



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
25th November 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 December 1st, 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.

Amy Symonds
Environment and Biodiversity Officer

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 of the minutes from the Planning Committee meeting on the 3rd November 2025 (pages 1-2)**
- 4. To note and comment upon planning applications (Pages 3-16)**
 - (i) 25/P/2287/FUH 10 Hill Path Banwell BS29 6AB**
Removal of the existing balcony and proposed erection of a rear extension.
 - (ii) 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.
- 5. To note the following applications (Page 17-18)**
 - (i) 25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way**
Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2.
 - (ii) 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.
 - (iii) 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

(iv) **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

(v) **25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN**

Magnolia - reduction of crown by approximately 2 metres

6. To note planning decisions for information (Page 19)

(i) **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**

(ii) **25/P/1664/FUH 15 Towerhead Road Banwell BS29 6PQ**

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

(iii) **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**

(iv) **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**

(v) **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**

(vi) **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 **Approve (discharge condition)(RDC)**

7. Date of the next meeting

Planning Committee Meeting Monday 5th of January 2026 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.