



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
25<sup>th</sup> of February 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 March 3<sup>rd</sup>, 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 3<sup>rd</sup> of February 2025 (pages 1 - 4).**
- 4. To discuss North Somerset Councils consultation on 'Additional Housing Sites' and agree a recommended submission to Full Council (pages 5 - 9).**
- 5. To note and comment upon planning applications (pages 10 - 20).**
  - (i) 25/P/0238/RM Land at Parklands, Meadfields Phase 6 Churchland Way.**  
Reserved Matters application for area Phase 6, with access, appearance, landscaping, layout and scale for approval, for the erection of 68no. dwellings and associated works pursuant to Outline Permission 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure).
  - (ii) 25/P/0325/FUL Land South of Lower Laurel Farm, Summer Lane, Banwell.**  
Proposed erection of 6 bed-bungalow for use as an accessible holiday let.
- 6. To note the following applications (page 21)**
  - (i) 25/P/0239/NMA Land at Parklands (Phase 4a) Churchland Way.**  
Non-material amendment to permission 23/P/1376/RM (Reserved Matters application for area Phase 4a for the erection of 95no. dwellings and associated works pursuant to Outline Permission 12/P/1266/OT2) to allow for substitution of house types and some surfacing and boundary amendments.
  - (ii) 25/P/0258/LDE Withyhurst, Riverside Banwell BS29 6EH.**  
Certificate of lawfulness for confirmation that the use of an existing outbuilding used as a two-storey annexed habitable space used incidentally to the occupation of the main dwellinghouse (Withyhurst) is lawful.
- 7. To note planning decisions for information (page 22)**
  - (i) 24/P/2704/FUL The Moor Dairy Moor Road Banwell BS29 6ET**  
Proposed demolition of existing barn and erection of a new barn. **APPROVED**

(ii) **24/P/2695/AGA Banwell Woods Towerhead Road Banwell**

Application to determine if prior approval is required for the placement of a shipping container clad in timber, to be used for storage of tools/equipment and shelter during adverse weather conditions.

**WITHDRAWN**

(iii) **24/P/2636/FUL Field to the Rear of Rose Hatch Cottage Hatches Lane Banwell**

Proposed extension of existing equine menage area. **APPROVED**

(iv) **24/P/2588/FUH 87 Knightcott Road Banwell BS29 6HR**

Proposed demolition and rebuilding of the existing single storey outbuilding on the same footprint to provide a new garage/workshop and home office and solar panels to the West elevation roof.

**APPROVE**

**8. Date of the next meeting**

Planning Committee Meeting Monday 7<sup>th</sup> of April 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.