



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



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st December 2025.

PRESENT: Simon Arlidge, Mike Dolling

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

MEMBERS OF THE PUBLIC: 1

65/25 To receive apologies for absence. (Agenda item 1)

Apologies were received from Councillors Nick Manley and Paul Harding

The Meeting was closed due to lack of quoracy.

The meeting closed at 19:02

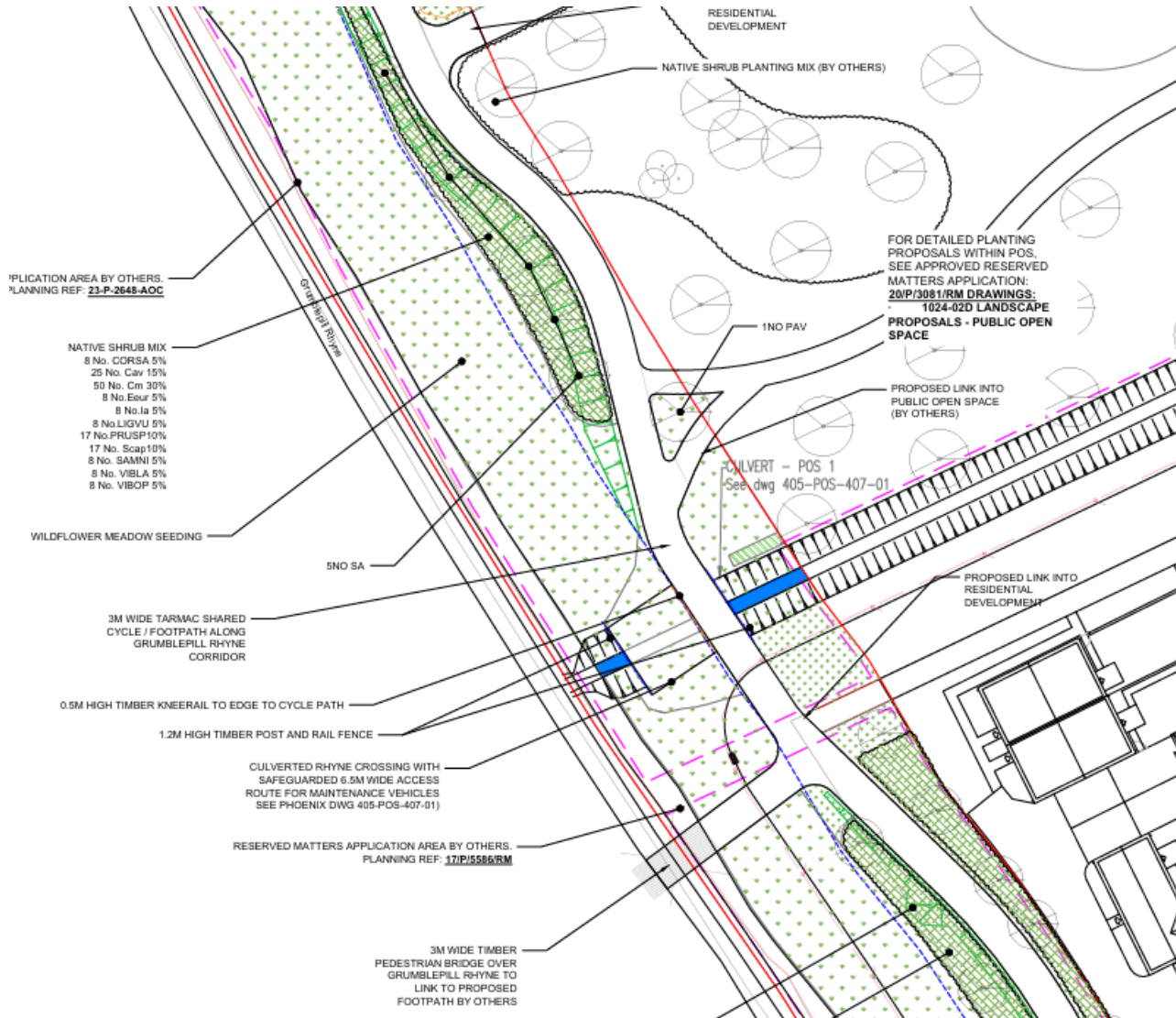
.....Chairman

.....Date

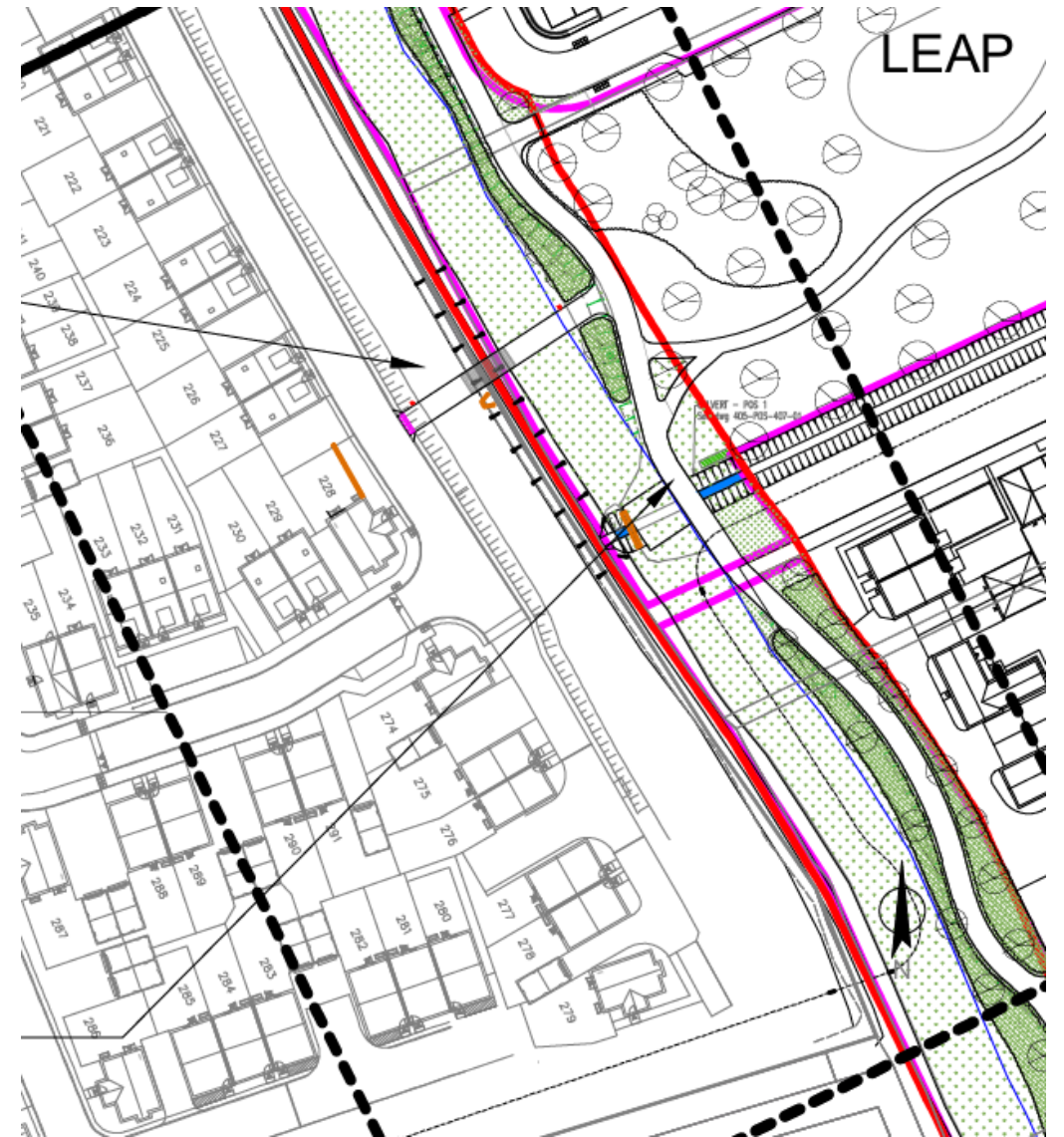
25/P/2589/S73 Land South Of Churchland Way, Wolverhill Road (Parklands, Mead Field)

Section 73 application to vary condition 1 (plans) attached to reserved matters application 23/P/2689/RM (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) to allow for amendment to the location of the footpath across the Grumblepill Rhyne

Existing



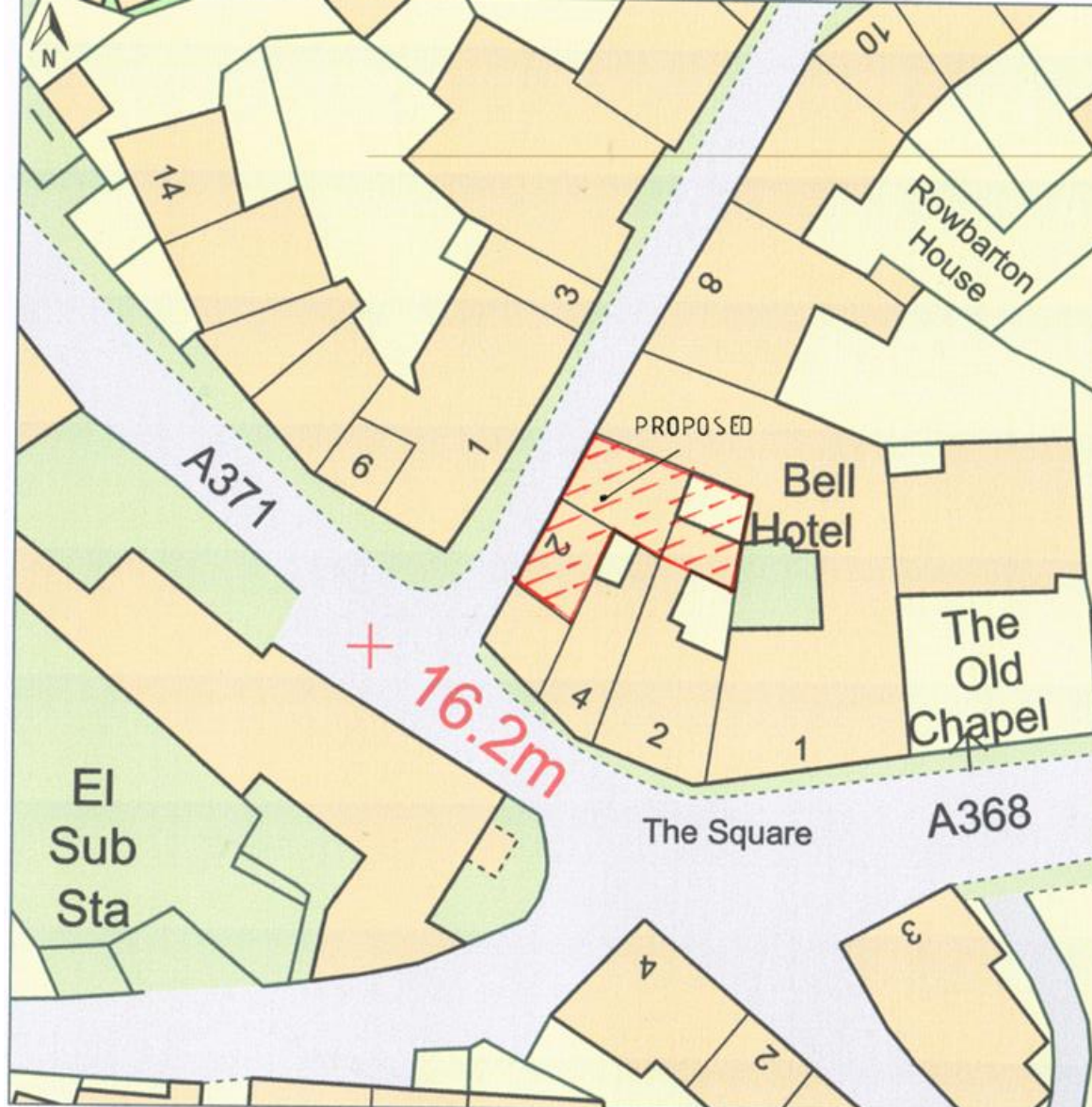
Proposed



25/P/2539/FUH 4 Church Street Banwell BS29 6EA

Retrospective application for the replacement of windows to the West elevation.

Location



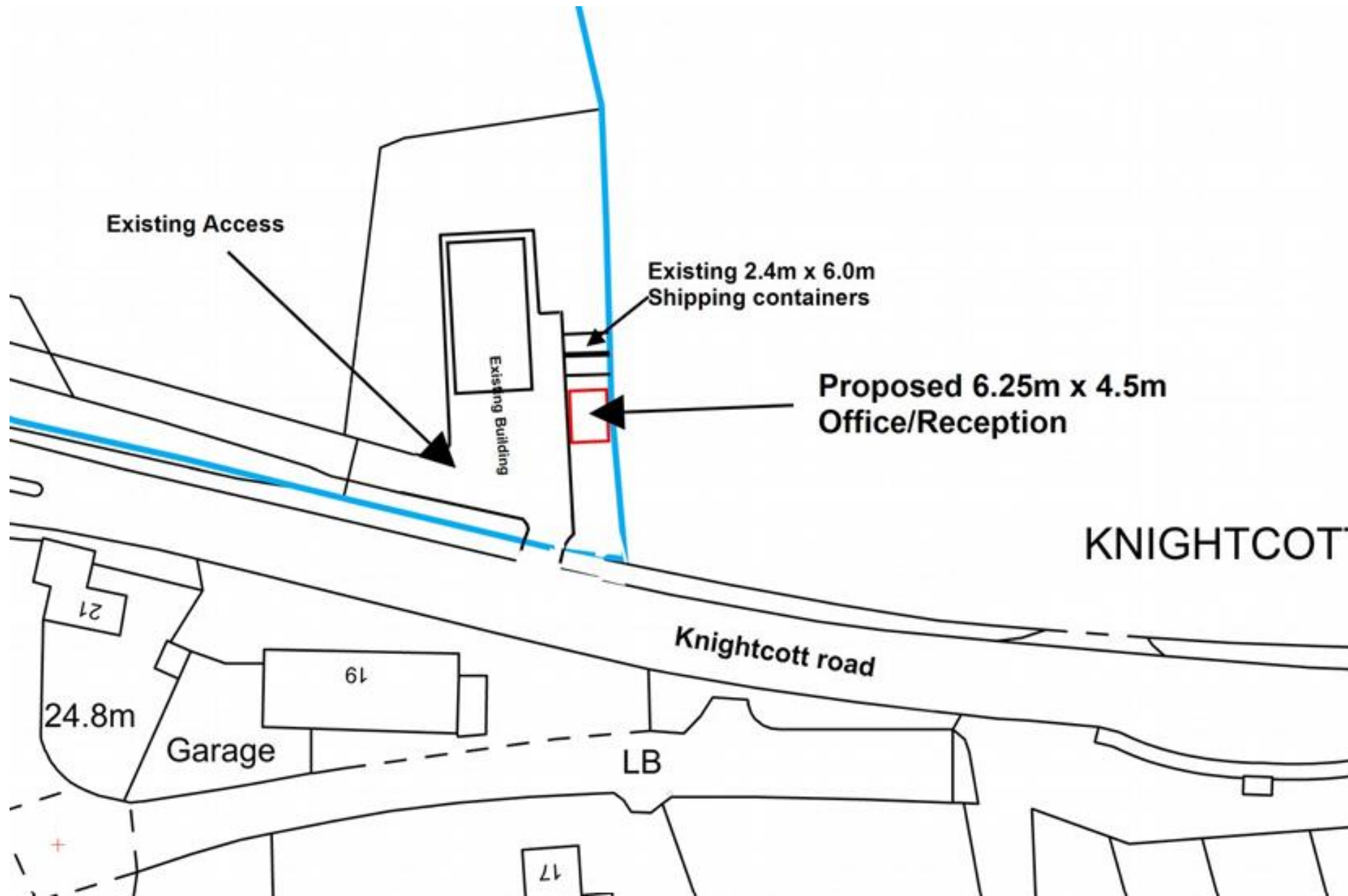


Original windows (prior to replacement)

No Images provided of new windows however application states they will be UPVC

26/P/0022/FUL Deer Leap Farm Knightcott Road Banwell BS29 6HS

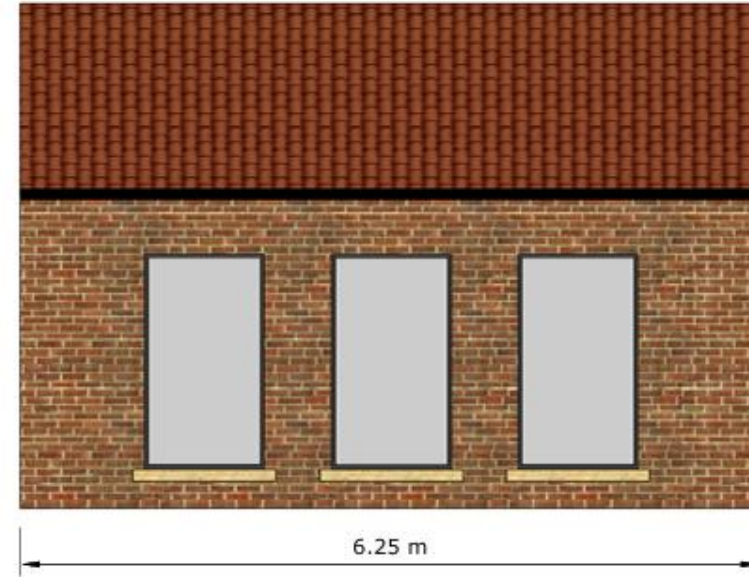
Erection of an office/reception building



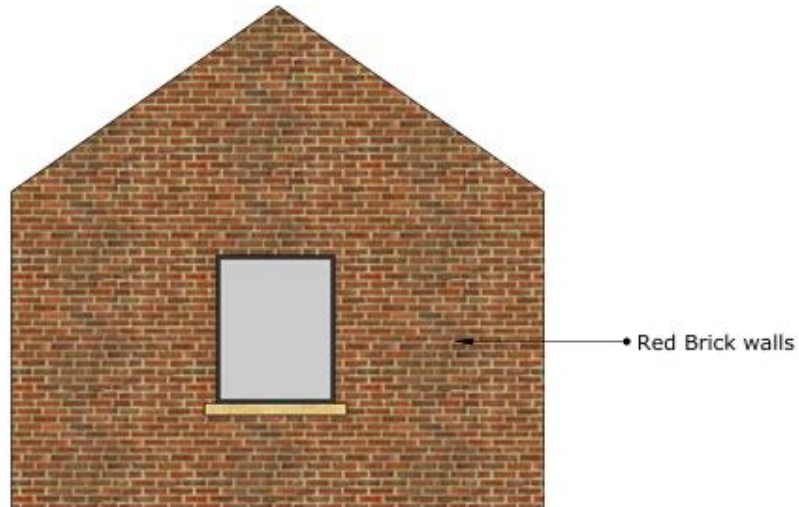
West Elevation



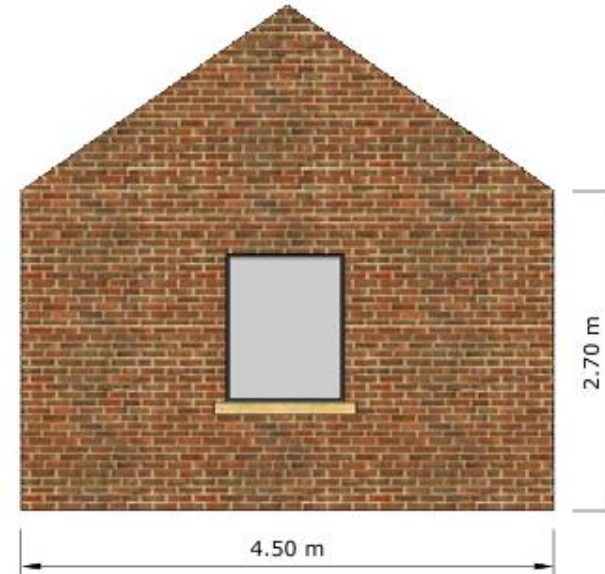
East Elevation



North Elevation



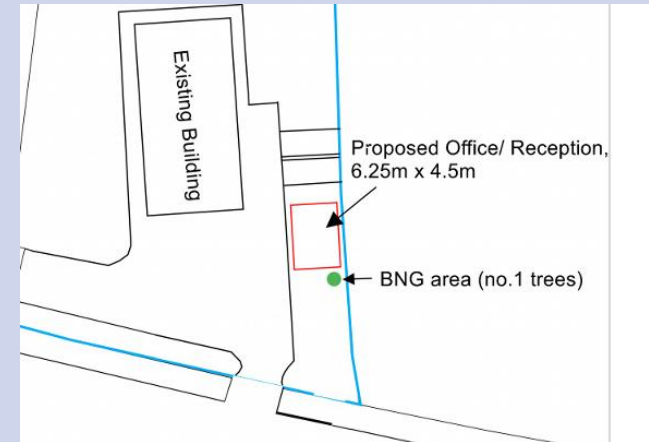
South Elevation



Topic	Previous Environment and biodiversity comments	Recommendation
BNG	<p>The plans do not clearly indicate whether any existing trees would be removed to erect the proposed building. The layout suggests that at least two trees may be affected, however no trees are shown on the submitted plans or included within the Biodiversity Net Gain (BNG) baseline calculations.</p>	<p>Recommend that the applicant to submit updated plans clearly identifying any trees to be removed or retained; and if required revised BNG calculations that accurately reflect any loss of trees.</p>

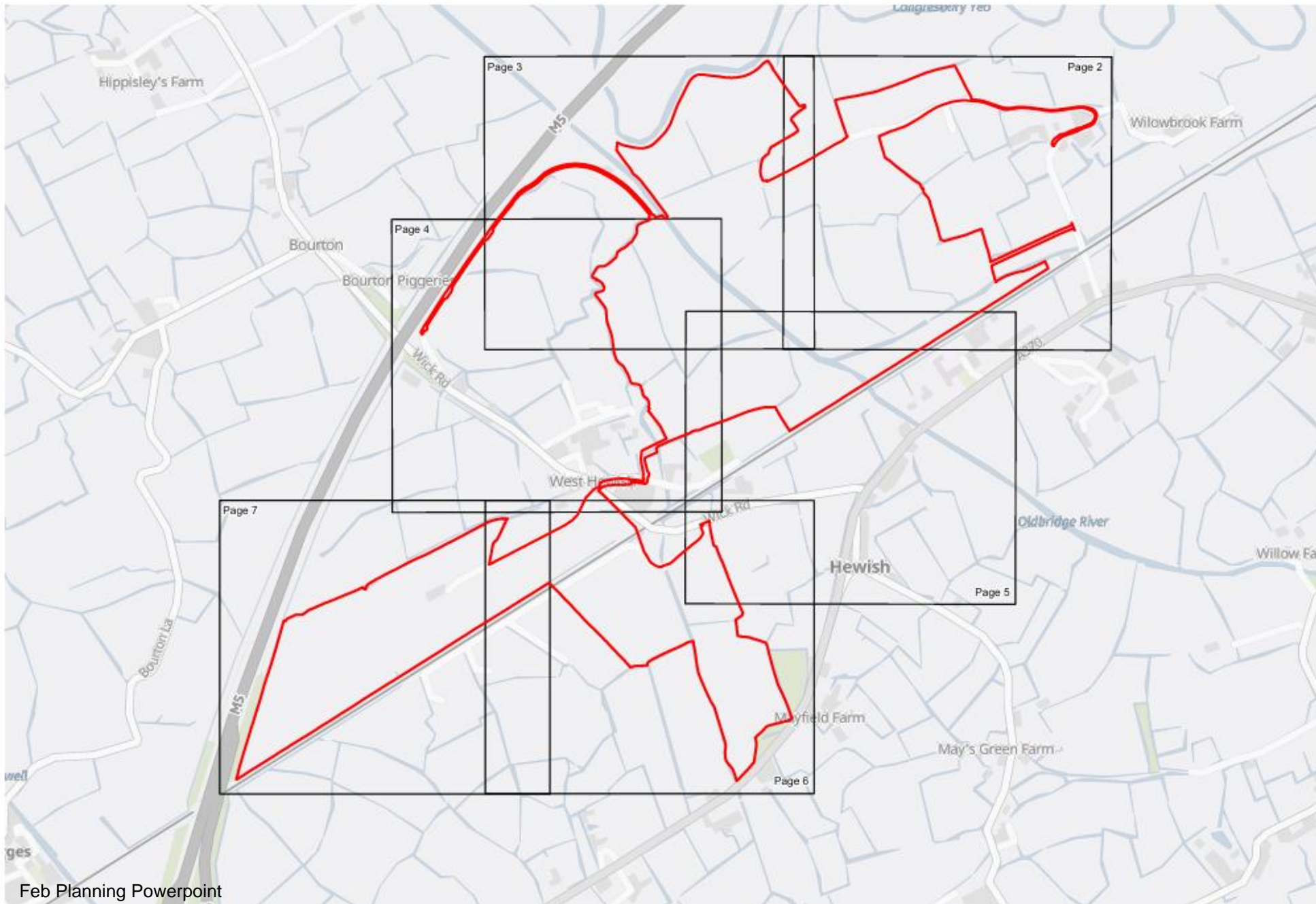


Feb Planning Powerpoint



25/P/2609/FUL Land To The North West Of Hewish, North Of A370, Puxton

Construction of a ground mounted solar farm and battery energy storage system with associated infrastructure and landscaping



KEY

- Site boundary
- Page and page number

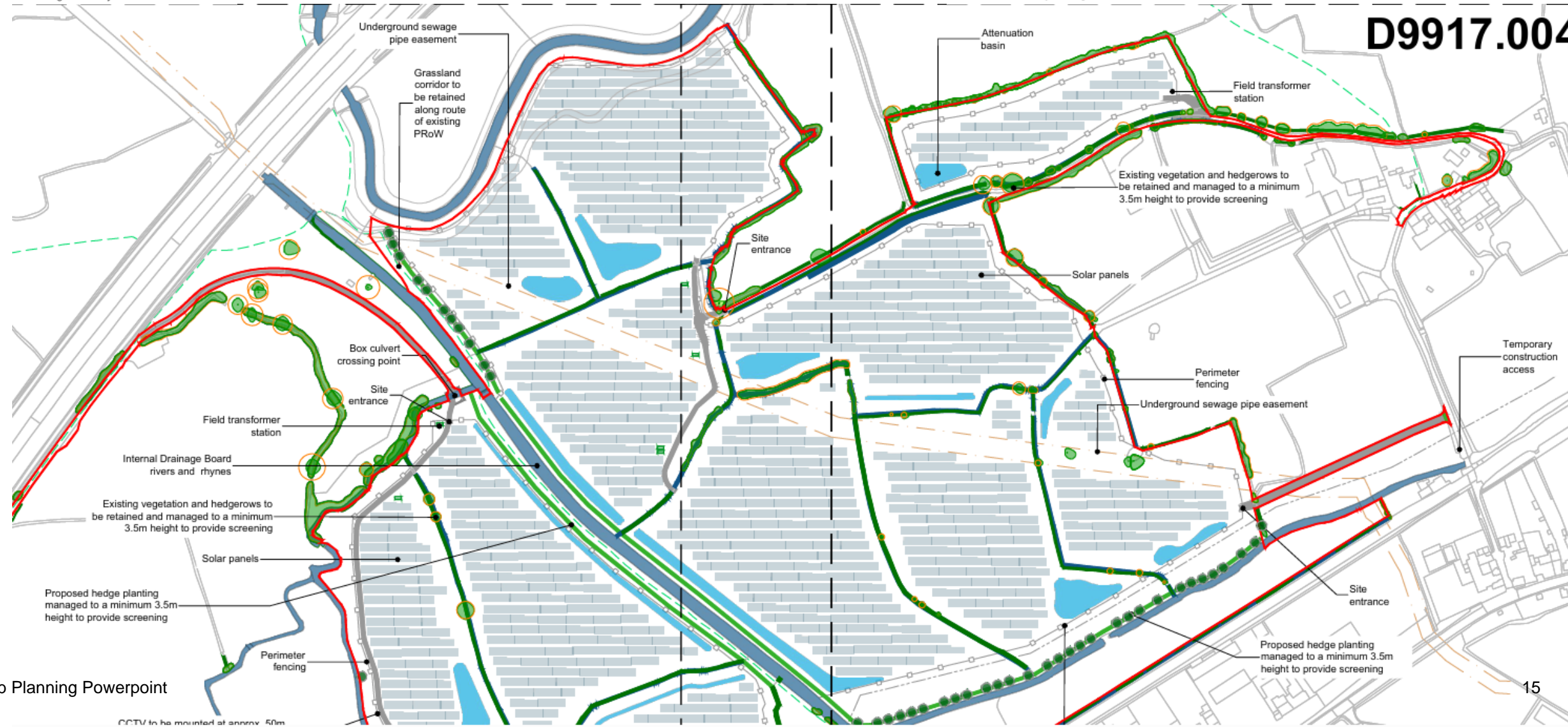
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E	Updated site boundary	MC	LC	19/02/2024
D	Updated site boundary	SP	LC	26/11/2024
Rev	Description	Drawn	Approved	14

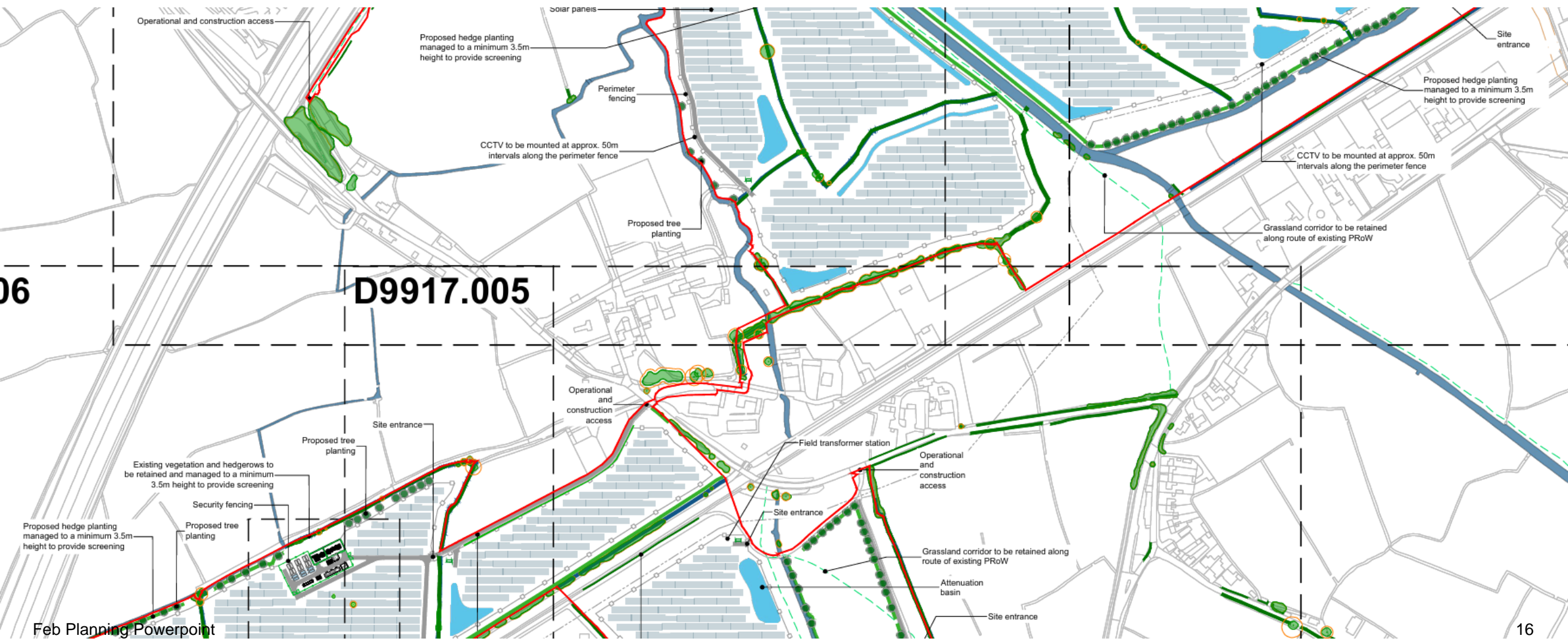
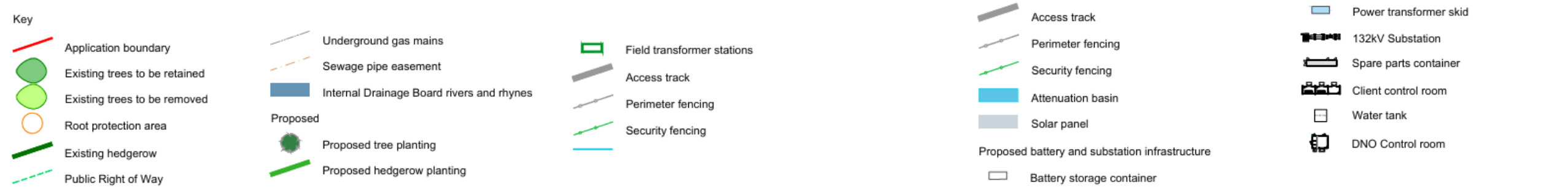
Key

- Application boundary
- Existing trees to be retained
- Existing trees to be removed
- Root protection area
- Existing hedgerow
- Public Right of Way
- Underground gas mains
- Sewage pipe easement
- Internal Drainage Board rivers and rhynes
- Proposed
 - Proposed tree planting
 - Proposed hedgerow planting
- Field transformer stations
- Access track
- Perimeter fencing
- Security fencing
- Access track
- Perimeter fencing
- Security fencing
- Power transformer skid
- 132kV Substation
- Spare parts container
- Client control room
- Water tank
- DNO Control room
- Attenuation basin
- Solar panel
- Proposed battery and substation infrastructure
 - Battery storage container

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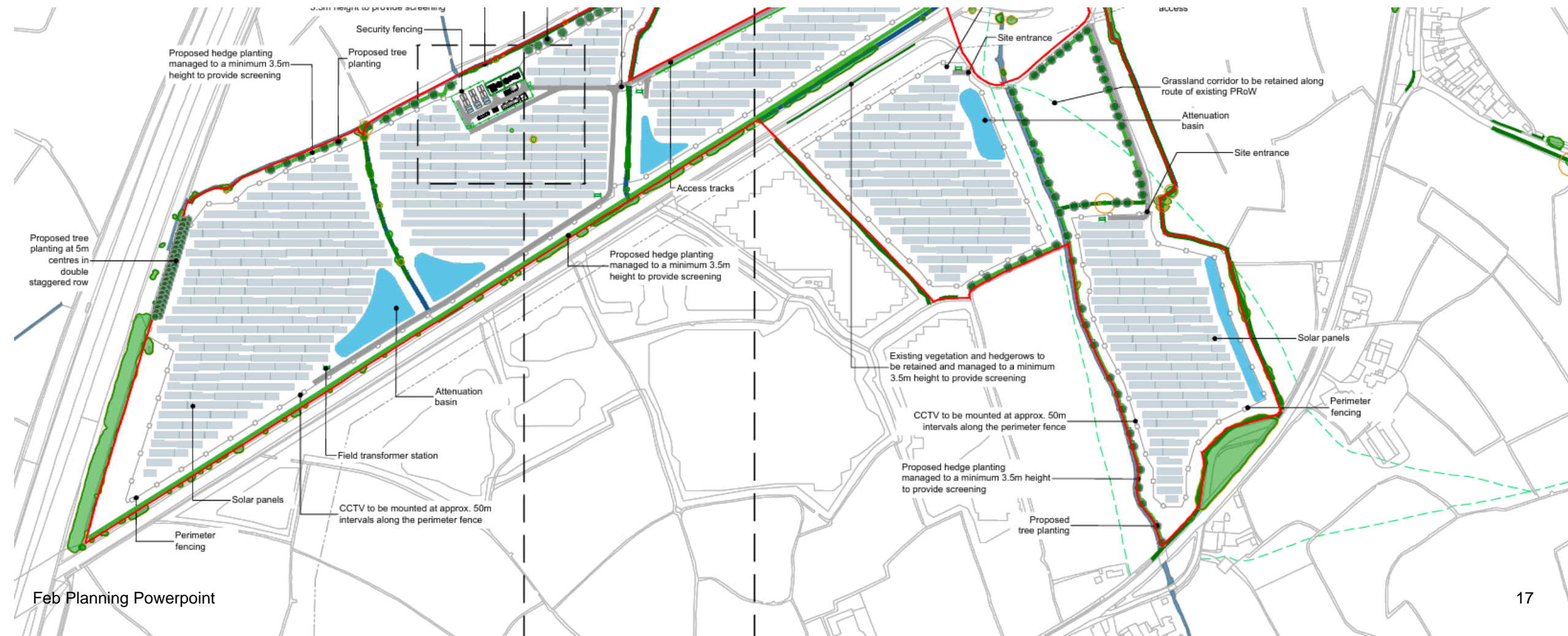


CCTV to be mounted at approx 50m



Key

- Application boundary
- Existing trees to be retained
- Existing trees to be removed
- Root protection area
- Existing hedgerow
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- Security fencing
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- 132kV Substation
- Spare parts container
- Client control room
- Water tank
- DNO Control room
- Attenuation basin
- Solar panel
- Proposed battery and substation infrastructure
 - Battery storage container



To note the following applications

25/P/2569/TRCA 4 High Street Banwell BS29 6AA

T1: Apple. Fell to ground level tree in decline evidence of honey fungus.. T2: Laburnum. Fell to ground level tree in decline evidence of honey fungus. T3: Pittosporum. Crown reduce by up to 2 metres. T4:Pittosporum. Crown reduce by up to 2 metres and remove damaged / split leader.

26/P/0119/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 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 alterations to windows cil placement on Plot 33.

To note North Somerset Council's planning decisions

25/P/1975/AOC Land South Of Churchland Way Wolvershill Road Banwell Weston-super-Mare

Request to discharge condition 11 (strategic surface water drainage / strategic flood solution schemes) on application 12/P/1266/OT2. **Withdrawn by applicant**

25/P/1726/AOC Land At Parklands, Meadfields Phase 6 Churchland Way Weston-super-Mare

Request to discharge outline conditions 7, 10, 13, 16, 18, 23, 25, 30, 31, 36, 37, 40 and 42 on application 16/P/2744/OT2 in relation to Phase 6 development at Meadfields, Parklands. - **Approved (discharge condition)(RDC)**

25/P/0133/FUH Briar Patch 9 Dark Lane Banwell BS29 6BP

Proposed removal of front balconies alongside the demolition of existing conservatory and storage below with subsequent erection of a 2-storey side extension. Creation of a second storey with rear flat-roof dormer. Fenestration alterations including the removal, replacement and installation of windows, doors, finishing and fencing. **Approved**

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. **Approved (discharge condition)(RDC)**

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

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

To note North Somerset Council's planning decisions

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. **Approved**

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. **Approved (discharge condition)(RDC)**

25/P/2672/NMA Land South East Of Land Farm Puxton Road Hewish BS24 6UE

Non material amendment to application 24/P/2498/CQA (Prior approval to convert part of an existing agricultural barn into 1no. dwelling with operational development consisting of re-roofing, re-cladding, insertion of new window and doors) to allow for the addition of 2no. windows to the side (West) elevation, one for each bedroom. **Approved**

26/P/0009/AOC Phase 4A Land At Parklands Churchland Way Weston-super-Mare

Request to discharge condition 38 (Remediation Scheme) from application 12/P/1266/OT2. **Approved (discharge condition)(RDC)**

25/P/2490/TRCA 10 School Close Banwell BS29 6DT

T1 and T2 (Horse Chestnut): Remove (fell) to near ground level and treat stump to inhibit regrowth. **No objection (tree/hed) unconditional**

To note North Somerset Council's planning decisions

25/P/1463/FUL Land East of Moor Road Banwell.

Change of use of land and the creation of 1no. Traveller and Gypsy pitch together with the formation of hardstanding and the erection of a day room (retrospective) **Approved**

25/P/2079/NMA At Parklands Churchland Way Weston-super-Mare

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 **Approved**

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

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

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 **Approved**

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

Magnolia - reduction of crown by approximately 2 metres **No objection (tree/hed) unconditional**

To note North Somerset Council's planning decisions

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. **Approved**