



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
1st of October 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 October 7th, 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 2nd of September 2024 (pages 1 & 2).**
4. **To note and comment upon planning applications (pages 3 - 12).**
 - (i) **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.
 - (ii) **24/P/1749/FUL Corner Lodge Whitecross Lane Banwell BS29 6DP.**
Proposed conversion of existing detached garage to 1no. dwelling. Works to include Hardstanding and landscaping alterations including the infill of existing outdoor pool and creation of new vehicular access for existing dwelling. Fenestration alterations to the North and West elevations including the removal, replacement and installation of windows, doors, cladding and 1no. new rooflight.
5. **To note the following applications (page 13)**
 - (i) **24/P/1855/TPO 2 Knightcott Road Banwell BS29 6HA.**
Lime Tree: Crown Lift to 7ft. and lower limb prune.
 - (ii) **24/P/1884/AOC Phase 4A Land at Parklands Banwell.**
Request to discharge condition numbers number 49 (External Surface Materials) on application 12/P/1266/OT2.
 - (iii) **24/P/1890/CQA Buildings and Land at Box Bush Lane, Rolstone, Banwell BS24 6UA.**
Prior approval for the change of use of 2no. barns and associated curtilage land to 2no. dwellinghouses with operational development including the insertion of new windows and doors, and replacement of damaged walls and roofing as necessary.
6. **To note planning decisions for information (page 14)**
 - (i) **24/P/1086/FUL Land South of Lower Laurel Farm Summer Lane Banwell**
Erection of a single story 6-bedroom dwelling to be used as a holiday let. **REFUSED**
 - (ii) **24/P/1390/FUH 5 Hill Path Banwell BS29 6AB**
Proposed erection of a first-floor rear extension. **APPROVE**

(iii) **24/P/1414/FUH 22 Littlefields Avenue Banwell BS29 6BQ**

Proposed conversion of existing detached garage and erection of a single storey link-extension to the rear. **APPROVED**

(iv) **24/P/1455/TRCA The Coach House East Street Banwell BS29 6BW**

T1 - Dead Rowan - Fell T2 - Dead Cherry - Fell T3 - Willow - Pollard to previous pollard point 2m.
No objection (tree/hed) unconditional

(v) **24/P/1789/NMA The Paddock Wolverhill Road Banwell BS29 6LA**

Nonmaterial amendment to application 23/P/1428/FUH (Proposed demolition of existing detached garage and store, proposed side extension incorporating replacement garage and enlargement of rear dormer) to allow for a correction to the approved elevations drawing to show the existing two front hipped gables. **APPROVED**

7. Date of the next meeting

Wolverhill Working Group 14th October 7pm at Banwell Youth & Community Centre (YCC)

Planning Committee Meeting Monday 4th of November 7pm at the YCC

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.