



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
28th of January 2025

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 February 3rd, 2025, 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 December 2024 (pages 1 & 2).**
- 4. To discuss a response to be presented to Full Council upon planning applications (pages 3 - 21)**
 - i) 24/P/2446/OU2 Land North of Knightcott Road and West and East of Summer Lane Banwell**

Outline planning application with Environmental Statement for the erection of up to 755 residential dwellings, up to 6.3ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, ancillary uses and principal means of vehicular access from Knightcott Road and Summer Lane. All matters reserved except for means of access.
 - ii) 24/P/2690/OU2 Land East of Wolvershill Road, Banwell**

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill Road not reserved) for demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including up to 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.
 - iii) 25/P/0046/OU2 Land North of Banwell and West of Wolvershill Road Banwell**

Outline planning application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane.
- 5. To note and comment upon planning applications (pages 22 - 42).**
 - (i) 24/P/2551/FUL Land to the East of Banwell Road (A371)**

Banwell Retention of existing access track for agricultural use and construction of new 4m wide agricultural track.

- (ii) **24/P/2610/FUH & 24/P/2611/LBC 16 High Street Banwell BS29 6AE**
Listed building consent for extended bay window with door and steps at the rear of the property in place of the existing bay.
- (iii) **24/P/2636/FUL Field To the Rear of Rose Hatch Cottage Hatches Lane Banwell.**
Proposed extension of existing equine menage area.
- (iv) **24/P/2692/FUL The Old Police House 3 Towerhead Road Banwell BS29 6PG**
Proposed Change of Use from Residential to Sui Generis Temporary Wellbeing Accommodation with sleeping accommodation and communal areas.
- (v) **24/P/2704/FUL The Moor Dairy Moor Road Banwell BS29 6ET**
Proposed demolition of existing barn and erection of a new barn in place.

6. To note the following applications (page 43)

- (i) **25/P/0130/AOC Banwell Bypass Land To North And East Of Banwell Including Mitigation Highway Land In Sandford, Winscombe And Churchill.**
Application for the discharge of details reserved by conditions 7(k), 9, 10, 11, 13 and 33 attached to planning permission 22/P/1768/R3EIA (herein referred to as 'Package D') relating to the Banwell Bypass and Highways Improvement Scheme road construction Phase 2C.
- (ii) **25/P/0151/LDP Willow Barn Silver Moor Lane Banwell BS29 6LG.**
Certificate of lawful development for the proposed erection of a single storey rear extension.
- (iii) **25/P/0165/TPO Avona Wood Banwell Woods Towerhead Road Banwell.**
4-5 no. Hazels - coppice to let in more light.

7. To note planning decisions for information (pages 44 & 45)

- (i) **20/P/2282/FUL Land at The Moor Dairy Moor Road Banwell**
Change of use of land to use for the siting of 2no. storage containers (part retrospective). Erection of 1no. stable and retention of 1no. stable for use with the existing livery business; formation of a hardstanding and the erection of a timber fence in association with agricultural activities (retrospective). APPROVED
- (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. APPROVED
- (iii) **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. APPROVED
- (iv) **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. APPROVED
- (v) **24/P/2353/TRCA 60B West Street Banwell BS29 6DB**
T1 magnolia- reduce crown by up to one metre. No objection (tree/hed) unconditional

8. Date of the next meeting

Planning Committee Meeting Monday 3rd of March 2025 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.