



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
1st 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 July 7th, 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 elect a Chairman of the Planning Committee.**
- 2. To elect a Vice Chairman of the Planning Committee**
- 3. To receive apologies for absence.**
- 4. To receive members' declarations of interest on any agenda item.**
- 5. To approve as a correct record the minutes of the Planning Committee from the 12th of May 2025 (pages 1 - 6).**
- 6. To agree a response to the Governments Consultation on the planning system (pages 7 – 16).**
- 7. To note and comment upon planning applications (pages 17 - 42).**
 - (i) 25/P/0063/FUL Building at Chestnut Farm Wolverhill 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)
 - (ii) 25/P/0312/RM Land South of Wolverhill 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)
 - (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.
 - (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.

(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.

8. To note the following applications (pages 43 & 44)

(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.

9. To note planning decisions for information (pages 45 & 46)

(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.**

(viii) **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**

10. Date of the next meeting

Planning Committee Meeting Monday 4th of August 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.