



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

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

IN ATTENDANCE: Liz Shayler (Clerk) and Cllr Mike Dolling.

Cllr Manley welcomed everybody.

The meeting was convened.

34/25 To elect a Chairman of the Planning Committee (agenda item 1)

Resolved – That Cllr Manley be elected as Chairman of the Planning Committee.

The resolution was correctly proposed and seconded (unanimous)

35/25 To elect a Vice Chairman of the Planning Committee (agenda item 2)

Resolved – That Cllr Harding be elected as Vice Chairman of the Planning Committee.

The resolution was correctly proposed and seconded (unanimous)

36/25 To receive apologies for absence (agenda item 3)

Apologies were received from Cllrs Simon Arlidge and Steve Davies (who attended online).

37/25 To receive declarations of interest (agenda item 4)

No declarations of interest were received.

38/25 To approve as a correct record the minutes of the Planning Committee Meeting held on the 12th of May 2025 (agenda item 5)

Resolved – That the minutes of the Planning Committee Meeting held on the 12th of May be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

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

39/25 To agree a response to the Governments Consultation on the planning system (agenda item 6)

The Chairman gave a summary of the current government planning consultations and outlined key concerns.

Standing Orders were suspended.

Cllr Dolling requested clarification on the oversight of North Somerset Council Planning Case Officers and how Banwell Parish Council's Planning Committee fits within this process.

Standing Orders were reinstated.

Resolved – That the following response be submitted:

Whilst Banwell Parish Council Planning Committee supports greater clarity in delegation and the principle of timely housing delivery, we express concern over the following.

- The proposal to reduce scrutiny and application requirements for medium-sized developments (i.e. fewer than 50 homes). In small and medium-sized villages,

developments of this scale are often substantial and can have a significant impact on local infrastructure, services, and community character. These applications should not be subject to reduced oversight or streamlined approval processes.

- The reduction in committee oversight for medium-sized developments. The right should remain for all applications, regardless of size, to be called into committee to ensure transparency, public accountability, and the opportunity for democratic input.
- The potential for piecemeal applications to bypass proper scrutiny, which leaves individual case officers vulnerable to accusations of bias or impropriety.
- Inadequate enforcement of infrastructure delivery, particularly where planning obligations are not met or delayed,
- The potential loss of input from key statutory consultees, such as Sport England, which risks overlooking critical community and recreational needs.

The resolution was correctly proposed and seconded (unanimous)

40/25 To note and comment upon planning applications (agenda item 7).

(i) 25/P/0063/FUL. Building At Chestnut Farm Wolvershill Road Banwell BS29 6LA.

Retrospective application for the change of use of a building from agriculture to a mixed use Class B2 (motor vehicle and plant servicing and repairs) and Class B8 (general storage).

Resolved: To note this application. To suggest that, prior to approval being granted, a retrospective lighting assessment and details of any impervious surfacing be submitted and considered.

The resolution was correctly proposed and seconded (unanimous)

(ii) 25/P/0312/RM Land South of Wolvershill Road Banwell.

Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 81no. dwellings and associated works on Site A 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).

Resolved: To note the application and to suggest the following comments be passed to the case officer.

- That the layout be reviewed to ensure bin and recycling storage locations are within a reasonable and accessible distance from the kerbside.
- That hedgehog highways be incorporated into any close-boarded fencing to reduce habitat fragmentation and promote ecological connectivity.

The resolution was correctly proposed and seconded (unanimous)

(iii) 25/P/1057/FUH & 25/P/1058/LBC 60B West Street Banwell BS29 6DB.

Listed Building Consent & Proposed repair and upgrade of existing rear lean-to extension including the replacement of polyurethane roofing with glass and installation of larger wooden fascia, alongside the repair and upgrade of existing 'sun room' outbuilding including the partial replacement of existing glass roofing with tiles and replacement of front glasswork and doors.

Resolved: To support the application

The resolution was correctly proposed and seconded (unanimous)

(iv) 25/P/1113/FUL Land to North of Station Road, and West of Nye Road, Sandford

Installation of Battery Energy Storage System, associated infrastructure, landscaping and access on land at Station Road Farm (fields between Nye Road and Mead Lane), Sandford.

Resolved: To note this application

The resolution was correctly proposed and seconded (unanimous)

(v) 25/P/1098/FUL Land South of Dolemoor Lane, Congresbury

Application for the construction, operation, maintenance, and decommissioning of a ground mounted solar farm complete with landscaping, associated infrastructure, and temporary construction access.

Resolved: To note this application

The resolution was correctly proposed and seconded (unanimous)

41/25 To note the following planning applications (agenda item 8).

(i) 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.

(ii) 25/P/1037/AOC Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way

Request to discharge conditions 5 (Parking Plan) and 6 (Ecological Enhancements Timescale) from application 23/P/2647/MMA.

(iii) 25/P/1094/AOC Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way

Request to discharge condition 4 (Security Lighting) from application 23/P/2647/MMA

(iv) 25/P/1235/TPO 1 Taylors Fields Banwell North Somerset BS29 6AJ

T25 - Common Lime Tilia - Crown lift over public footpath to provide 3m ground level clearance

(v) 25/P/1181/NMA Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way

Non-material amendment to application 23/P/2647/MMA (Minor material amendment to application 20/P/3081/RM (Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to 12/P/1266/OT2) to allow for the redesign of multiple house types and alterations to the proposed layout to improve frontage onto the main link road.) to allow for amendments to the window proportions and elevational treatments required as a result of updating house type details to reflect bespoke approaches to design.

(vi) 25/P/1194/NMA Parcels 2.1a, 2.1b, 2.2a And 2.2b At Parklands Churchland Way.

Non material amendment to application 23/P/2647/MMA (Minor material amendment to application 20/P/3081/RM (Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to 12/P/1266/OT2) to allow for the redesign of multiple house types and alterations to the proposed layout to improve frontage onto the main link road.) to allow for the relocation of plot 21 and 1no. tree to facilitate the relocation of the parking for Plot 38 and the increase in garden size.

(vii) 25/P/1231/AOC Banwell Bypass Land to North and East of Banwell including mitigation Highway Land In Sandford, Winscombe and Churchill.

Application for partial discharge of details reserved by conditions 6 (Landscape Ecological Management Plan), 7(b), 29 (Soft landscaping details) and full discharge of condition 7(f) (Riverside bridge design and screening) (herein referred to as "Phase 2d Landscape Planting") relating to the Banwell Bypass and Highway Improvement Scheme application 22/P/1768/R3EIA

The applications above were noted.

42/25 To note planning decisions – (agenda item 9)

(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. **APPROVE**

(ii) 25/P/0467/AOC Land South of Churchland Way Wolverhill Road Banwell

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

(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. **REFUSE**

- (iv) **25/P/0653/FUH 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. **APPROVE**
- (v) **25/P/0737/TRCA Briar Patch 9 Dark Lane Banwell BS29 6BP**
Leyland cypress (G1)- remove. **NO OBJECTION (tree/hed) unconditional**
- (vi) **25/P/0785/NMA Parcels 2.1a, 2.1b, 2.2a and 2.2b at Parklands Churchland Way**
Non-material amendment to application 23/P/2647/MMA (Minor material amendment to application 20/P/3081/RM (Reserved matters application for matters of access, appearance, landscaping, layout, scale for the erection of 77no. dwellings with associated roads, footways, parking, drainage, landscaping and public open space pursuant to 12/P/1266/OT2) to allow for the redesign of multiple house types and alterations to the proposed layout to improve frontage onto the main link road.) to allow for the removal of the car port serving the parking of plots 40-42, and the omission of boundary walls to that of fences in several locations. **APPROVE**
- (vii) **25/P/0850/FUL Land at the Moor Dairy (Log Cabin) Moor Road Banwell**
Section 73 application to vary condition 2 attached to planning permission 22/P/2396/FUL (Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling) to allow for repositioning of dwelling approved. **APPROVE**
- (viii) **25/P/1070/ELE Land Off East Street and Dark Lane Banwell**
Notification of National Grid Electricity Distribution intension to divert overhead lines in the close vicinity of the new proposed Banwell bypass. **PN (Electricity) No objections.**
- (ix) **24/P/2734/TRCA 10 School Close Banwell BS29 6DT**
2 x horse chestnut trees and 1x false acacia - cut overhanging trees back to boundary line, result in a final tree height of 10m as per previous approved application. **NO OBJECTION (tree/hed) unconditional**

43/25 Date of the next meeting (agenda item 10)

Planning Committee Meeting Monday 4th of August 2025 7pm at the Youth and Community Centre.

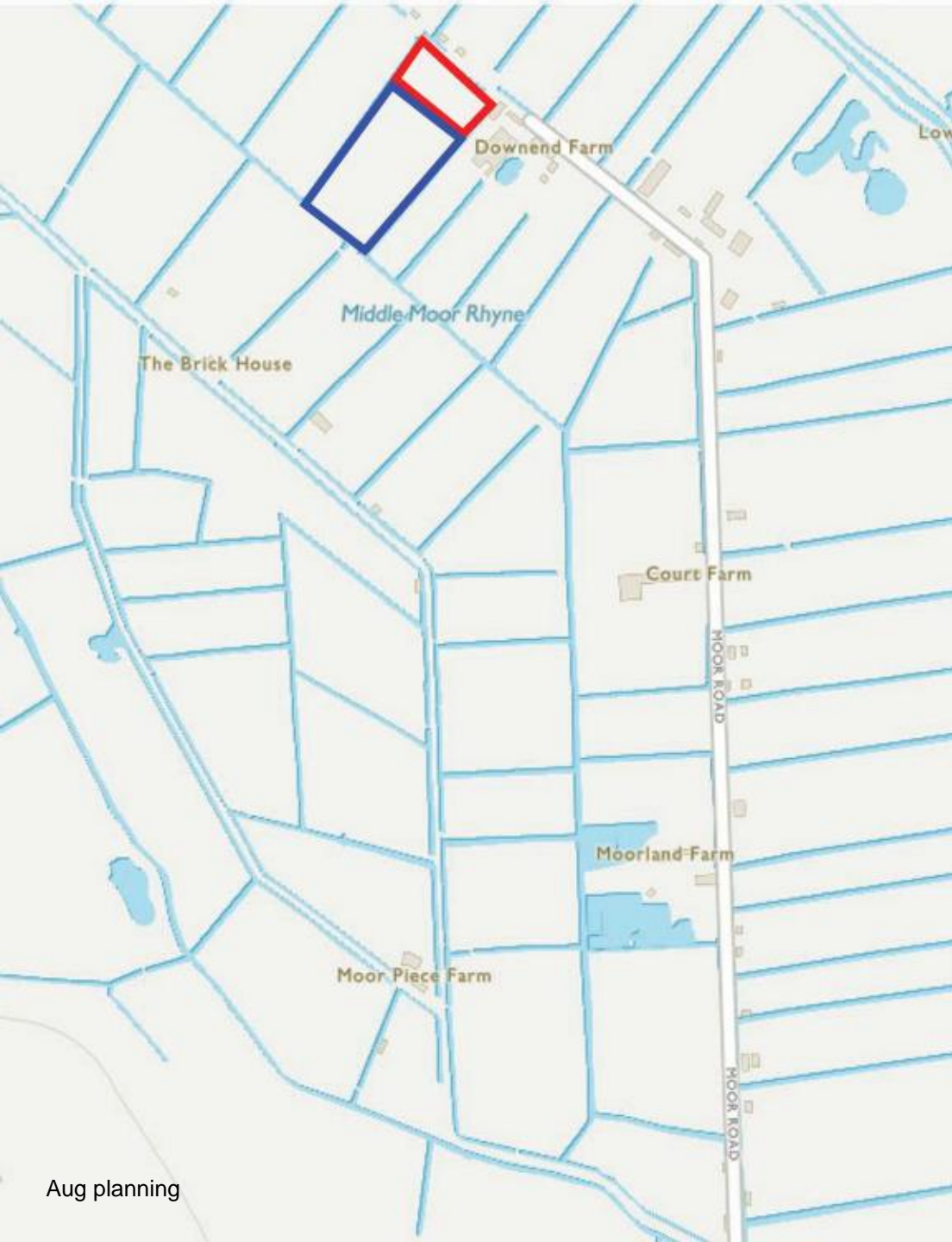
The Chairman closed the meeting at 19:35

.....Chairman

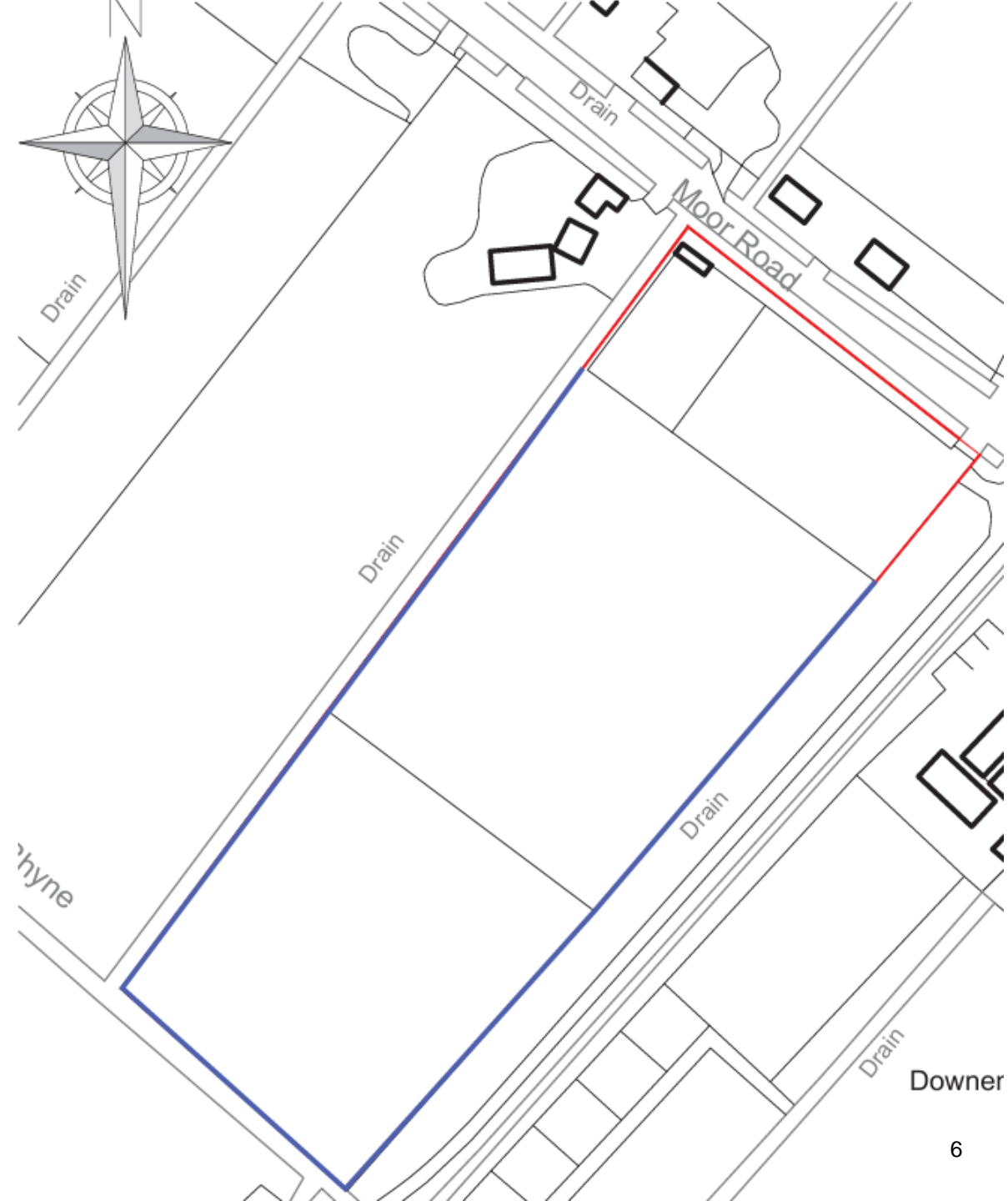
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25/P/0701/FUL Kings Field Land Off Moor Road Banwell

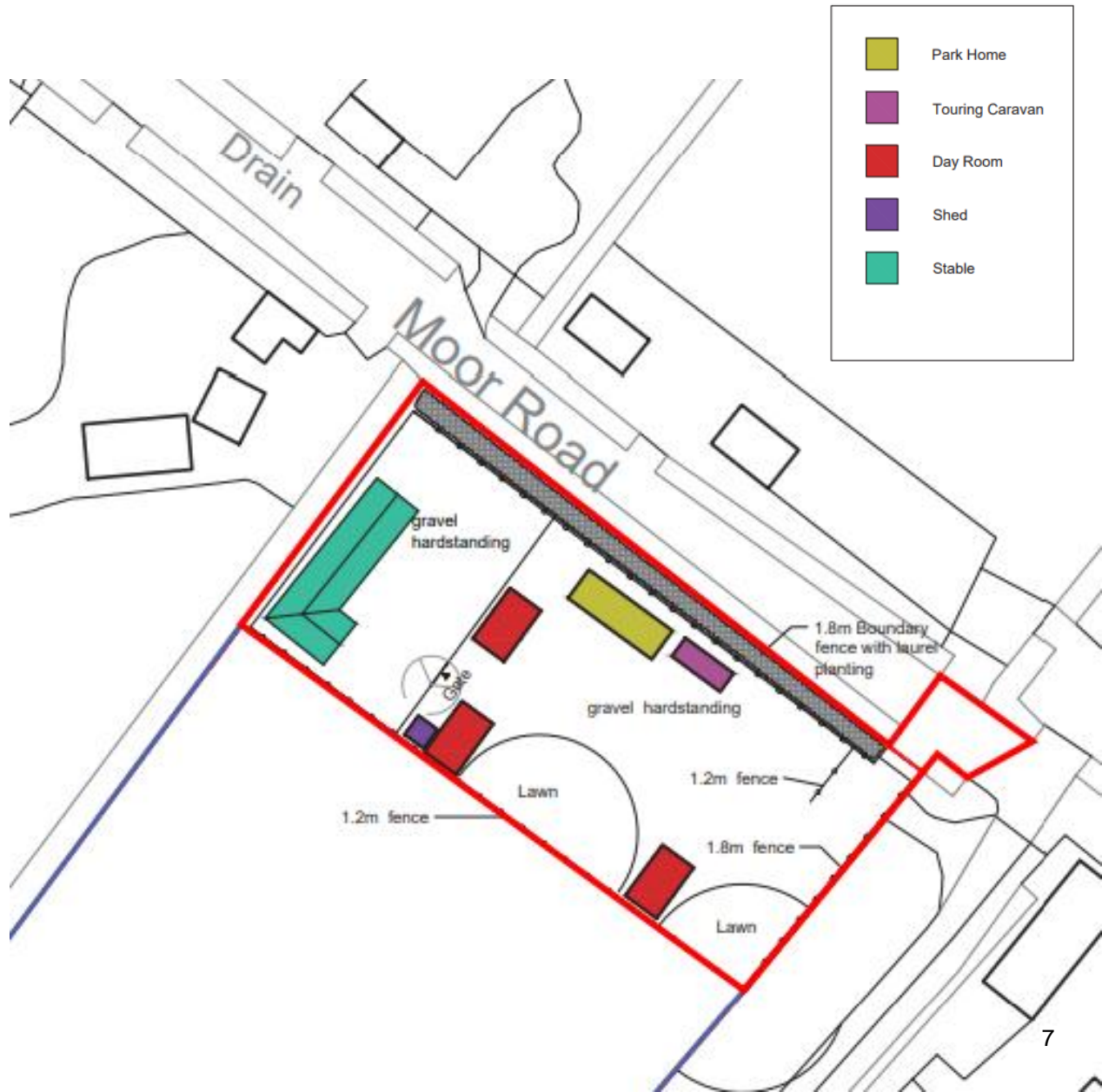
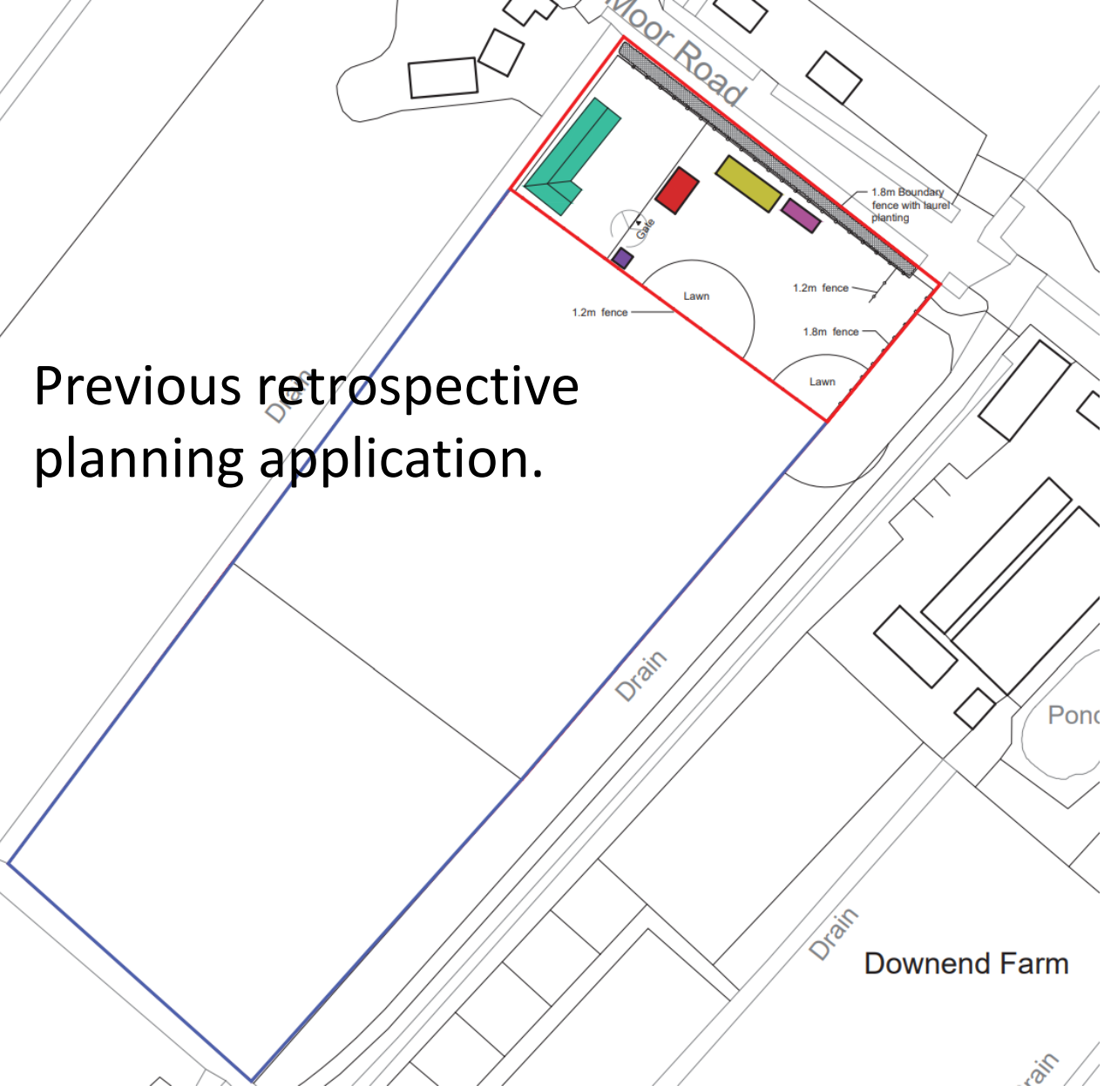
Section 73 application for the removal of Condition 3 (temporary consent) and variation of condition 4 (amount of development) of permission granted on appeal ref: APP/D0121/W/21/3274284 (Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the retention 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.



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Previous retrospective
planning application.



Topic	Previous Environment and biodiversity comments	Recommendation
Lighting	As this site is within zone C of the SAC for bats and contains potential commuting structure, to remove the need for a bat survey and a lighting plan, all caravans or structure with internal light visible from outside must be placed at least 10m from any hedgerows or tree. The three static caravans' and proposed location of the two other caravans should be submitted via a site plan to ensure compliance.	A condition to ensure all structures with internal light e.g caravans are at least 10m from any hedgerow or tree
Waste disposal	If this site is to become fixed, then to ensure compliance with waste disposal either a septic tank or a connection to public sewer network should be installed for all static caravans if not already in place to dispose of foul water	Confirmation that either a septic tank or a connection to public sewer network is already in place or will be within the next 6 months
Sustainable drainage system	As the size and location of the proposed new caravan are not detailed, there is potential for a significant increase in impermeable surfaces within a designated flood risk area. A site plan should therefore be provided to confirm that all caravans are sited on existing hardstanding. If this is not the case, a drainage strategy must be submitted to demonstrate how surface water will be managed appropriately, in accordance with North Somerset Core Strategy Policy CS3 (Environmental Impacts and Flood Risk) and Development Management Policy DM1 (Flooding and Drainage)	A conditions which states either a drainage strategy is required or for all caravans to be placed on existing hardstanding

25/P/1299/FUH 15 Towerhead Road Banwell BS29 6PQ

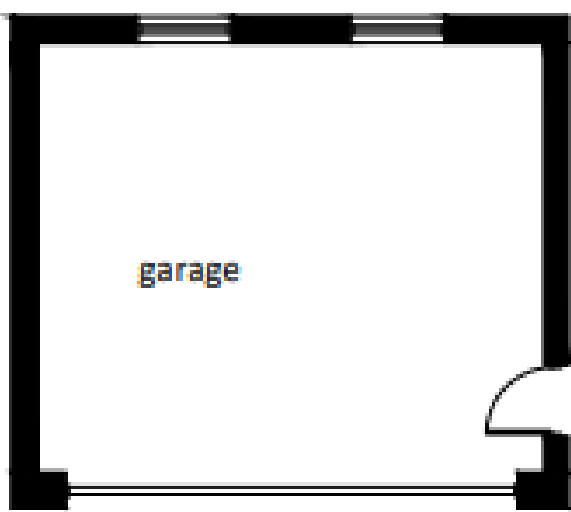
Retrospective application for the demolition of 4no. existing detached structures. Erection of a detached single storey garage alongside a detached two storey garage/workshop and home office.



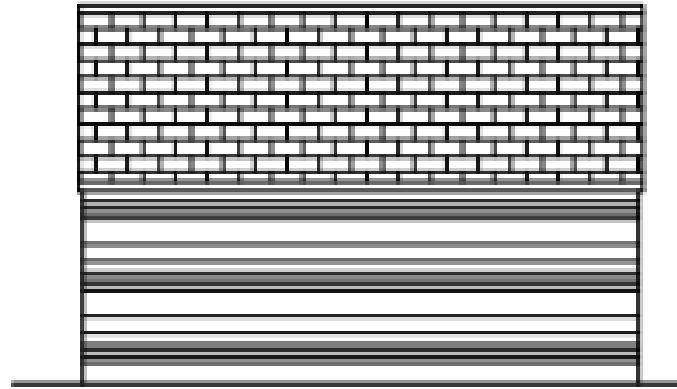
Aug planning **EXISTING SITE PLAN 1:500**



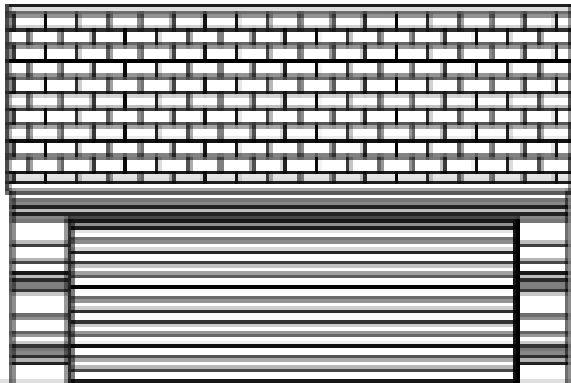
PROPOSED SITE PLAN 1:500



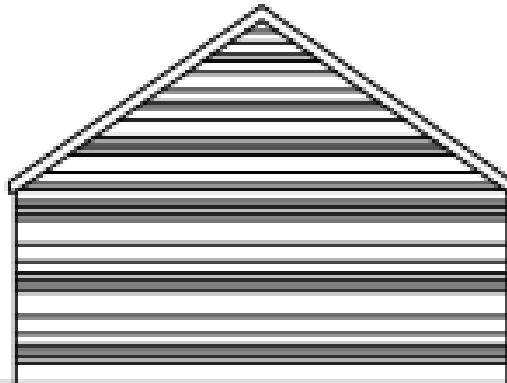
PROPOSED BUILDING A
PLAN 1:100



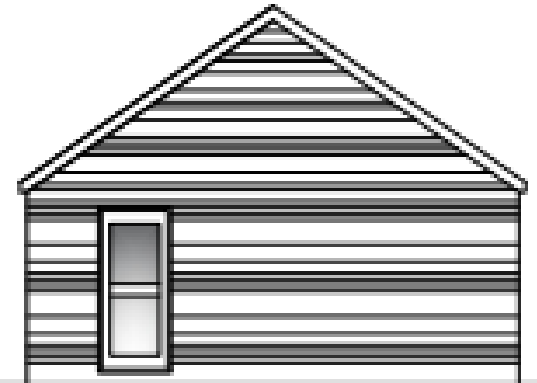
PROPOSED BUILDING A
NORTH ELEVATION 1:100



PROPOSED BUILDING A
SOUTH ELEVATION 1:100
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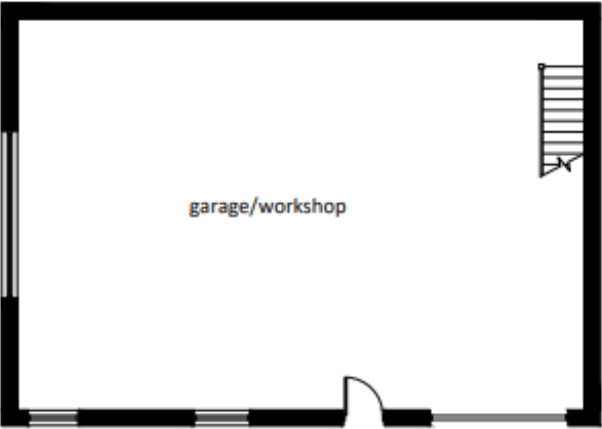
PROPOSED BUILDING A
WEST ELEVATION 1:100



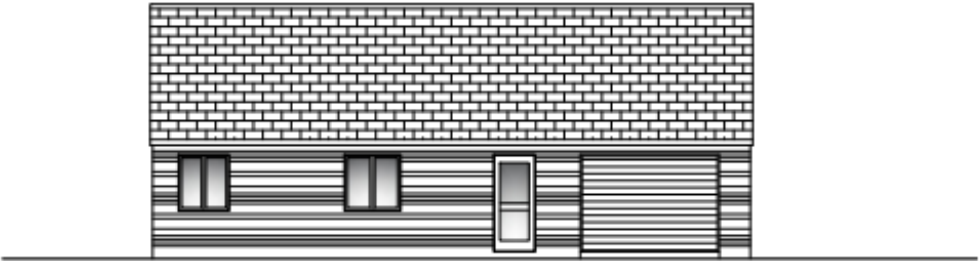
PROPOSED BUILDING A
EAST ELEVATION 1:100



PROPOSED BUILDING B
FIRST FLOOR PLAN 1:100



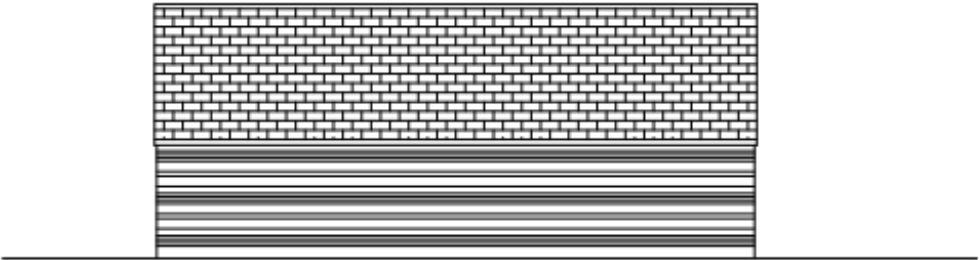
PROPOSED BUILDING B
GROUND FLOOR PLAN 1:100



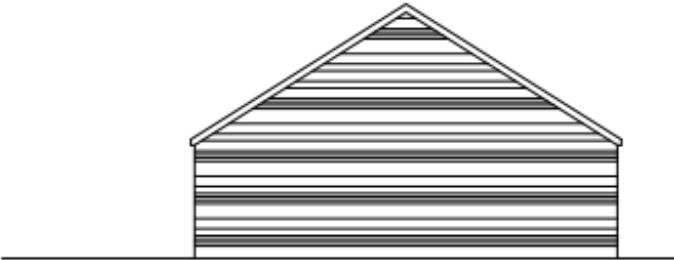
PROPOSED BUILDING B
WEST ELEVATION 1:100



PROPOSED BUILDING B
NORTH ELEVATION 1:100



PROPOSED BUILDING B
EAST ELEVATION 1:100

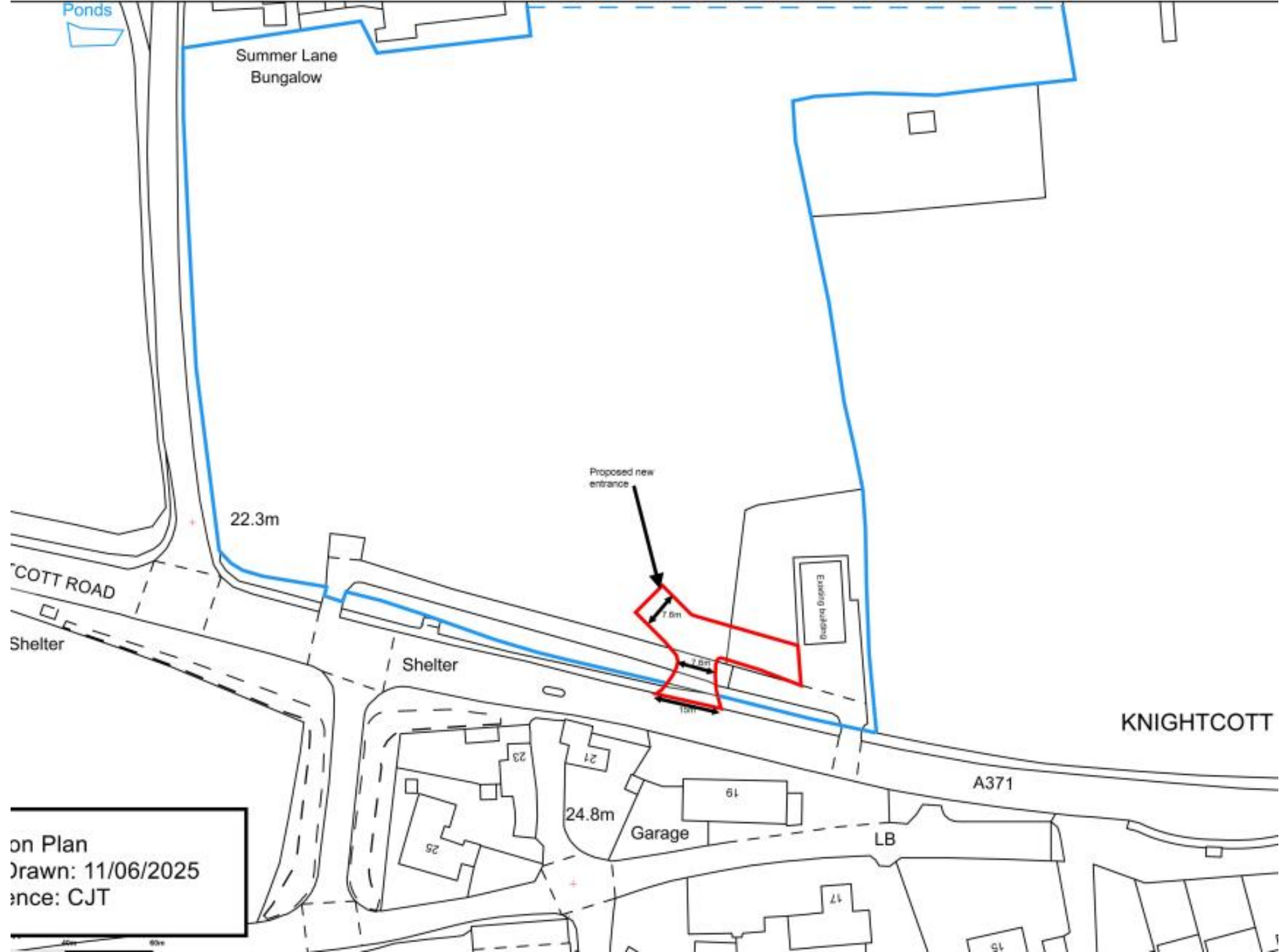


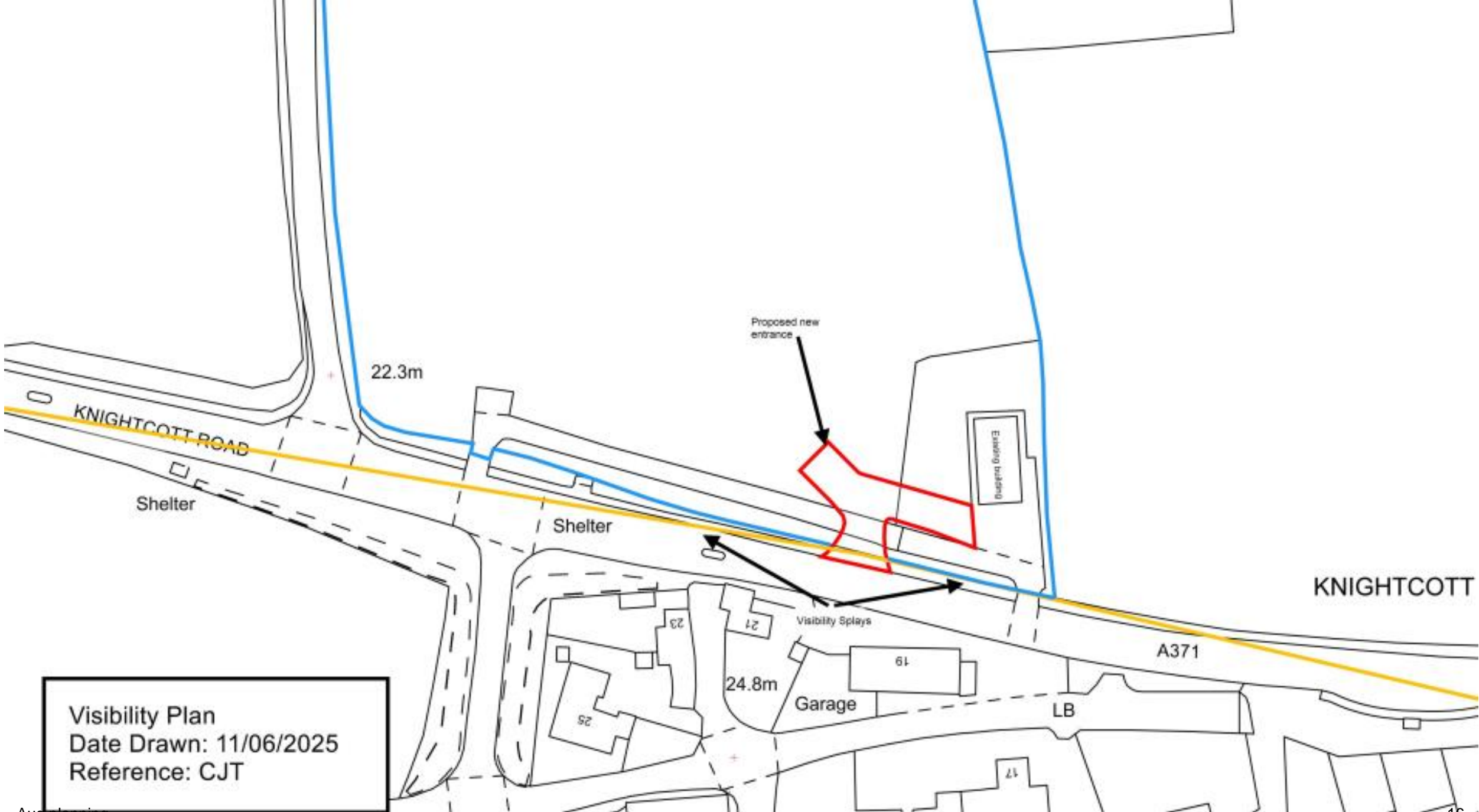
PROPOSED BUILDING B
SOUTH ELEVATION 1:100

Topic	Environment and biodiversity comments	Recommendation
Aug planning		13

25/P/1354/FUL Land at Knightcott Road Banwell

**Proposed creation of new vehicular access and concrete
hardstanding off Knightcott Road.**

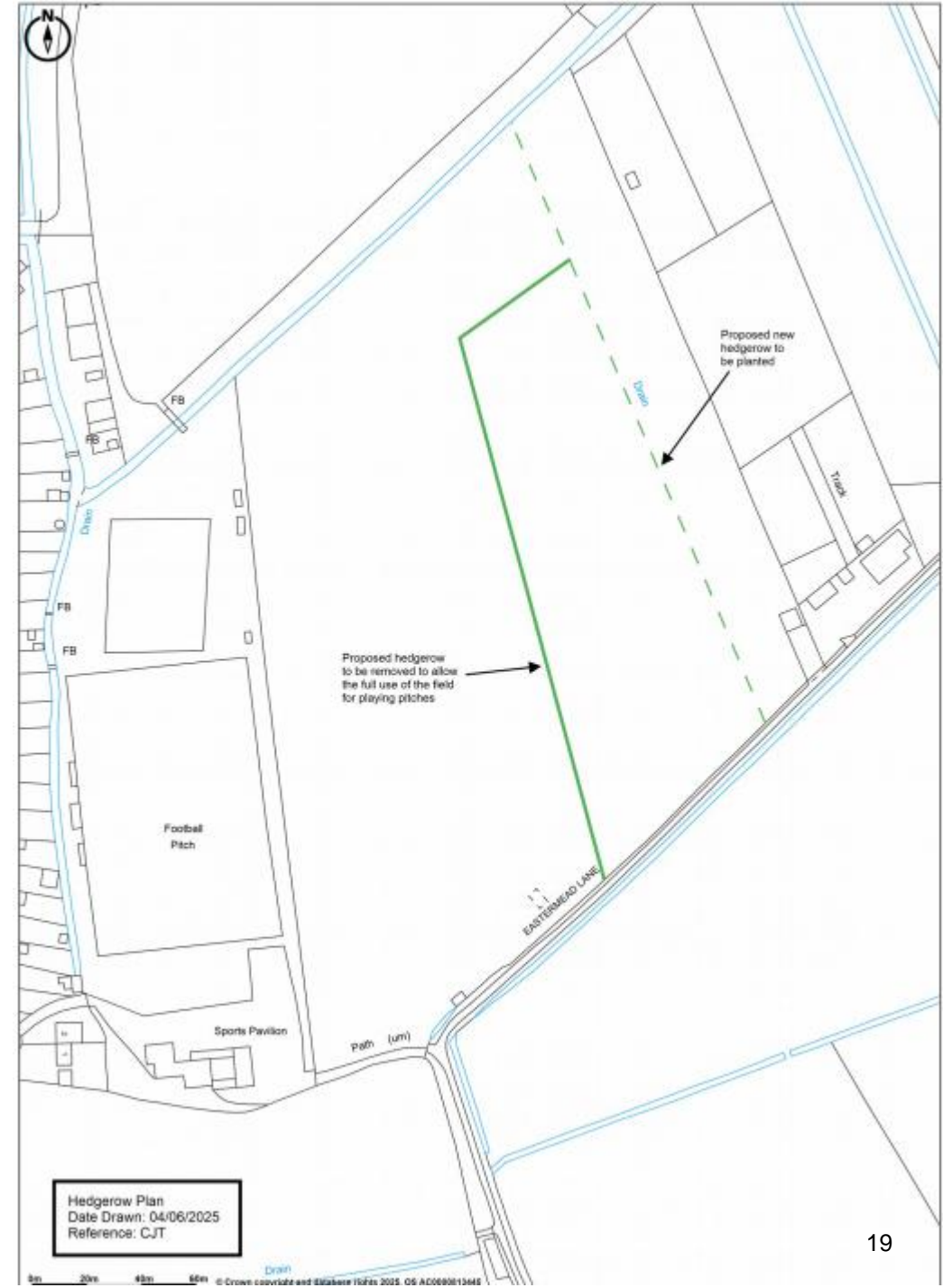
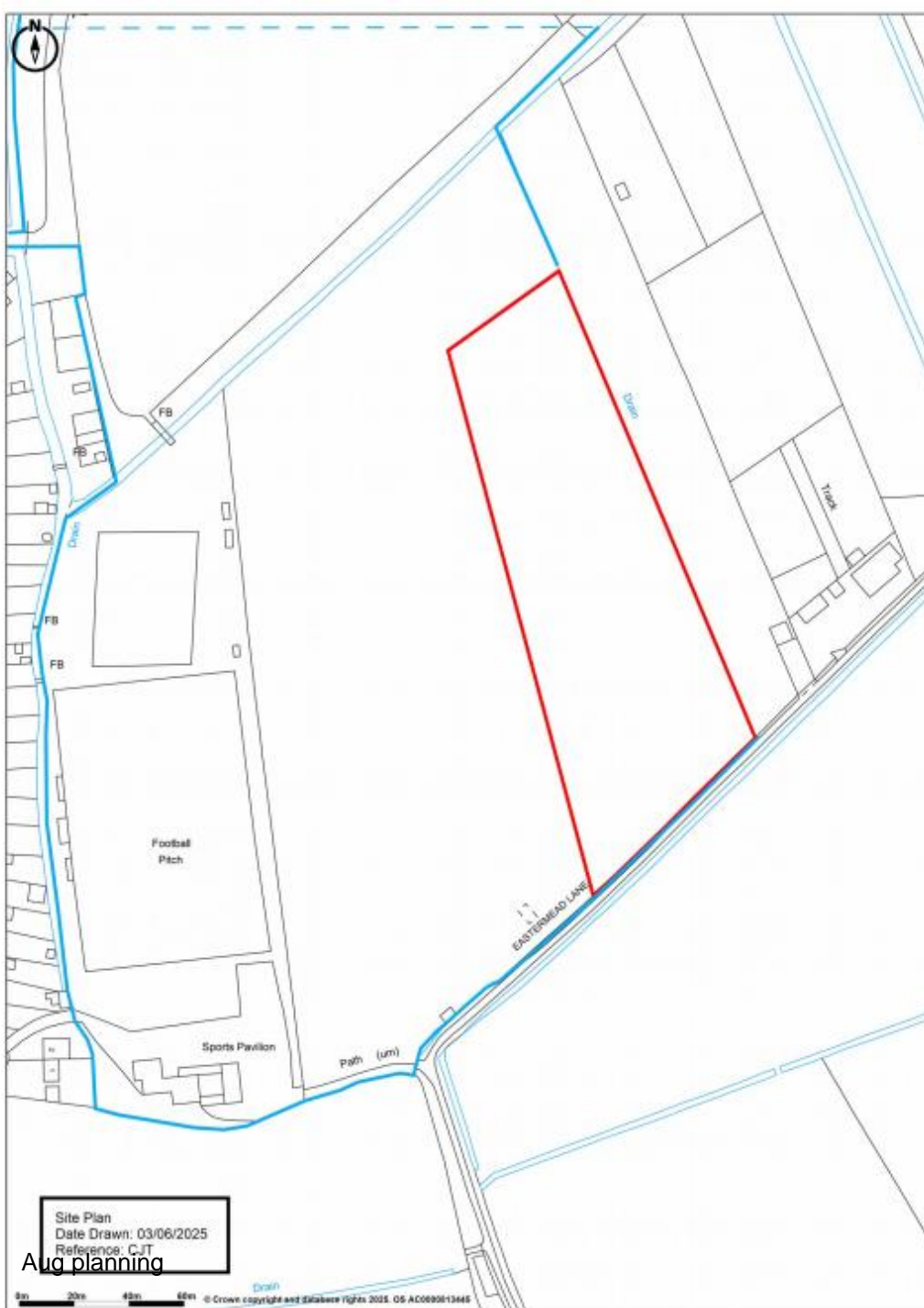




Topic	Environment and biodiversity comments	Recommendation
Aug planning		17

25/P/1190/FUL Land NW of Eastermead Lane at Banwell Football Club, Riverside. BS29 6EE

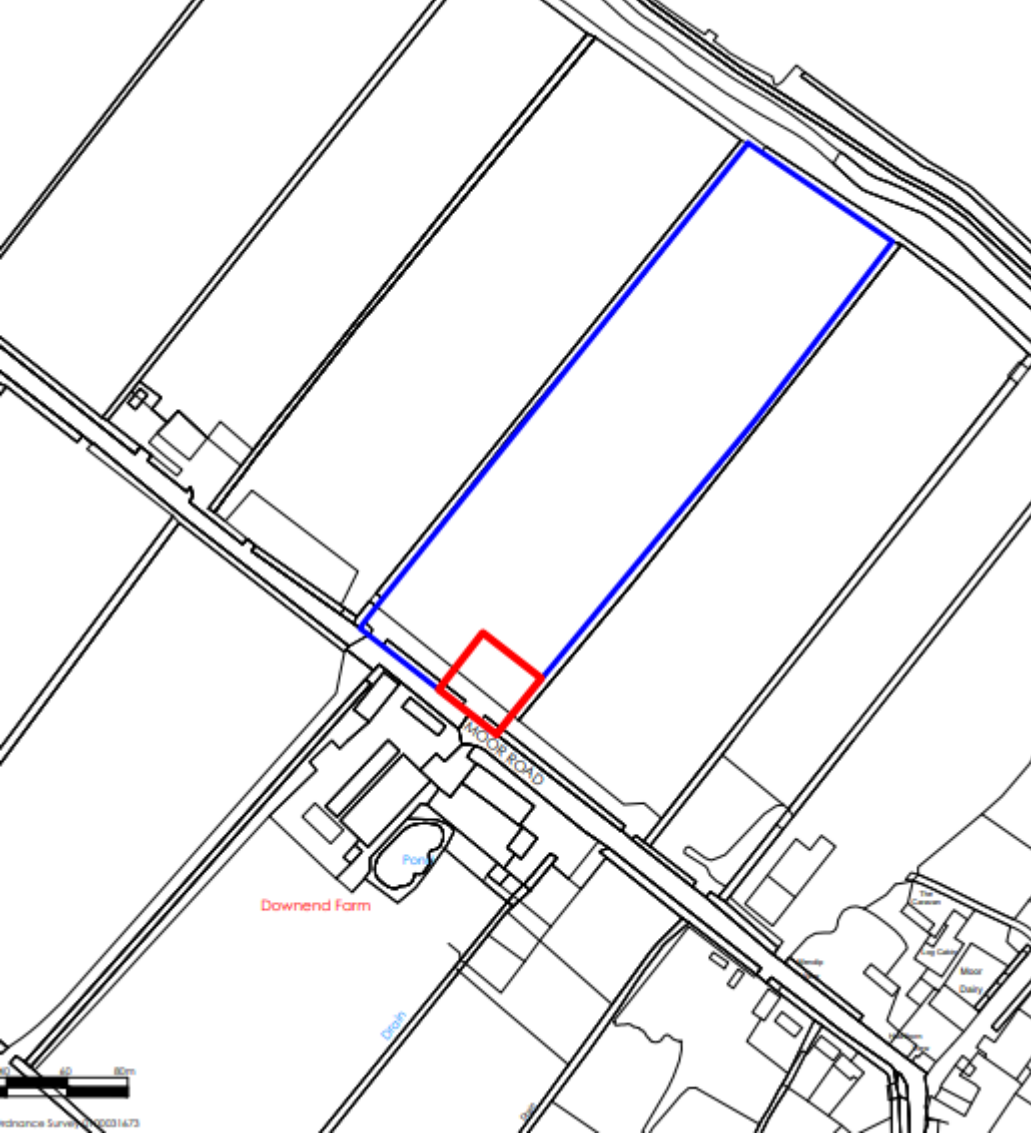
Change of use of agricultural field for use as a recreational
football field.

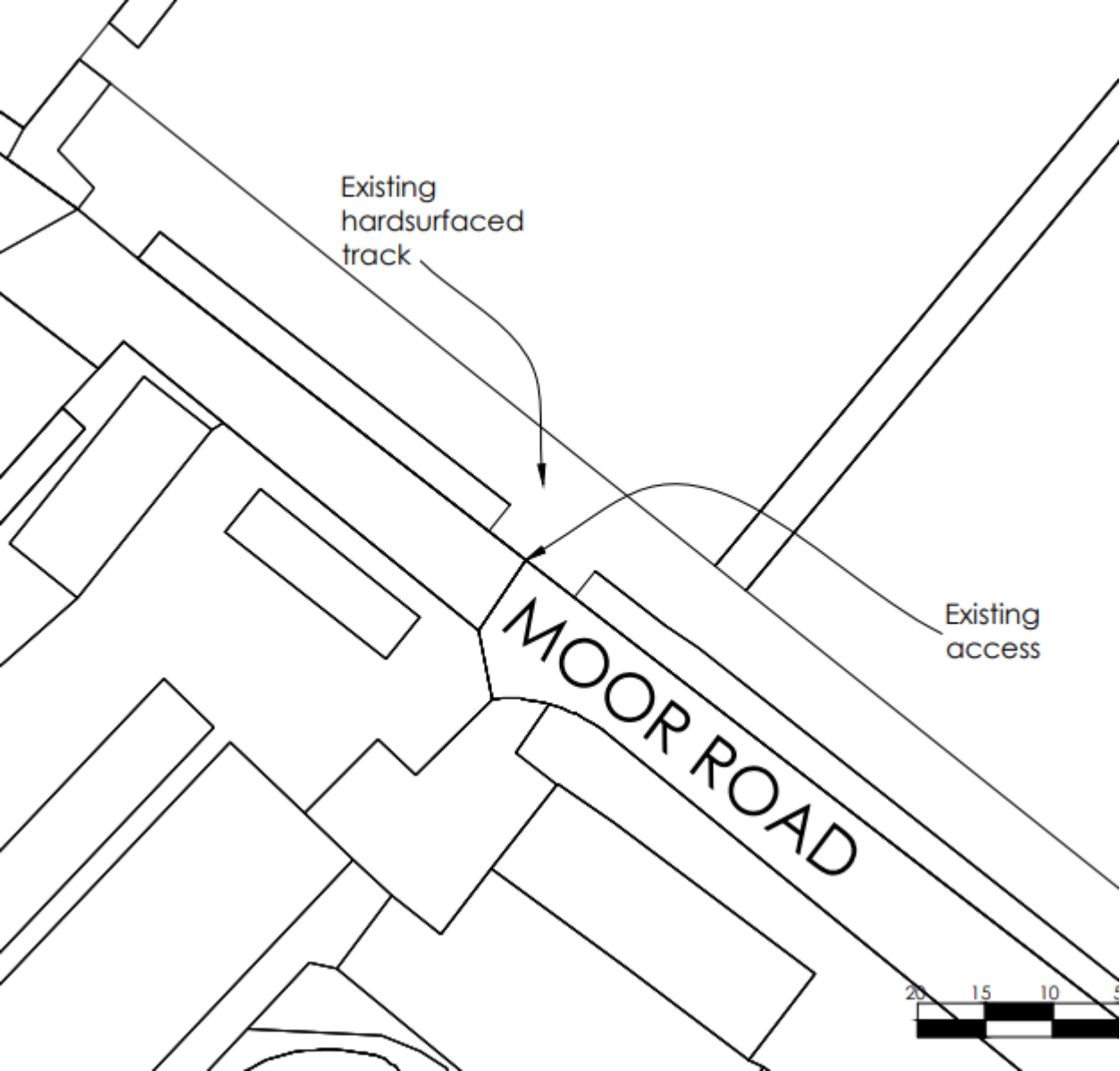


Topic	Environment and biodiversity comments	Recommendation
Aug planning		20

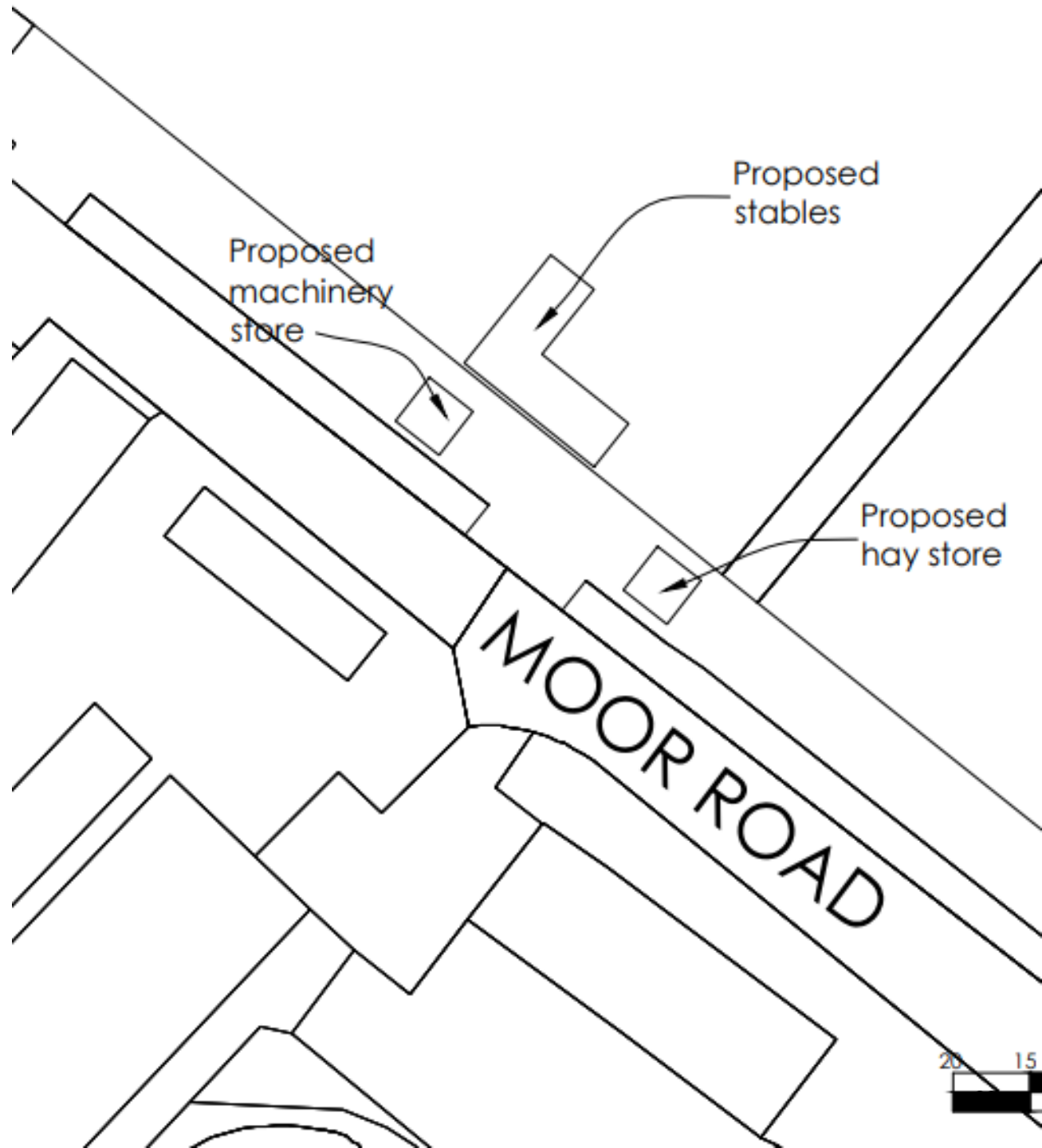
25/P/1132/FUL Land to The North of Moor Road Banwell

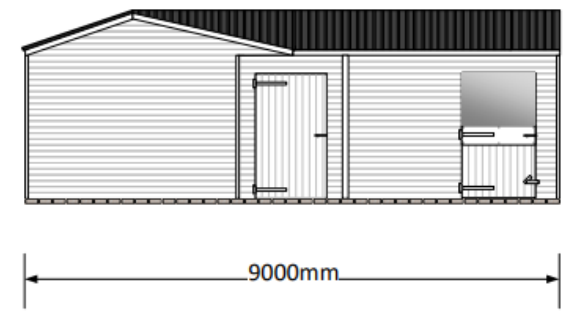
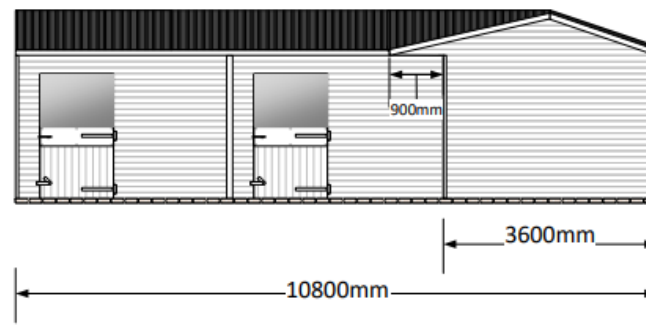
Erection of stables, hay store and machinery store.



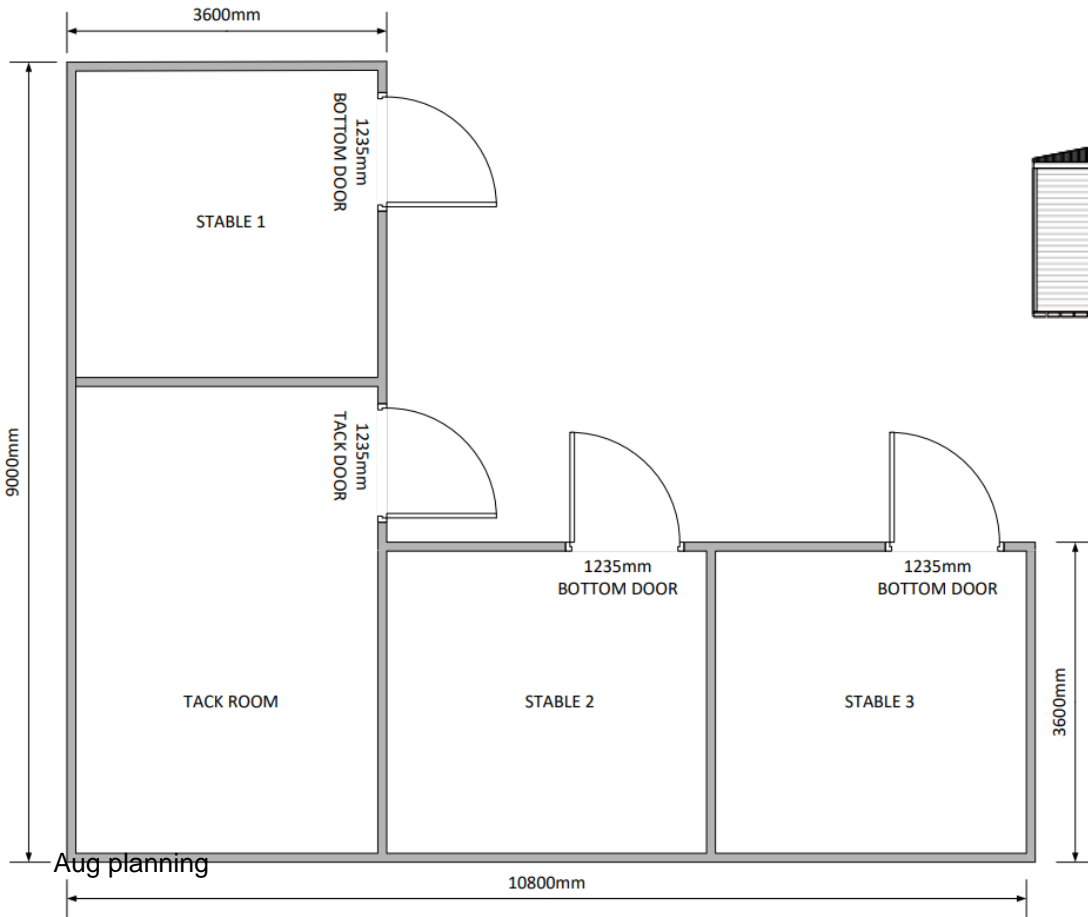


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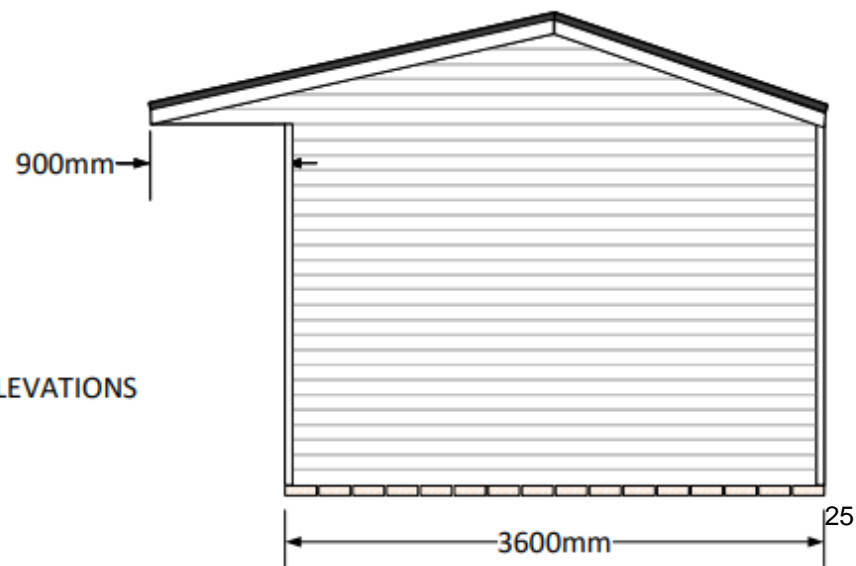
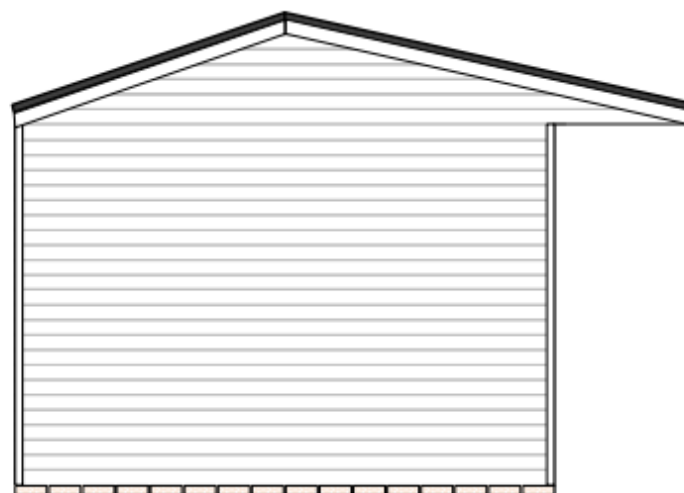
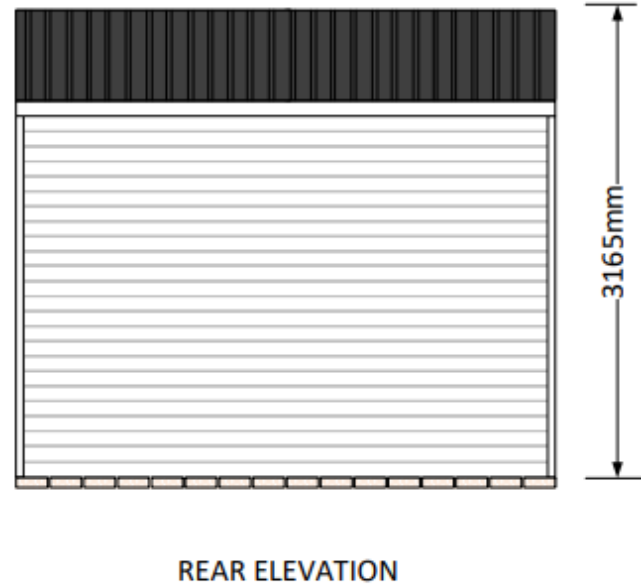
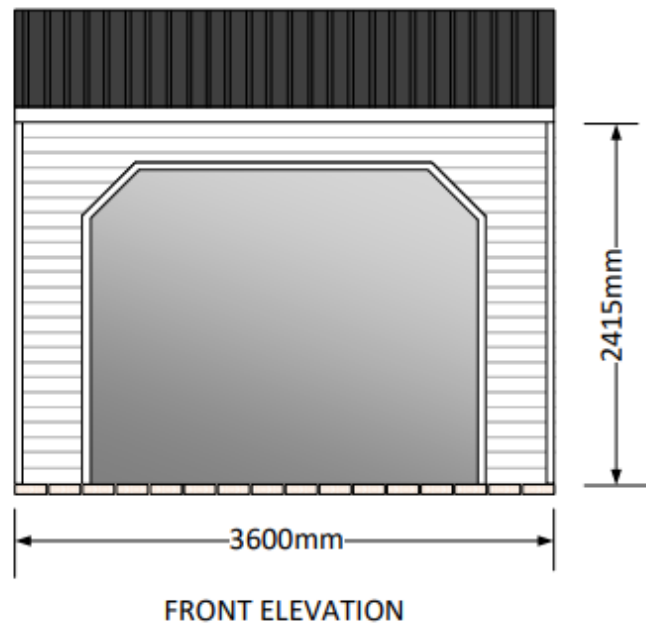
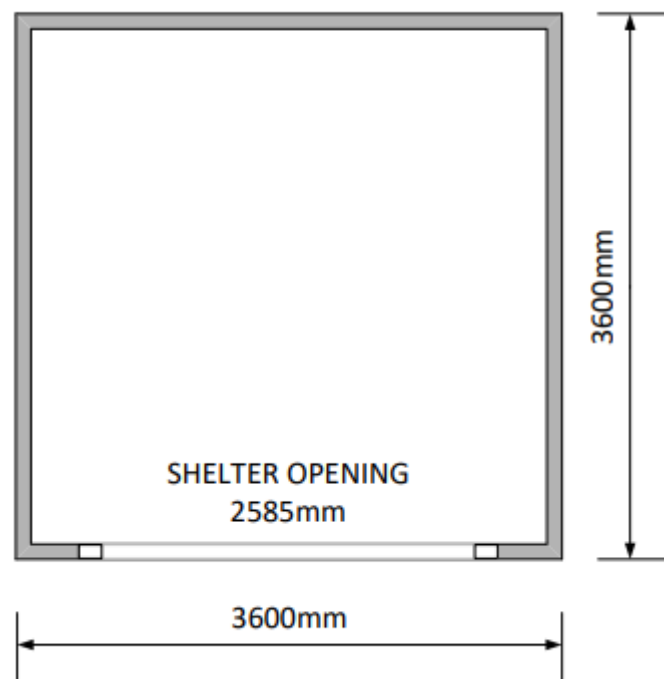




FRONT ELEVATIONS



REAR ELEVATIONS



Topic	Environment and biodiversity comments	Recommendation
Aug planning		

To note the following applications

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

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

To note North Somerset Council's planning decisions

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**

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**

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**