



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2<sup>nd</sup> of December 2024.

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

**IN ATTENDANCE:** Liz Shayler (Clerk) and one member 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.**

**68/24 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Davies.

**69/24 To receive declarations of interest (agenda item 2)**

No Declarations of Interest were received.

**70/24 To approve as a correct record the minutes of the Planning Committee Meeting held on the 4<sup>th</sup> of November 2024 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 4<sup>th</sup> of November 2024 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with one abstention due to absence)**

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

**71/24 To note and comment upon planning applications (agenda item 4).**

(i) **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.

**Resolved:** That this application be noted.

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

(ii) **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.

**Resolved:** That this application be noted.

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

**72/24 To note the following planning applications (agenda item 5).**

(i) **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.

- (ii) **24/P/2353/TRCA 60B West Street Banwell BS29 6DB.**  
T1 magnolia- reduce crown by up to one metre.

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

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

**73/24 To note planning decisions – (agenda item 6)**

- (i) **23/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)**
- (ii) **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**
- (iii) **24/P/1498/AOC Land at Parklands Churchland Way Weston-super-Mare North Somerset**  
Request to discharge condition number 11 (Remediation Scheme) on application 23/P/0565/FUL. **APPROVE (DISCHARGE CONDITION) (RDC)**
- (iv) **24/P/1684/AOC Land at Parklands (Phase 4a) Churchland Way Weston-super-Mare**  
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)**
- (v) **24/P/1855/TPO 2 Knightcott Road Banwell BS29 6HA**  
Lime - crown Lift to 7ft. and lower limb prune to clear telegraph pole. **APPROVE**
- (vi) **24/P/2001/FUH Epworth Wolvershill Road Banwell BS29 6DJ**  
Proposed removal of existing conservatory and erection of an infill extension in place. **APPROVE**
- (vii) **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**
- (viii) **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**

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

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

**74/24 Date of the next meeting (agenda item 7)**

6<sup>th</sup> of January 2025 7pm Planning Committee Meeting at the YCC.

**The Chairman closed the meeting at 19:10**

.....Chairman

.....Date