



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7th of April 2025.

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

IN ATTENDANCE: Liz Shayler (Clerk).

Cllr Manley welcomed everybody.

Before the meeting was convened, members of the public were invited to speak.

No members of the public were present.

The meeting was convened.

17/25 To receive apologies for absence (agenda item 1)

Apologies were received from Steve Davies.

18/25 To receive declarations of interest (agenda Item 2)

Cllr Harding declared an interest in planning applications were received.

19/25 To approve as a correct record the minutes of the Planning Committee Meeting held on the 3rd of March 2025 (agenda item 3)

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

20/25 To note and comment upon planning applications (agenda item 5).

(i) 25/P/1336/FUL Land off Catworthy Lane, Banwell.

Retention of a building for equestrian use.

Resolved: to log the following comment on the planning portal. 'Banwell Parish Council is unable to provide comments at this time as no documents have been made available on the planning portal'

The resolution was correctly proposed and seconded (unanimous)

The committee requested that the Environment and Biodiversity Officer comments went to all planning committee members and the Clerk.

(ii) 25/P/0241/FUL Field Off Moor Road, Banwell.

Proposed erection of a general-purpose agricultural building.

Resolved: To note this application but recommend the existing hedgerow is widened, maintained at more than 3m in height and, if possible, to relocate the proposed new trees within this.

The resolution was correctly proposed and seconded (unanimous)

(iii) **25/P/0635/FUH 'Withyhurst', Riverside, Banwell. BS29 6EH**

Proposed demolition of existing detached stable/store buildings and erection of a part one-storey, part two-storey side extension to existing outbuilding alongside the creation of a canopy front porch and fenestration alterations to all elevations.

Resolved: To object to this application for the following reasons.

While a recent Lawful Development Certificate confirms the existing annexe as lawful and therefore exempt from certain annexe policy requirements, North Somerset Council's planning guidance still states that annexes should not exceed 50% of the size of the main dwelling and must remain ancillary in use.

The current annexe lacks essential cooking and washing facilities, which reinforces its ancillary status. The proposed extension would significantly alter this relationship, creating a self-contained two-bedroom dwelling with an additional office that could readily be used as a third bedroom. No measurements have been provided to demonstrate compliance with the 50% size guideline, and the application fails to justify the scale of the proposed development.

This proposal raises concerns about the creation of an independent dwelling outside the settlement boundary, which would result in the overdevelopment of a rural site.

The resolution was correctly proposed and seconded (unanimous)

(iv) **25/P/28, Littlefields Avenue, Banwell. BS29 6BQ**

Proposed erection of a single storey side extension with enlarged room in the roof and associated rear facing dormer.

Resolved: To note this application.

The resolution was correctly proposed and seconded (unanimous)

21/25 To note the following planning applications (agenda item 6).

(i) **25/P/0467/AOC Land South of Churchland Way Wolverhill Road.**

Discharge of condition 42 (Generate 15% of energy required by each building or buildings) from application 12/P/1266/OT2.

(ii) **25/P/0638/NMA Land to South of William Daw Close Banwell.**

Non-material amendment to application 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.) to allow for an amendment to plot 12 (AG) for an already approved house type (SC) to provide greater separation and privacy for Hatherleigh House.

The applications above were noted.

22/25 To note planning decisions – (agenda item 7)

(i) **24/P/1388/FUL Winthill Farm Winthill Banwell**

Change of use from barn/store/workshop to 2no. holiday lets. **APPROVED**

(ii) **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. **APPROVED**

(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. **Prior approval - required and grant**

(iv) **24/P/2498/CQA Land Southeast of Land Farm Puxton Road Hewish**

Prior approval to convert part of an existing agricultural barn into 1no. dwelling with operational development consisting of re-roofing, re-cladding, insertion of new window and doors. **Prior approval - required and grant**

- (v) **24/P/2692/FUL The Old Police House 3 Towerhead Road Banwell BS29 6PG**
Change of Use from dwellinghouse to a use providing living accommodation and associated health and wellbeing services (Sui generis use). **APPROVED**
- (vi) **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. **APPROVED (lawful)**
- (vii) **25/P/0165/TPO Avona Wood Banwell Woods Towerhead Road Banwell**
4-5 no. Hazels - coppice to let in more light. **APPROVED**
- (viii) **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. **APPROVED (lawful)**

23/25 Date of the next meeting (agenda item 8)

Monday 12th of May 2025 7pm Planning Committee Meeting at the YCC.

The Chairman closed the meeting at 19:20

.....Chairman

.....Date