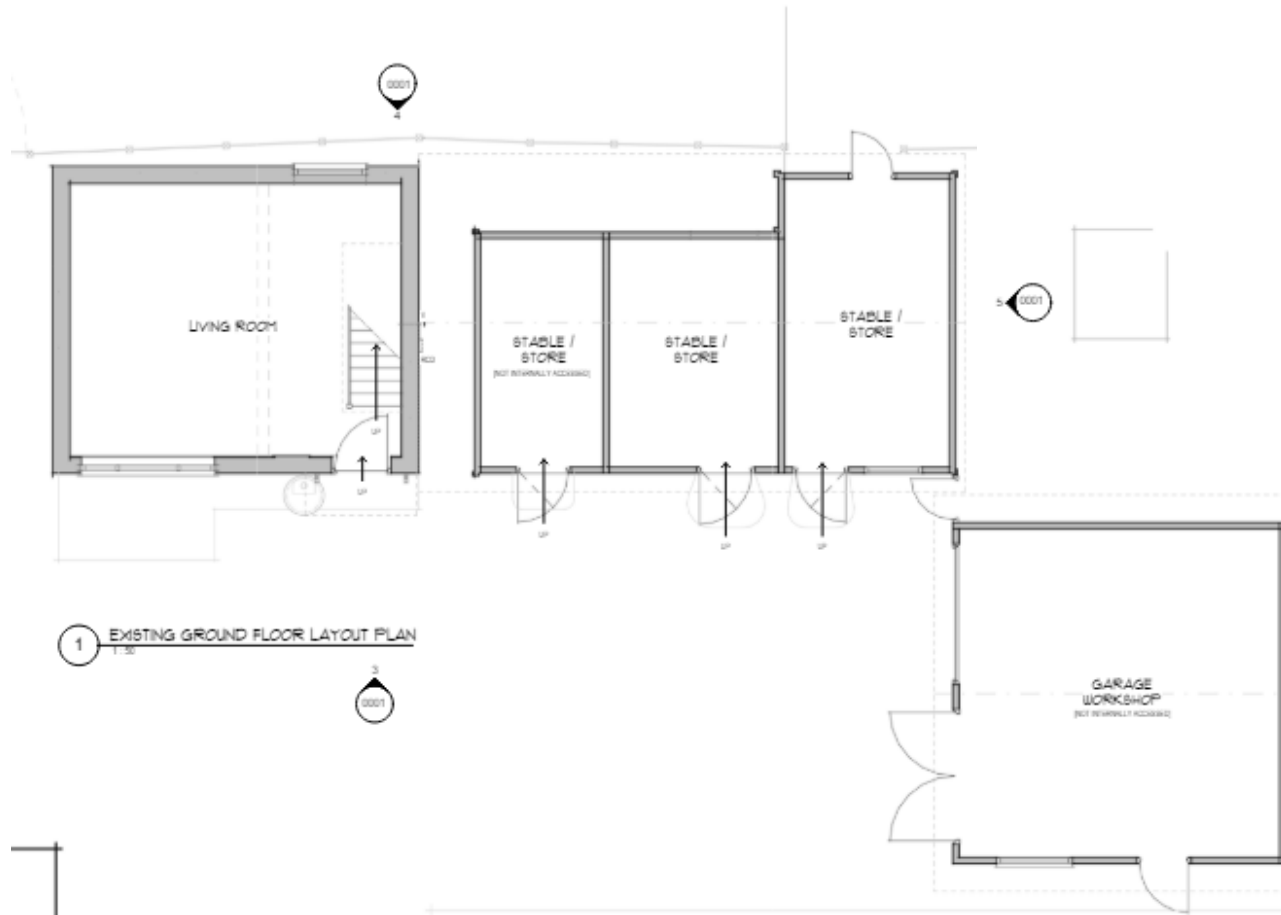




2 EXISTING FIRST FLOOR LAYOUT PLAN



2 PROPOSED FIRST FLOOR LAYOUT PLAN



1 EXISTING GROUND FLOOR LAYOUT PLAN



2 PROPOSED GROUND FLOOR LAYOUT PLAN

To note the following applications

24/P/24/P/0843/AOC Stonebridge, Wolvershill Road, Banwell, North Somerset. BS29 6DR

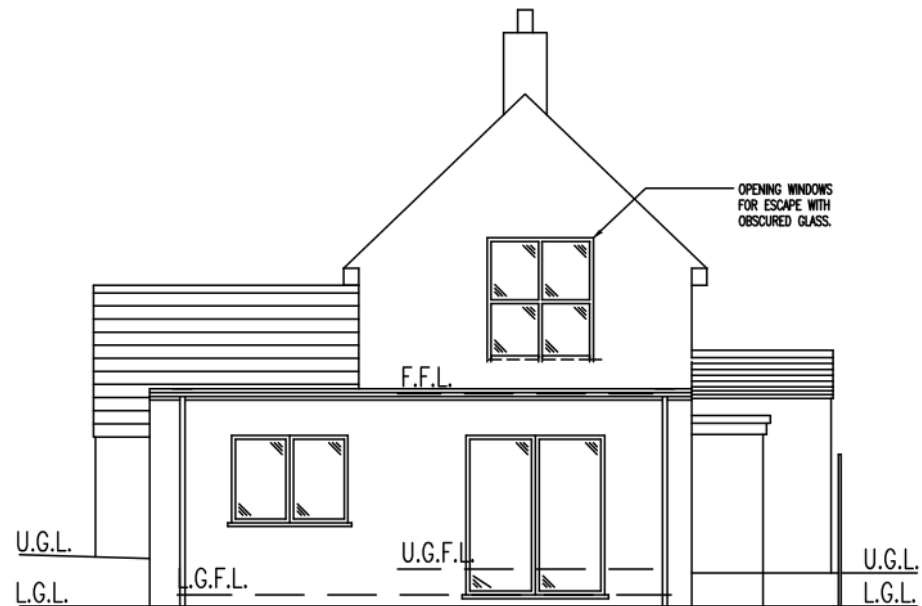
Discharge of Condition 7 (Working Drawings) on application 22/P/0896/FUH

24/P/0867/AOC Land to South of William Daw Close, Banwell, North Somerset.

Request to discharge condition numbers 8 (Construction Method Statement), 9 (CEMP), 10 (LEMP), 15 (Bin Set Down Plan) and 17 (WSI) on application 21/P/1164/FUL

24/P/0984/NMA 6, High Street, Banwell. BS29 6AA

Nonmaterial amendment to application 23/P/1667/FUH (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.) to allow for the retention of the existing porch and small part of rear extension, change of fenestration on the rear extension and update of internal layouts



PROPOSED NORTH ELEVATION 1:100

To note North Somerset Council's planning decisions

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. **APPROVE**

24/P/0572/EA2 Land North of Knightcott Road East And West Of Summer Lane Banwell

Request for a formal scoping opinion to determine the scope of an Environmental Impact Assessment for a proposed development of 800no. residential dwellings, up to 6.5ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, access and ancillary uses. **EIA scoping opinion issued**

24/P/0716/TRCA 31 West Street Banwell BS29 6DB

T1. Gladitzia and T2. Willow fell both to ground level. **NO OBJECTION (tree/hed) unconditional.**