



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd November 2025.

PRESENT: Paul Harding (Vice-Chairman), Simon Arlidge, Mike Dolling

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer).

MEMBERS OF THE PUBLIC: 1

Cllr Harding welcomed everybody.

The meeting was convened.

58/25 To receive apologies for absence. (Agenda item 1)

Councillors Nick Manley, Steve Davies, Matthew Thomson.

59/25 To receive members' declarations of interest on any agenda item. (Agenda item 2)

No declarations of interest were received.

60/25 To approve as a correct of the minutes from the Planning Committee meeting on the 6th of October 2025. (Agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th October are a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

61/25 To note and comment upon planning applications. (Agenda item 4)

(i) 25//P/1884/FUL Land Off Catworthy Lane Banwell

Erection of an Equestrian building, creation of an access track and hardstanding.

Resolved – To support the application but request that the following conditions be applied:

1. The applicant, restrict all building works to daylight hours to ensure compliance with the North Somerset and Mendip Bats Special Area of Conservation.
2. The application to provide details on the enhancements that will be made to the grassland to ensure the BNG uplift can be successfully achieved and sustained.

The resolution was correctly proposed and seconded (unanimous)

(ii) 25/P/1439/FUH 7 Littlefields Road Banwell BS29 6BHZ

Proposed erection of a single storey rear and side extension and new front porch. Partial demolition of the existing garage and store and creation of a new parking area at front of property.

Resolved -To object on the basis that the plans fail to adequately demonstrate that the proposed development would provide the requisite three off-street parking spaces for a four-bedroom dwelling in accordance with North Somerset Council's standards for parking space dimensions and access arrangements. If North Somerset are minded to grant permission, we request the following:

1. The application provides further evidence of parking for three cars off roads.
2. To include a condition or advisory note requiring 13cm x 13cm access gaps in solid boundary to maintain hedgehog connectivity through the site to support ecological connectivity in line with NPPF paragraph 187.
3. The applicant be encouraged to incorporate sustainable fittings such as low-flow taps and dual-flush toilets in line with North Somerset Core Strategy Policy CS2.

The resolution was correctly proposed and seconded (unanimous)

62/25 To note the following applications (Agenda item 5)

- (i) **25/P/2011/AOC Land At Parklands Churchland Way**
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT225/P/1726/AOC.
- (ii) **25/P/2079/NMA At Parklands Churchland Way Weston-super-Mare**
T1 lawson conifer - fell because it is damaging a retaining wall.
- (iii) **25/P/1975/AOC Land South Of Churchland Way Wolvershill Road Banwell**
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 pursuant to 12/P/1266/OT2)) to allow for 1) boundary wall on the western boundary of plot 36 has had an L shape kink put in 2) Plot 31's garden has been changed to be completely hard standing.
- (iv) **25/P/2074/AOC Parklands Churchland Way Weston-super-Mare**
Request to discharge condition 24 (External lighting) on application 16/P/2744/OT2. Phase 6.
- (v) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**
Felling of 3no. dead/dying ash trees (0-25% canopy cover).
- (vi) **25/P/1959/AOC Meadfields Phase 6 Land At Parklands Churchland Way**
Request to discharge conditions 32 (Contamination), 38 (External Surfaces Samples), 39 (Pathways Samples) from application 16/P/2744/OT2.

The applications above were noted.

63/25 To note planning decisions (Agenda item 6)

- (i) **25/P/1504/TPO Wells Wood Banwell Woods Towerhead Road Banwell**
Fell 5 ash trees (plan A1-A5, approximate locations) that have been severely affected by ash dieback; Hazel stools (plan areas H1 and H2) – coppice. **APPROVED**
- (ii) **24/P/2611/LBC 16 High Street Banwell BS29 6AE**
Listed building consent for extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- (iii) **24/P/2610/FUH 16 High Street Banwell BS29 6AE**
Extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- (iv) **24/P/2611/LBC16 High Street Banwell BS29 6AE**
Listed building consent for extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- (v) **25/P/1817/TRCA The Manor 1 Castle Hill Banwell BS29 6BL**
T1 lawson conifer - fell because it is damaging a retaining wall. **No objection (tree/hed) unconditional**
- (vi) **25/P/1792/TRCA Churchyard Church Street Banwell**
T1 - Magnolia - Reduce to previous points, approximately 2 meters of growth to be removed. **No objection (tree/hed) unconditional**
- (vii) **23/P/2689/RM Land South of Churchland Way, Wolvershill Road (Parklands, Mead Fields)**
Reserved matters application for approval of access and landscaping in relation to the construction of cycle and footpath connection along the Grumblepill Rhyne to the M5 bridge crossing, pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**

The planning decisions above were noted.

64/25 Date of the next meeting (Agenda item 7)

Planning Committee Meeting Monday 1st of December 2025 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:15

.....Chairman

.....Date

25/P/2287/FUH 10 Hill Path Banwell BS29 6AB

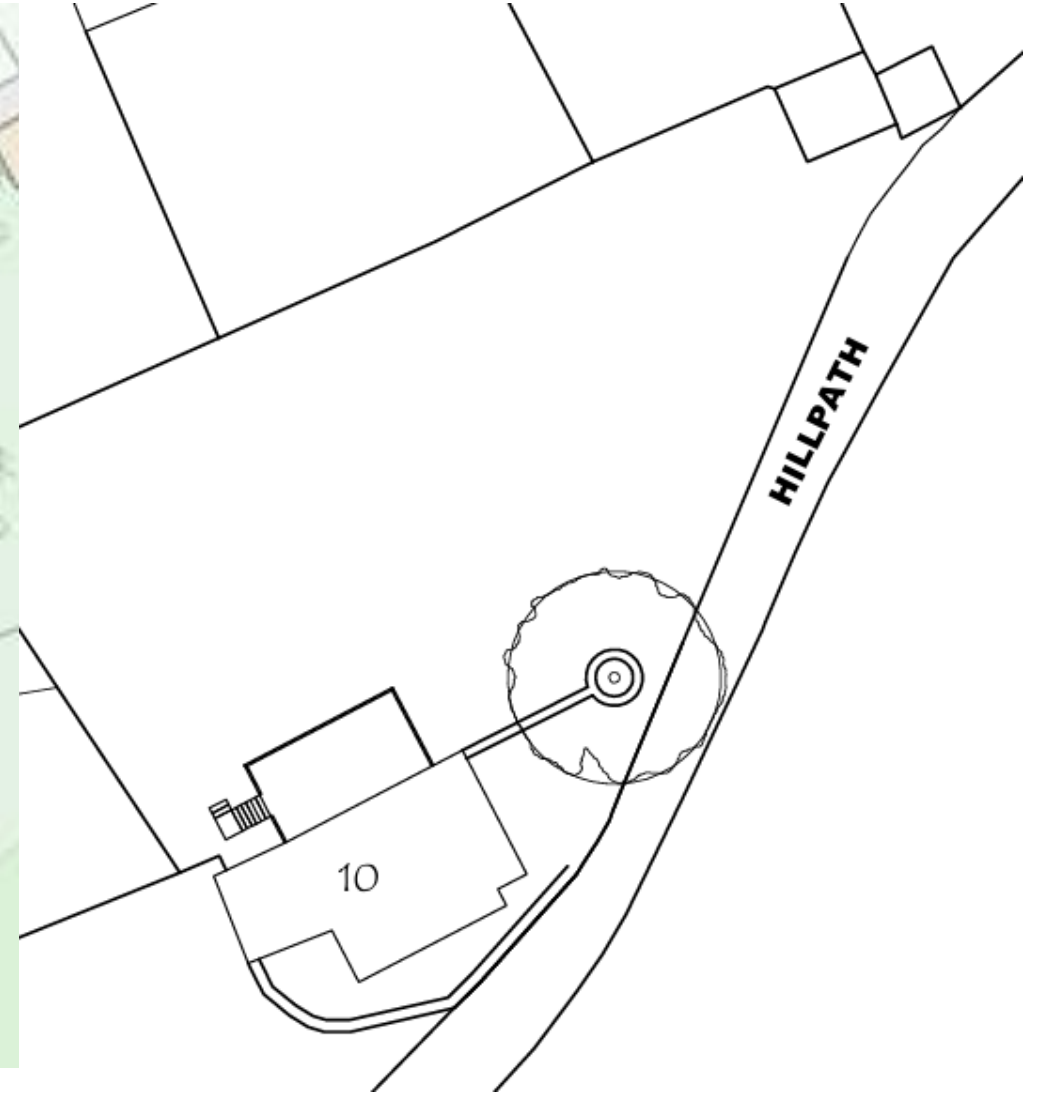
Removal of the existing balcony and proposed erection of a rear extension.

Location

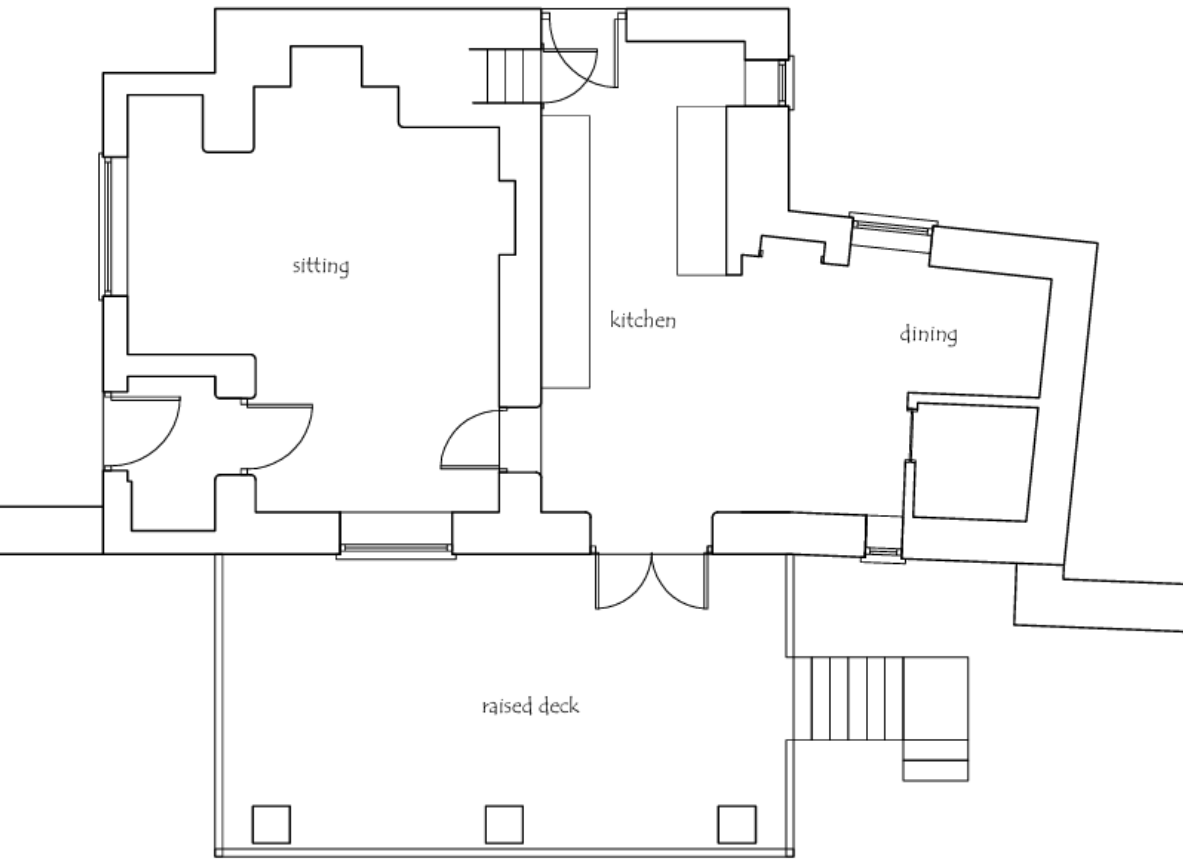
Existing



Proposed



Existing



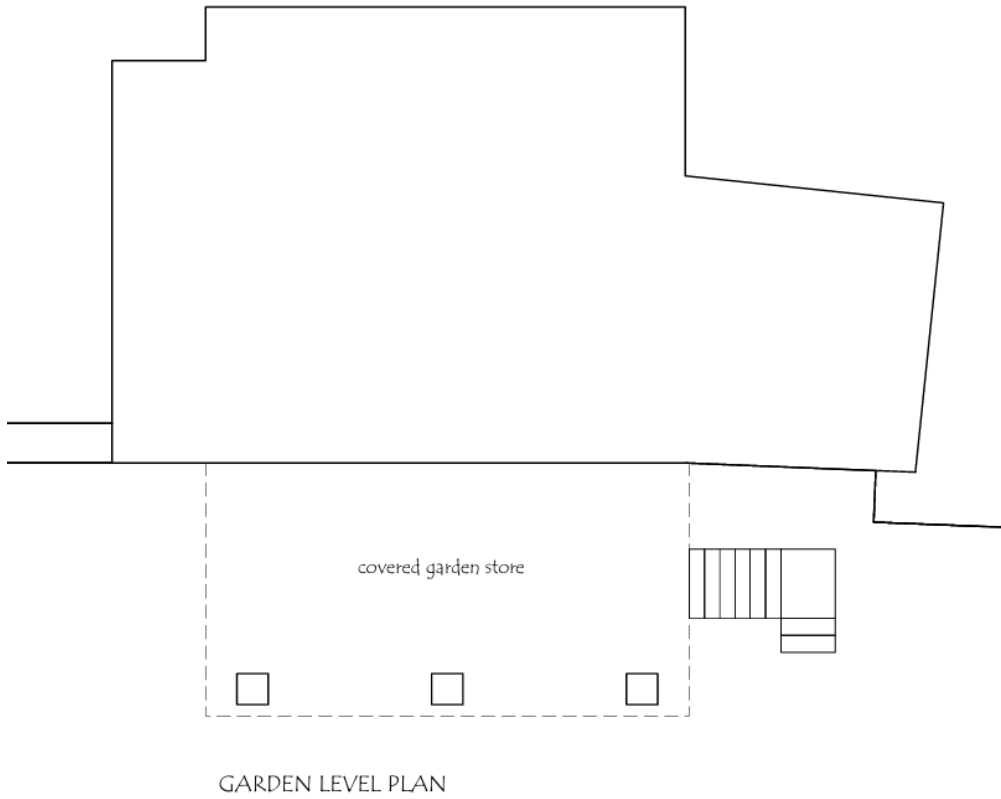
GROUND FLOOR PLAN

Proposed

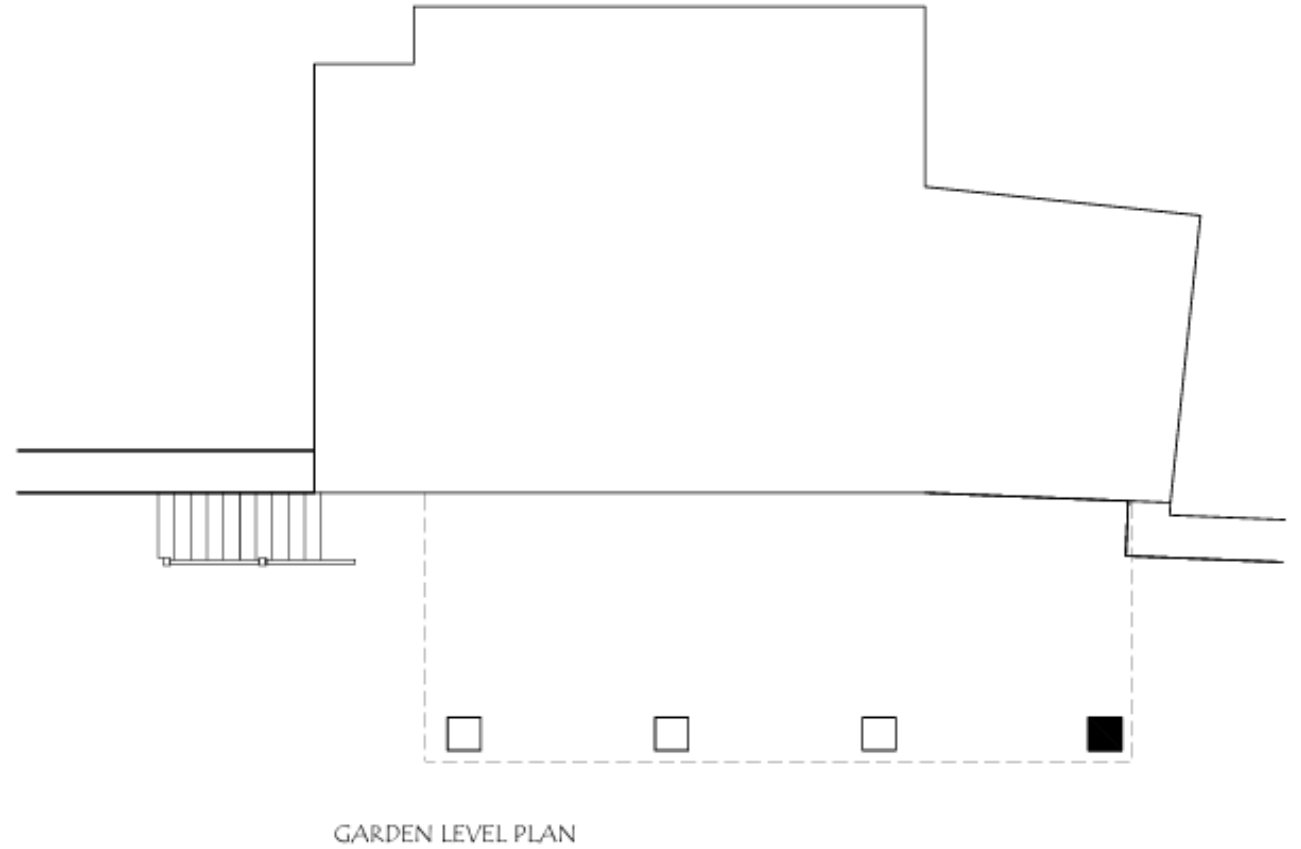


GROUND FLOOR PLAN

Existing



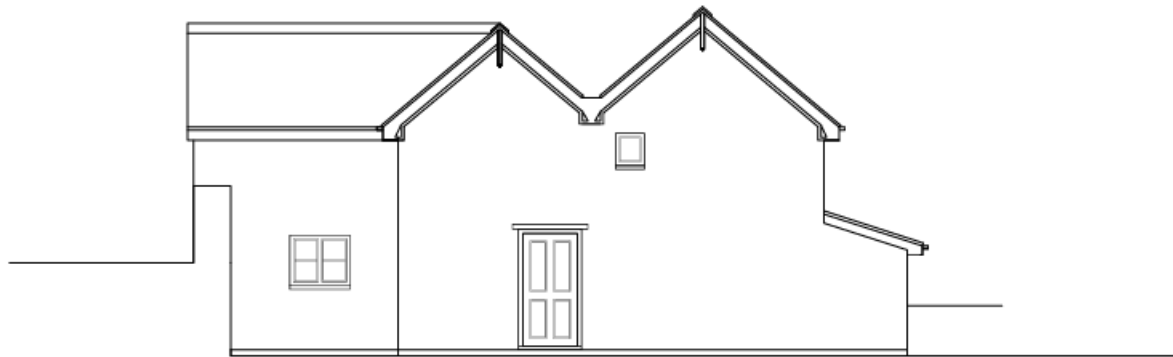
Proposed



Existing



NORTH ELEVATION

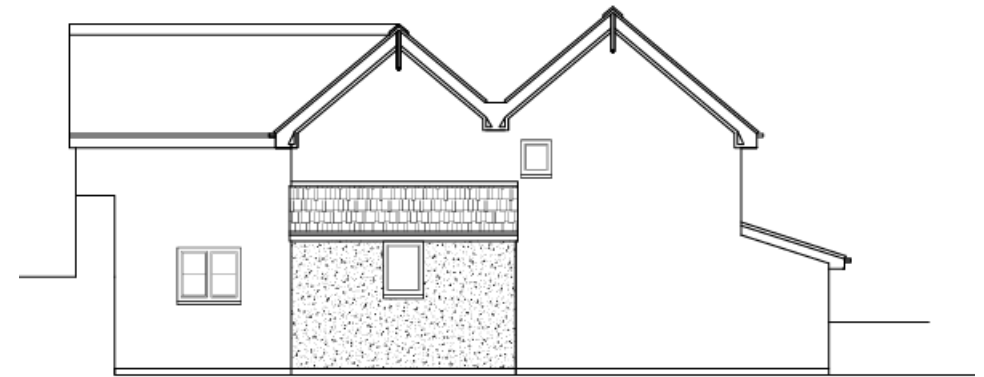


SOUTH ELEVATION

Proposed

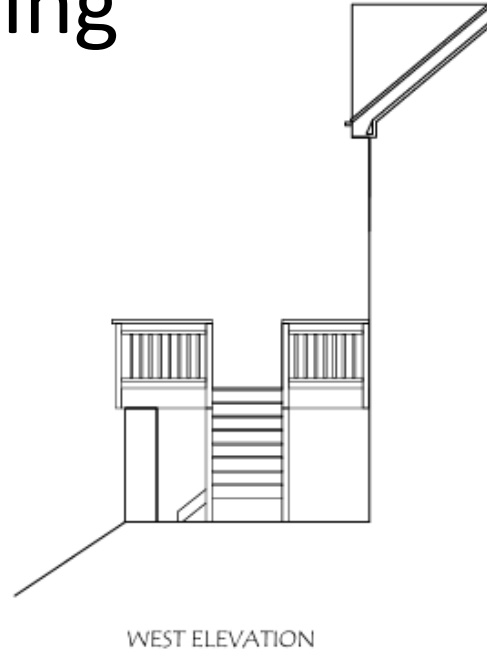
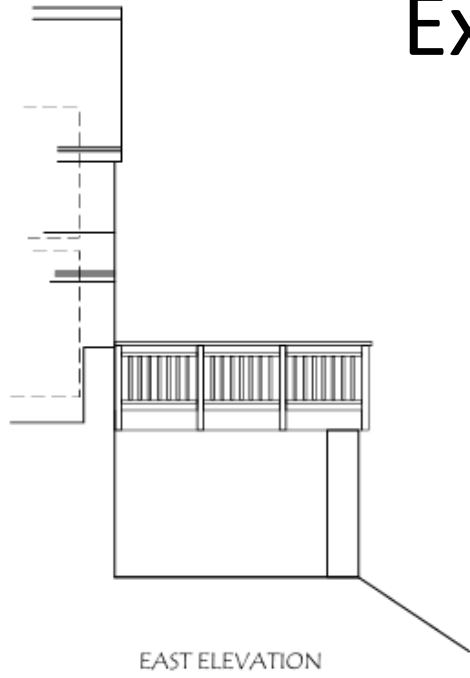


NORTH ELEVATION

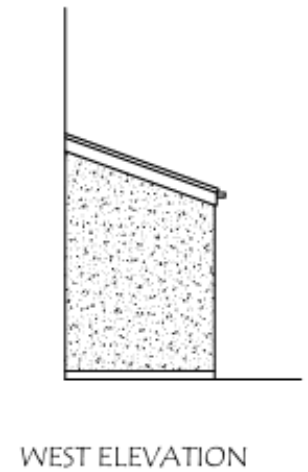
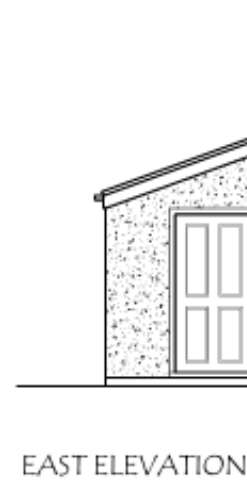
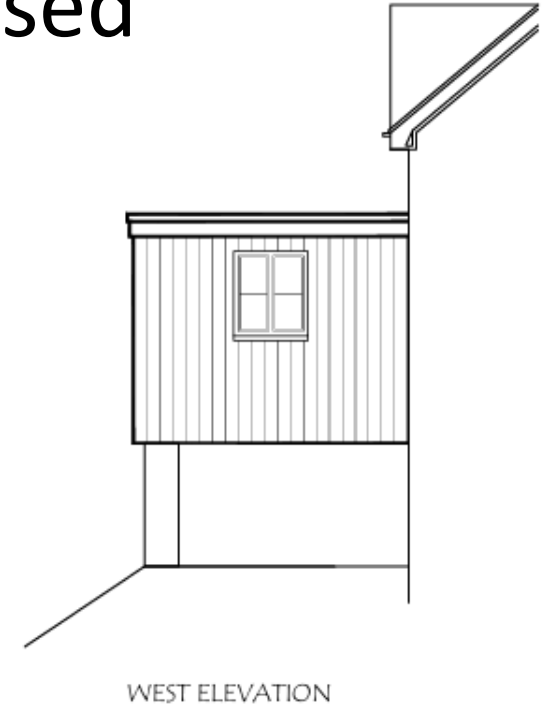
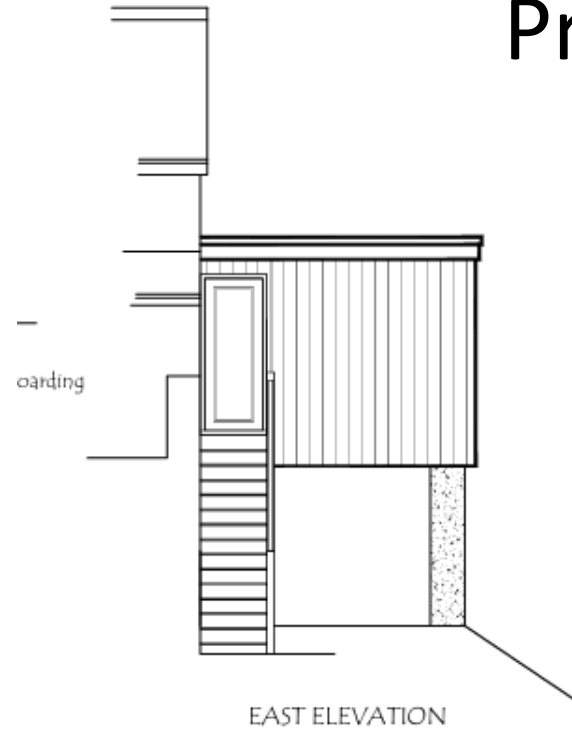


SOUTH ELEVATION

Existing



Proposed



Topic	Previous Environment and biodiversity comments	Recommendation
Energy Efficiency	<p>The proposed extension is to be constructed using composite cladding or stained timber boarding and a flat roof and there is no mention of insulation being incorporated . The Council encourages the applicant to consider high-performance materials to support energy-efficient and sustainable design in line with NPPF paragraph 167.</p>	<p>To recommends that the applicant incorporates measures to improve energy efficiency , such as quality insulation and energy-efficient windows to ensure the extension aligns with NPPF paragraph 167.</p>
Lighting	<p>Due to being within Zone B of the North Somerset and Mendip Bats SAC and within a wooded area, construction should avoid the use of artificial lighting to prevent disturbance to bats. This ensure compliance with the Conservation of Habitats and Species Regulations 2017 and the North Somerset and Mendip Bats SAC without the need for additional surveys or lux control plans.</p>	<p>All construction works shall be carried out only during daylight hours. No external lighting shall be installed as part of the development unless a separate planning application is submitted to and approved by the Local Planning Authority</p>
Dec Planning Powerpoint		

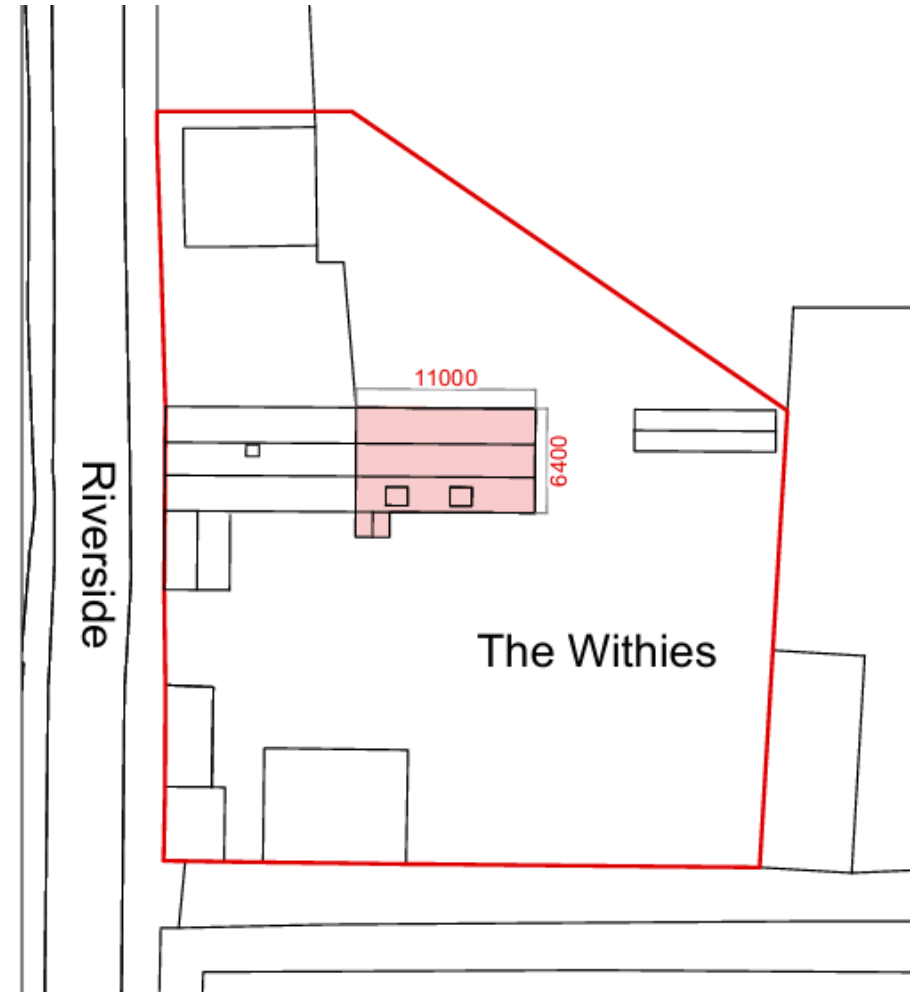
25/P/2230/FUH The Withies Riverside Banwell BS29 6EH

Proposed part-demolition of existing single-story side extension with subsequent erection of a two storey-side extension.

Existing



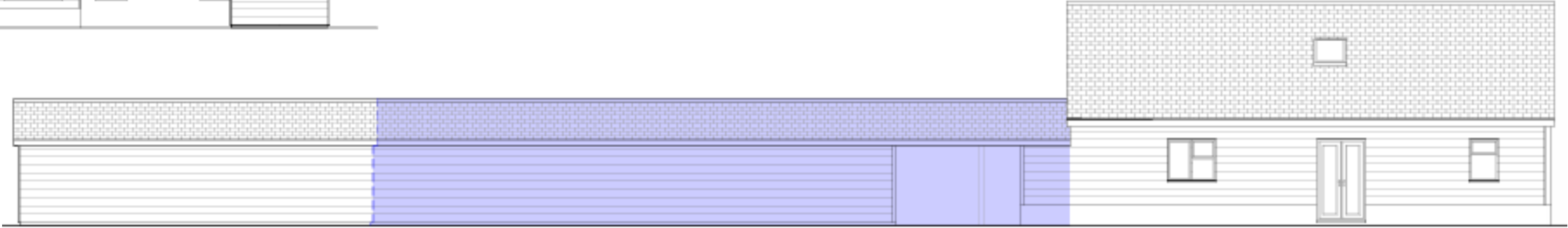
Proposed



Existing

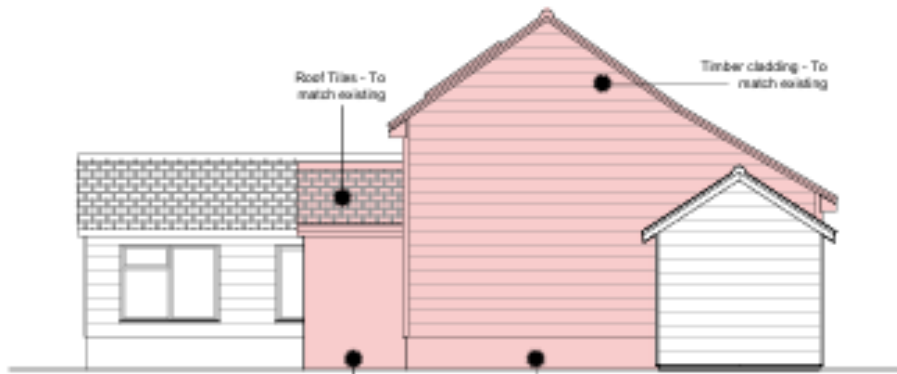


EAST ELEVATION
Existing



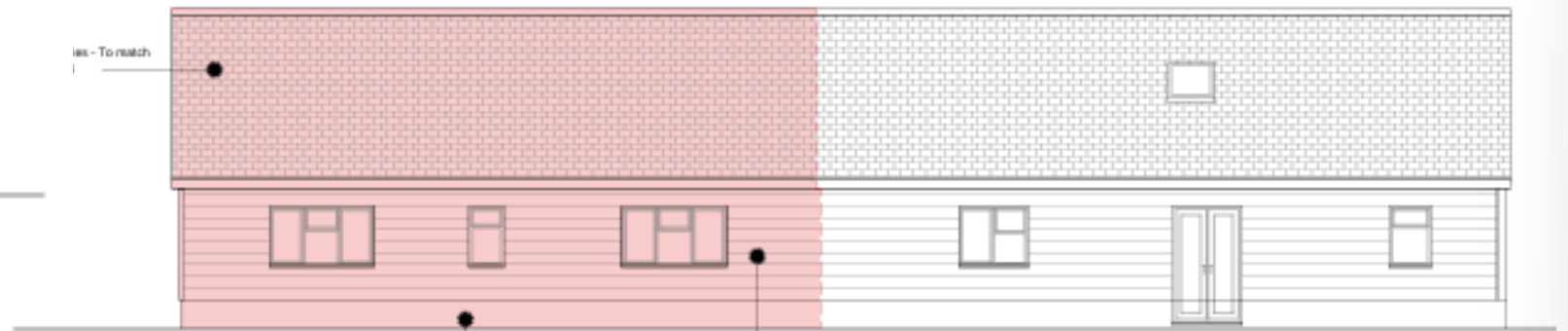
NORTH ELEVATION
Existing

Proposed



EAST ELEVATION
Proposed

White Render - To
match existing

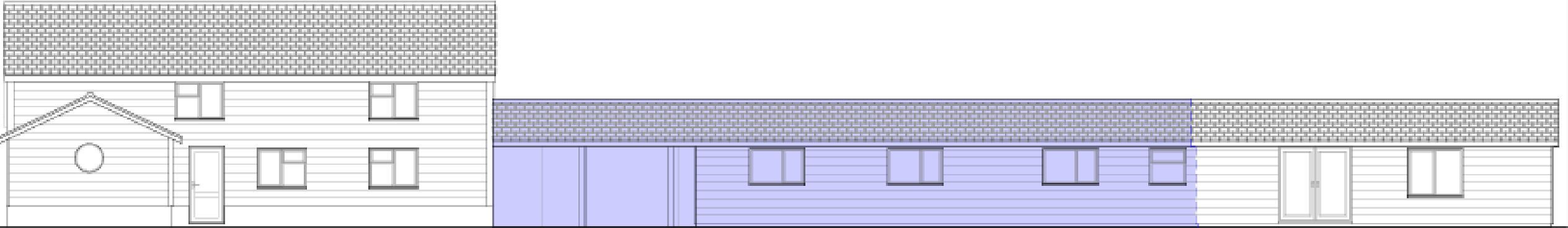


NORTH ELEVATION
Proposed

White Render - To
match existing

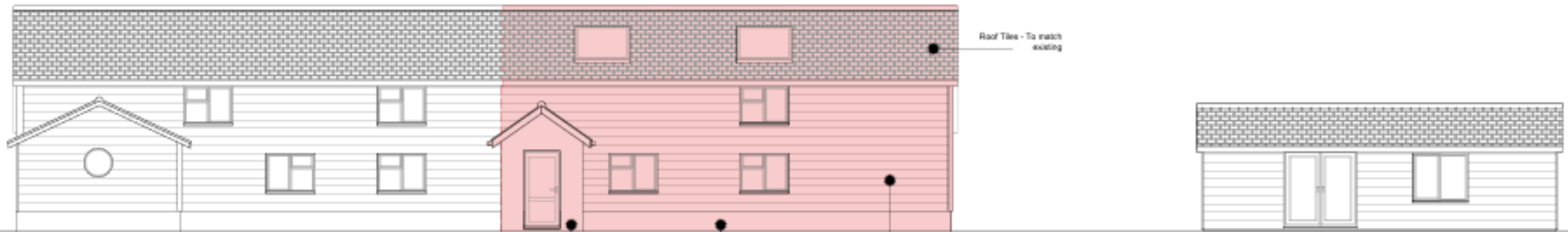
Timber cladding - To
match existing

Existing

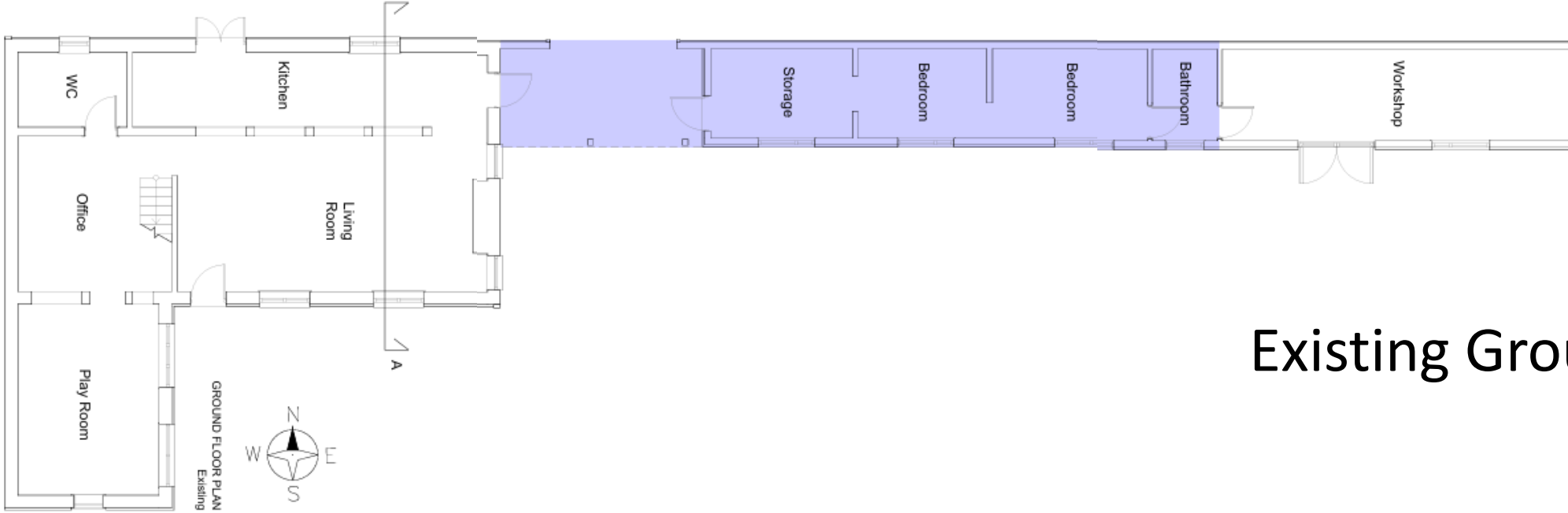


SOUTH ELEVATION
Existing

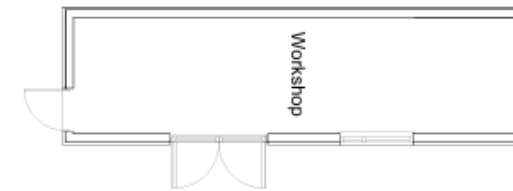
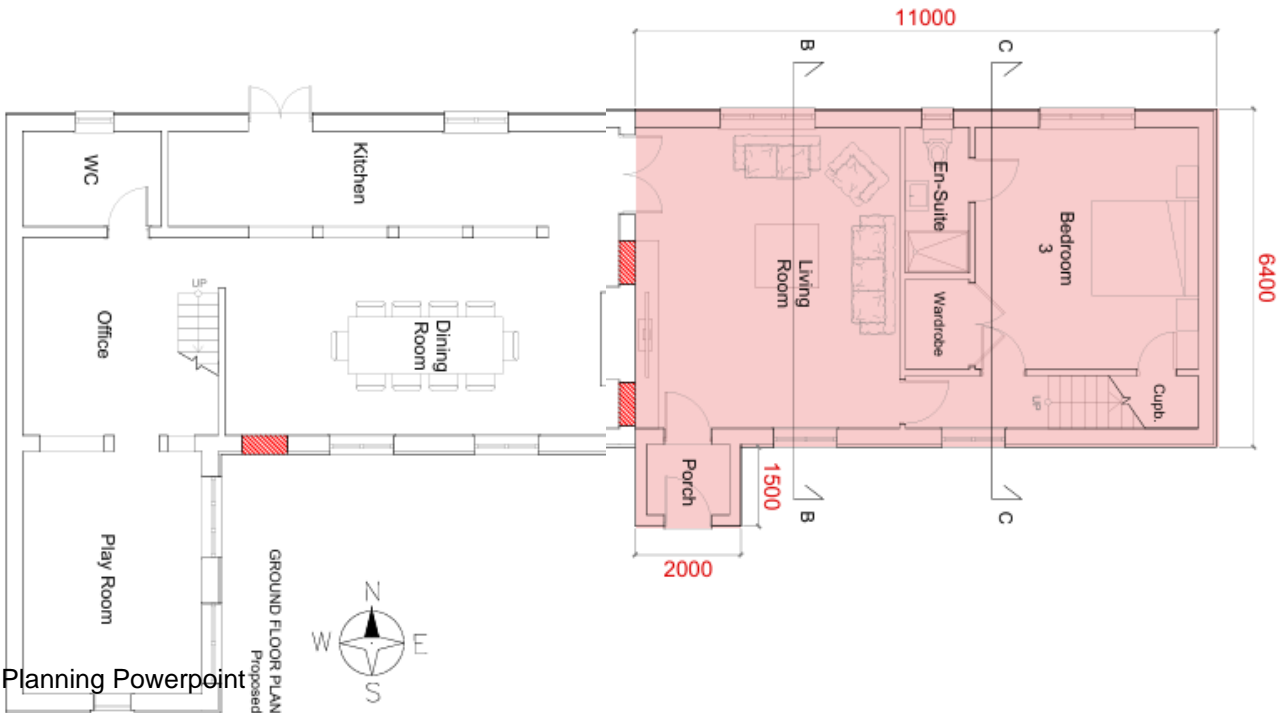
Proposed



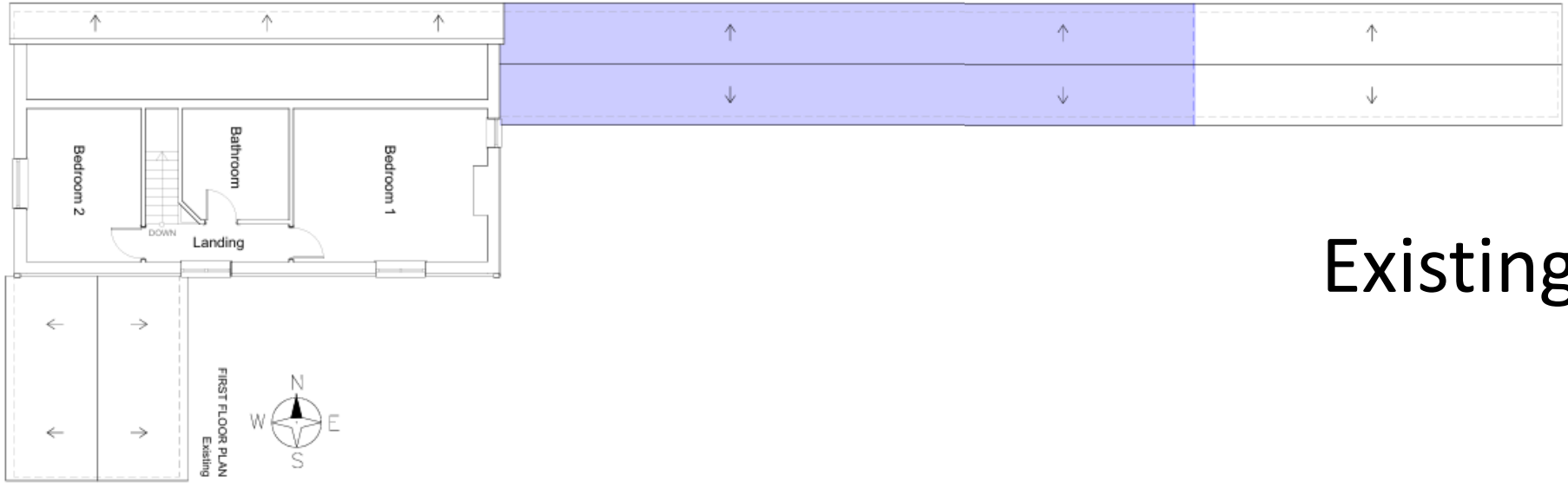
SOUTH ELEVATION
Proposed



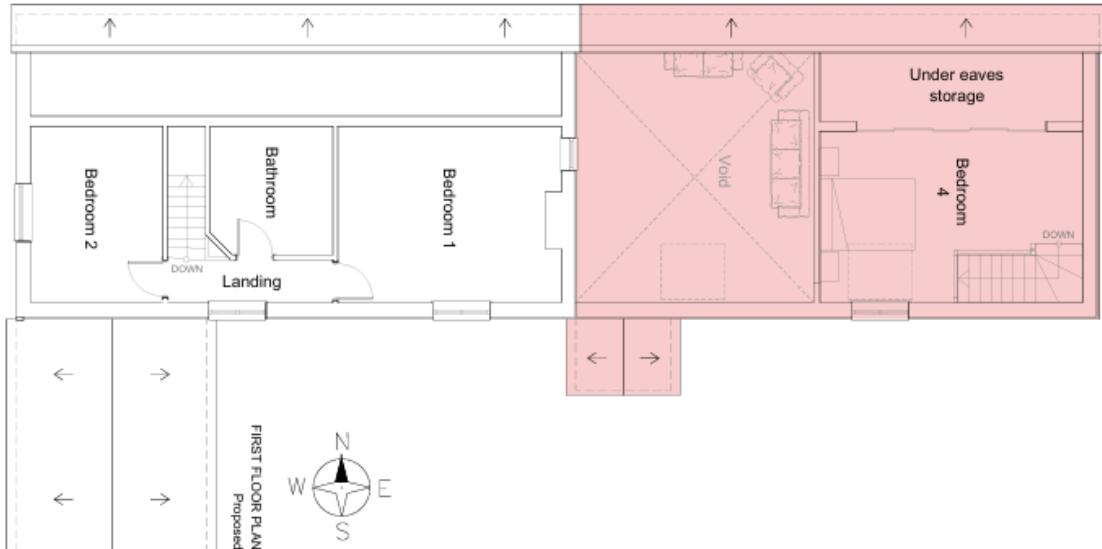
Existing Ground Floor



Proposed Ground Floor



Existing First Floor



Proposed First Floor

Topic	Previous Environment and biodiversity comments	Recommendation
Sustainable Design	In line with North Somerset Core Strategy Policy CS2: Delivering Sustainable Design and Construction, all new development is expected to demonstrate a commitment to sustainable design and resource efficiency. The proposed conversion includes a new bathroom and utility, which provides an opportunity to integrate eco-friendly fittings and finishes that will reduce both water and energy consumption.	That the applicant be encouraged to incorporate sustainable fittings, such as low-flow taps and dual-flush toilets, if installing new bathroom fixtures

To note the following applications

25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way

Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2.

25/P/2313/AOC 15 Towerhead Road Banwell BS29 6PQ

Request to discharge conditions 3 (Landscaping scheme) 4, (Works comprised in the approved details of landscaping) and 5,(Retention of trees, hedges and plants shown in the landscaping scheme) on application 25/P/1299/FUH.

25/P/2300/AOC 5 Towerhead Road Banwell BS29 6PQ

Request to discharge condition numbers 4 (Construction Management Plan), 5 (CEMP), 6 (LEMP), 7A (Hard Landscaping), 7C (Street Furniture and Equipment), 7D (Bicycle Storage and hubs), 7G (Street Lighting), 7H (Bus Stop Infrastructure), 7J (Boundary Fences and Treatments),7K (Surface Water drainage), 7L (Measures to prevent unauthorised access along Shared use paths), 7M (Signage Strategy), 8 (Speed monitoring plan (NSC scope) 9 (Surface Water drainage) 19 (Road Safety Audit) 27E (Speed reduction measures at Sidcot road, Hillier's Land and Dinghurst Road) 27F (Pedestrian Facilities at Nye Road junction) 27G (Bus Bays on A368/Greenhill Road by Sandford Primary School) 27H (PRoW AX14/21 and A368/Greenhill Road Cyclist crossing point), 27I (Crossing point PRoW AX14/36 junction with Church Lane), 27J (Crossing point/ narrowing for upgraded PRoW AX14/36 junction with Ladymead Lane), 27K (Bus stop improvements at Hilliers Lane/Dinghurst Road (A368), 27L (Bus stop buildouts east of the Railway Inn), 28A (Vehicle tracking), 28C (Vehicle tracking) and 30 (Road lighting design) on application 22/P/1768/R3EIA

To note the following applications

25/P/2397/TPO Corner House Eastermead Lane Banwell BS29 6PD

T1 hornbeam - prune laterals to create a 2m clearance from roof and lift crown over road to 6m

25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN

Magnolia - reduction of crown by approximately 2 metres

To note North Somerset Council's planning decisions

25/P/1817/TRCA The Manor 1 Castle Hill Banwell BS29 6BL

T1 lawson conifer - fell because it is damaging a retaining wall. **No objection (tree/hed) unconditional**

25/P/1664/FUH 15 Towerhead Road Banwell BS29 6PQ

Proposed erection of a two-storey side extension and single-storey rear extension **Approved**

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. **Approved**

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. **Approve (discharge condition)(RDC)**

25/P/0933/FUL Land West Of Silver Moor Lane Banwell BS29 6LQ

Demolition of existing workshop building on site. **Refused**

25/P/1948/FUH 55 West Garston Banwell BS29 6EZ

Proposed loft conversion including the erection of a flat-roof front dormer and 2no. rear rooflights **Refused**