



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
29<sup>th</sup> July 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 August 4<sup>th</sup>, 2025, at Banwell Youth & Community Centre, when the following business will be transacted. For members of the public the meeting will also 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 21<sup>st</sup> of July 2025 (pages 1 - 4).**
- 4. To note and comment upon planning applications (pages 5 - 26).**
  - (i) 25/P/0701/FUL Kings Field Land Off Moor Road Banwell**  
Section 73 application for the removal of Condition 3 (temporary consent) and variation of condition 4 (amount of development) of permission granted on appeal ref: APP/D0121/W/21/3274284 (Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the retention of a day room, stables and shed) to allow permanent occupation of the site and for a total of 5no. caravans, including 3no. static caravans
  - (ii) 25/P/1299/FUH 15 Towerhead Road Banwell BS29 6PQ**  
Retrospective application for the demolition of 4no. existing detached structures. Erection of a detached single storey garage alongside a detached two storey garage/workshop and home office.
  - (iii) 25/P/1354/FUL Land at Knightcott Road Banwell**  
Proposed creation of new vehicular access and concrete hardstanding off Knightcott Road.
  - (iv) 25/P/1190/FUL Land NW of Eastermead Lane at Banwell Football Club, Riverside, Banwell. BS29 6EE**  
Change of use of agricultural field for use as a recreational football field
  - (v) 25/P/1132/FUL Land to The North of Moor Road Banwell**  
Erection of stables, hay store and machinery store
- 5. To note the following applications (page 27)**
  - (i) 25/P/1305/TRCA 25/P/1306/TPO Cherry Mead Dark Lane Banwell BS29 6BP**  
Aeleagnus: Raise to 2m - 3m over footpath/bus stop, secondary branches only. Cut back all branches overhanging the road to the curb edge. TPO 576 (Holm oak): Prune back to clear boundary line/side of house by 2m. TPO 478 (Holly): Dismantle the top 4m (approx) down to healthy lateral growth and remove deadwood only

(ii) **25/P/1327/AOC 5 Orchard Close Banwell BS29 6DF**

Request to discharge condition 3, (Archaeological Written Scheme of Investigation) on application 24/P/2054/FUH

**6. To note planning decisions for information (page 28)**

(i) **25/P/0238/RM Land at Parklands, Meadfields Phase 6 Churchland Way Banwell.**

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) **APPROVE**

(ii) **25/P/0629/FUL 6 The Paddock Banwell BS29 6DH**

Proposed erection of 1no. 4-bed dwelling including creation of new vehicular access and associated hardstanding. Alteration of existing dwelling including the block-up of all windows to the South elevation. **APPROVE**

(iii) **25/P/1033/TRCA Banwell Primary West Street Banwell BS29 6DB**

T1 ash - fell due to ash die back. In schools' recent tree survey it was recommended to be felled.  
**NO OBJECTION (tree/hed) unconditional**

**7. Date of the next meeting**

Planning Committee Meeting Monday 1<sup>st</sup> of September 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.