



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2nd February 2026.

PRESENT: Paul Harding (Vice-Chairman), Simon Arlidge, Mike Bailey, Mike Dolling (Chairman), Steve Davies, Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk)

MEMBERS OF THE PUBLIC: 3

Cllr Harding welcomed everybody.

The application from 26/P/0022/FUL spoke in support of the application

The meeting was convened.

01/26 To receive apologies for absence. (Agenda item 1)

Environment and Biodiversity Officer

02/26 To elect a Chairman of the Planning Committee. (Agenda item 2)

Resolved – That Cllr Dolling to be elected as Chairman of the Planning Committee

The resolution was correctly proposed and seconded (unanimous).

03/26 To receive members' declarations of interest on any agenda item. (Agenda item 3)

No declarations of interest were received.

04/26 To approve as a correct of the minutes from the Planning Committee meeting on the 1st December 2025 and 3rd November 2025. (Agenda Item 4)

Resolved – That the minutes of the Planning Committee Meeting held on the 1th December and 3rd November are a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with one abstention)

05/26 To note and comment upon planning applications. (Agenda item 4)

- (i) **25/P/2589/S73 Land South Of Churchland Way, Wolvershill 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

Resolved – To support the application.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **25/P/2539/FUH 4 Church Street Banwell BS29 6EA**

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

Resolved -To object on the grounds this is a development within the conservation area, and the window style is not in keeping with the original windows or the surrounding properties. As a result, the proposal would harm the character and appearance of Church Street and fail to preserve or enhance the Conservation Area.

The resolution was correctly proposed and seconded (Five in favour and one against)

- (iii) **26/P/0022/FUL Deer Leap Farm Knightcott Road Banwell BS29 6HS**
Erection of an office/reception building

Resolved -To support

The resolution was correctly proposed and seconded (unanimous)

- (iv) **25P/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

Resolved -To note

The resolution was correctly proposed and seconded (unanimous)

06/26 To note the following applications (Agenda item 5)

- (i) **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.
526/P/0119/NMA Parcels 2.1a, 2.1b, 2.2a And 2.2b At Parklands Churchland Way
- (ii) **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 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.

The applications above were noted.

07/26 To note 25/P/1975/AOC Land South Of Churchland Way Wolvershill Road Banwell

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

- (i) **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)
- (ii) **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**
- (iii) **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)**

- (iv) **25/P/2287/FUH 10 Hill Path Banwell BS29 6AB**
Removal of the existing balcony and proposed erection of a rear extension. **Approved**

- (v) **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**

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

- (vii) **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**

- (viii) **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)**

- (ix) **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**

- (x) **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**

- (xi) **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**

- (xii) **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)**

- (xiii) **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**

- (xiv) **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**

- (xv) **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**

(xvi) **25/P/0325/FUL Land South Of Lower Laurel Farm Summer Lane Banwell**
Proposed erection of 6 bed-bungalow for use as an accessible holiday let. **Approved**

(xvii) **25/P/2011/AOC Parcels 2.1a, 2.1b, 2.2a And 2.2b Land At Parklands Churchland Way**
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT2. **Approved (discharge condition)(RDC)**

(xviii) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**
Felling of 3no. dead/dying ash trees (0-25% canopy cover) **Approved**

The planning decisions above were noted.

08/26 Date of the next meeting (Agenda item 7)

Planning Committee Meeting Monday 2nd of March 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:27

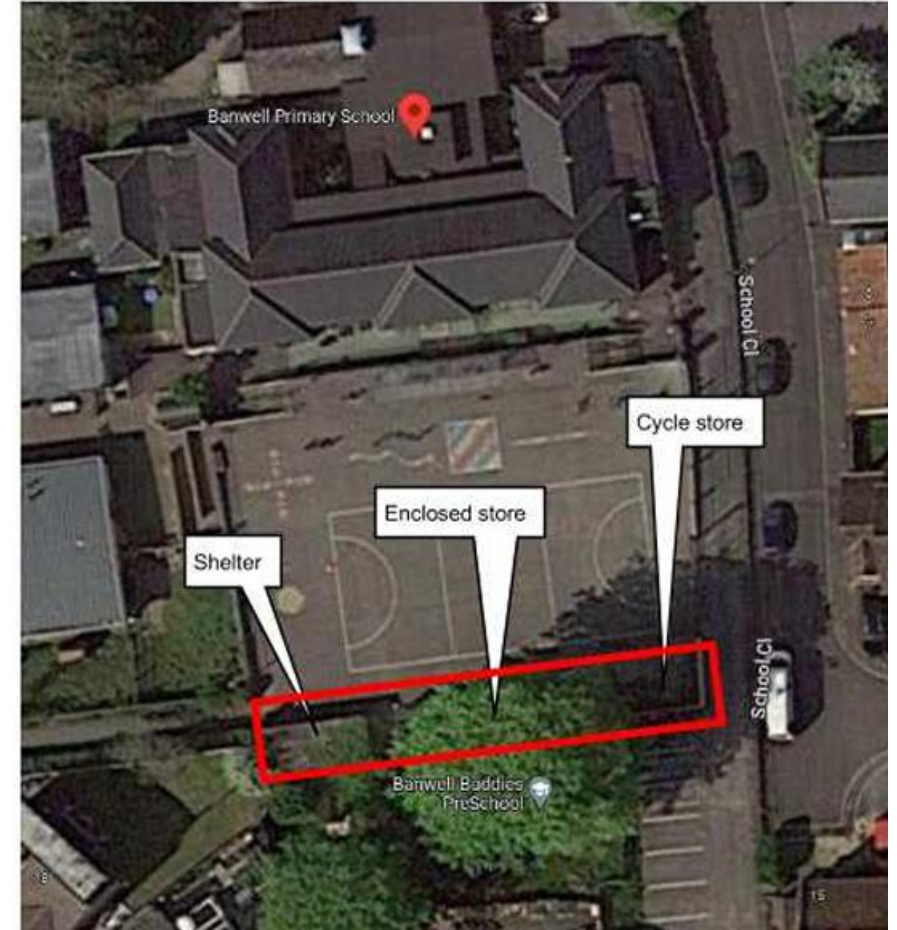
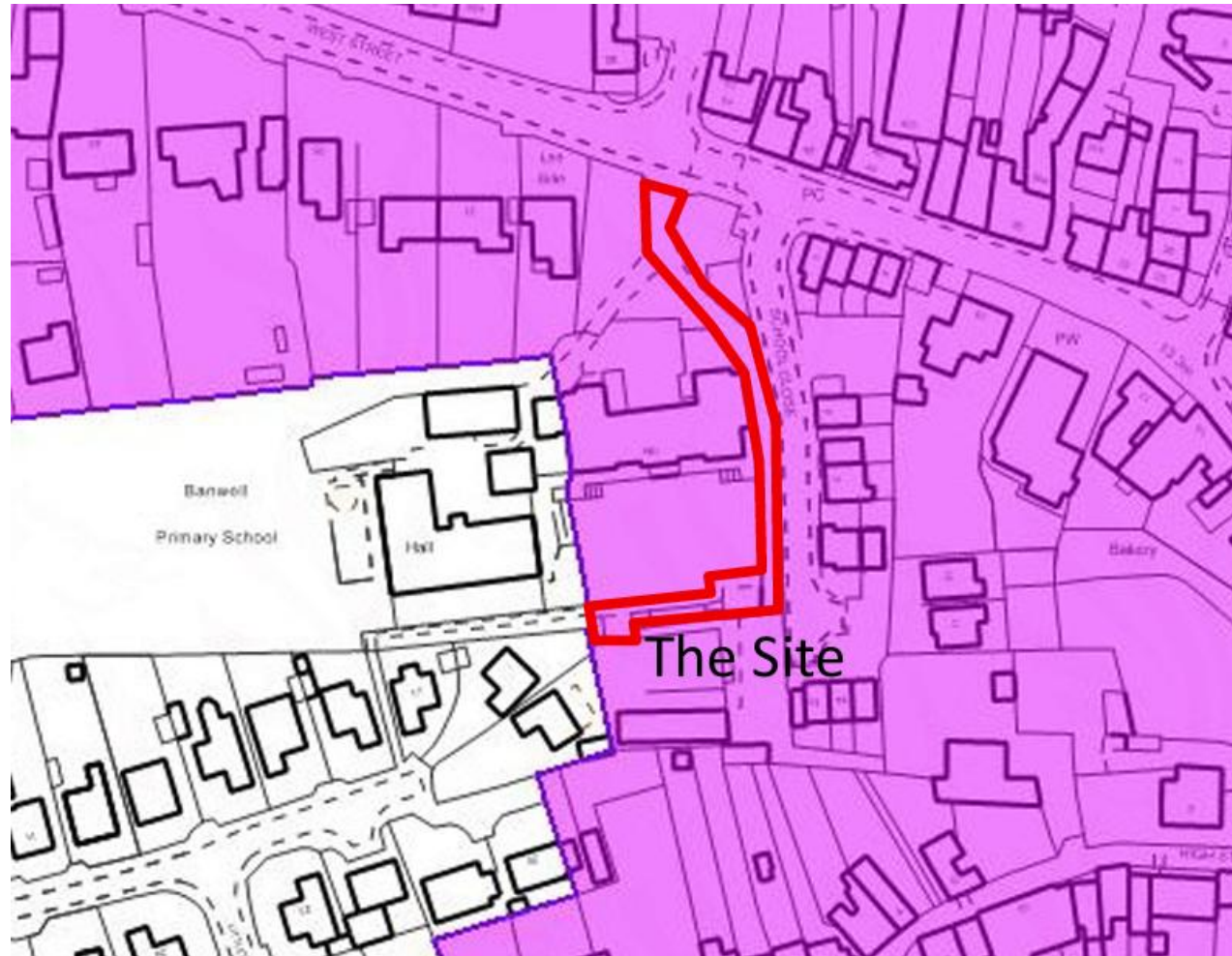
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.....Date

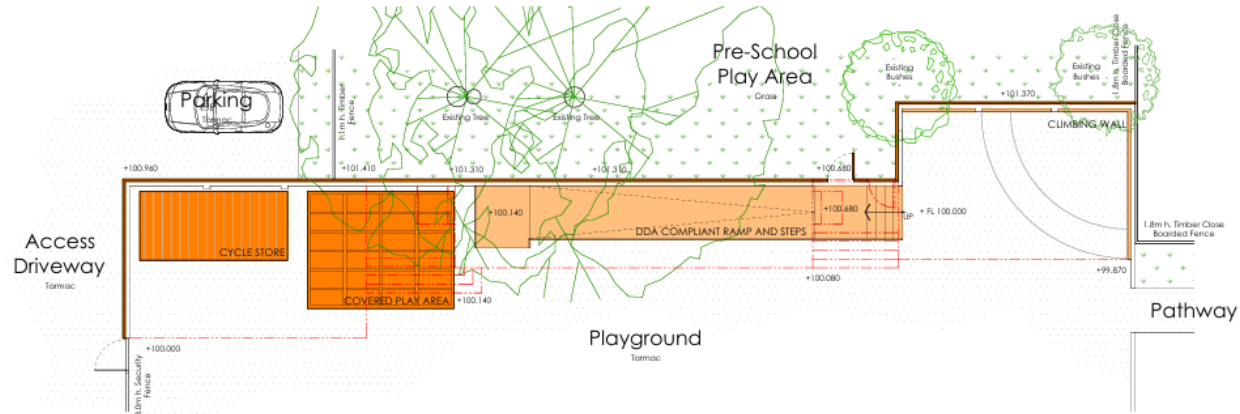
26/P/0326/FUL Banwell Primary West Street Banwell BS29 6DB

Demolition of existing outbuildings, and erection of new cycle store, covered play area,
ramp and boundary fencing

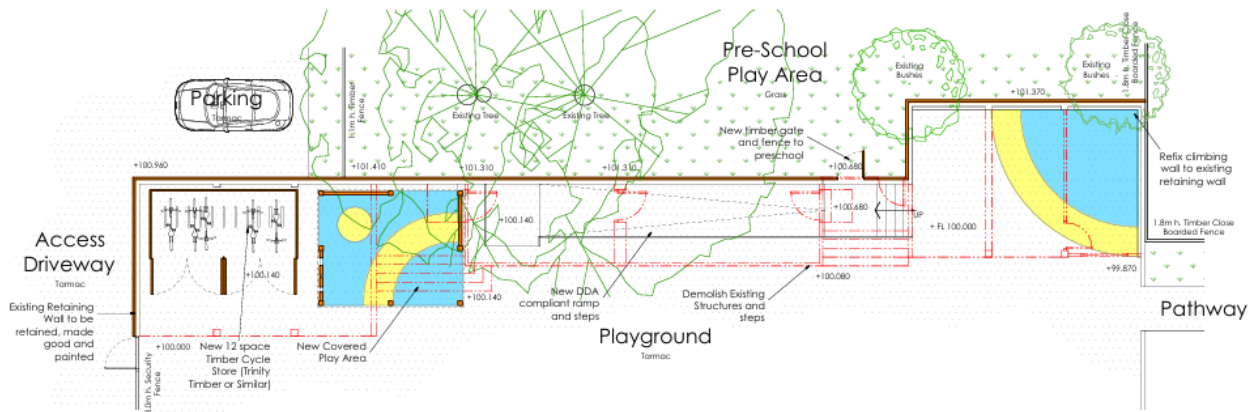
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Existing



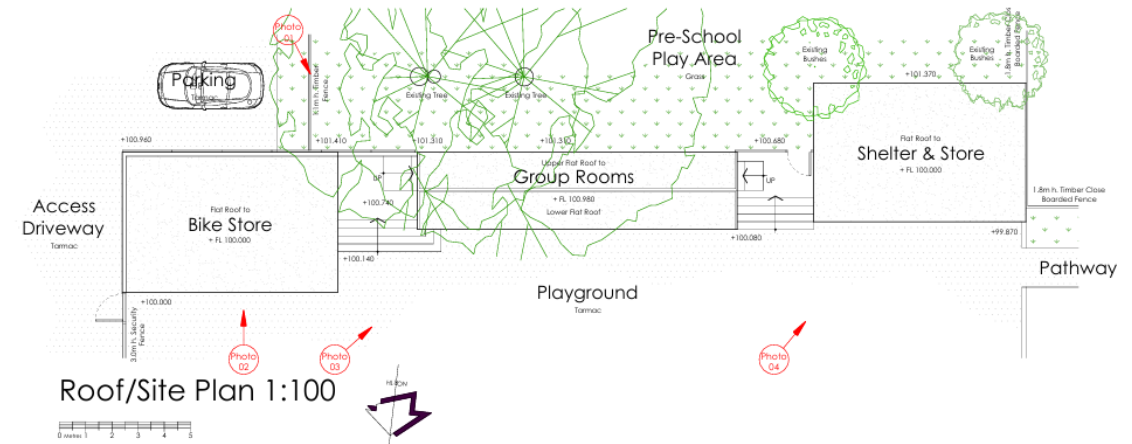
Roof/Site Plan 1:100



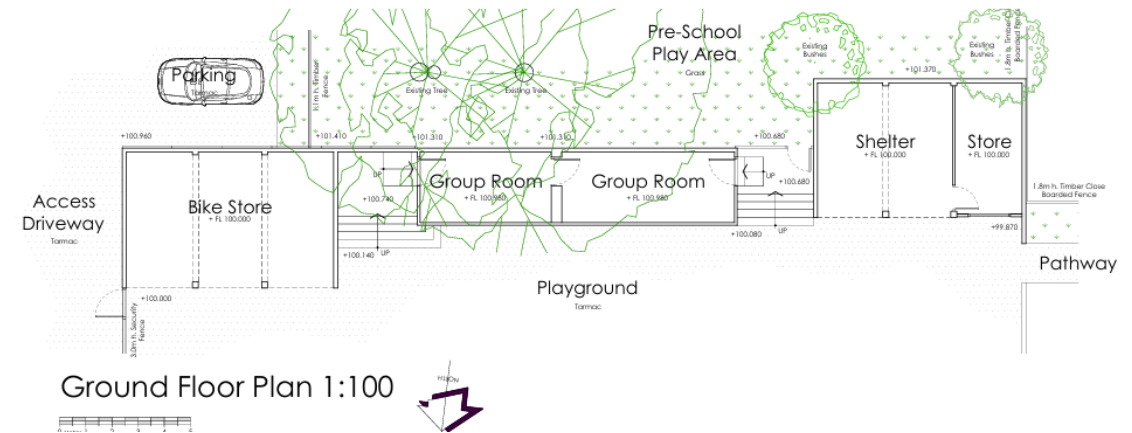
Ground Floor Plan 1:100



Proposed



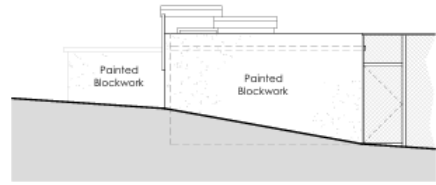
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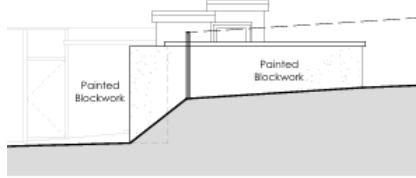
Ground Floor Plan 1:100



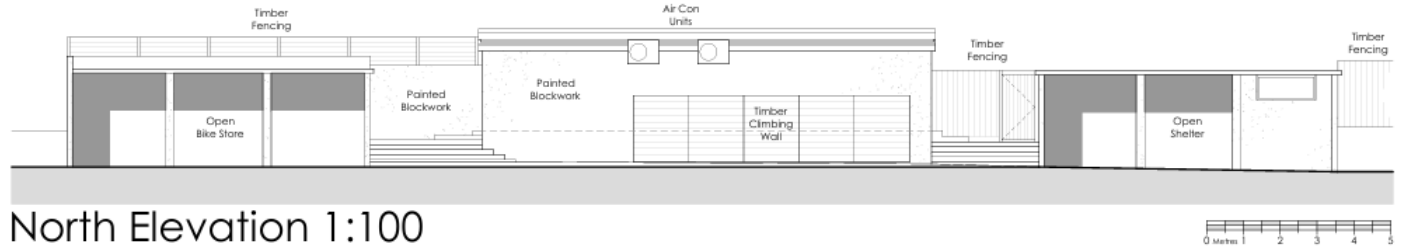
Existing



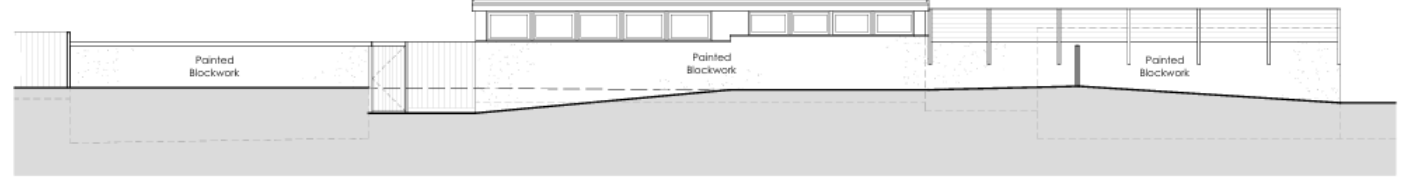
East Elevation 1:100



West Elevation 1:100

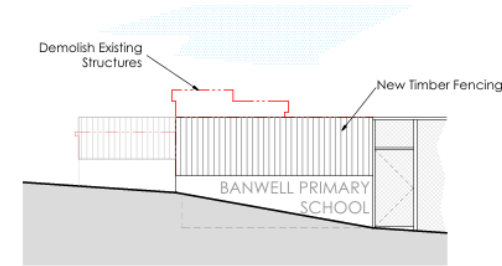


North Elevation 1:100

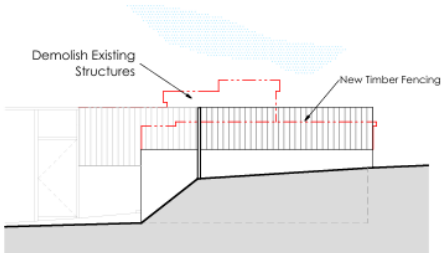


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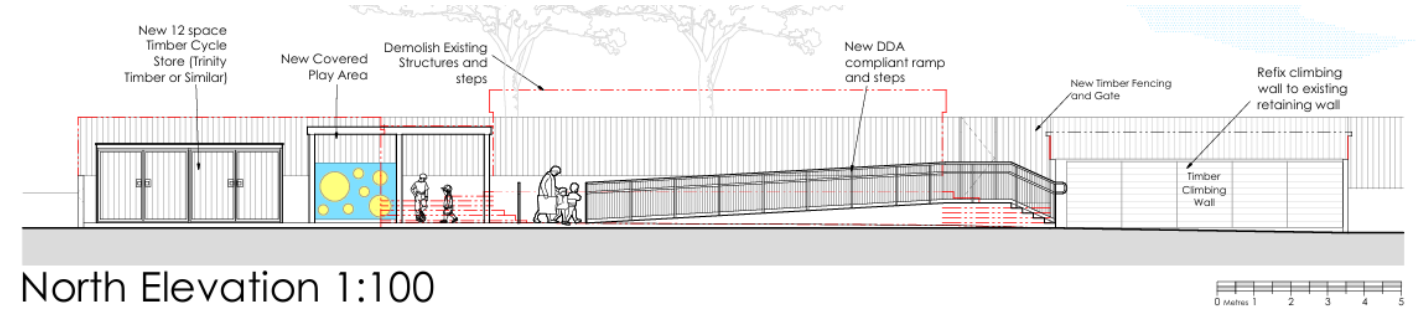
Proposed



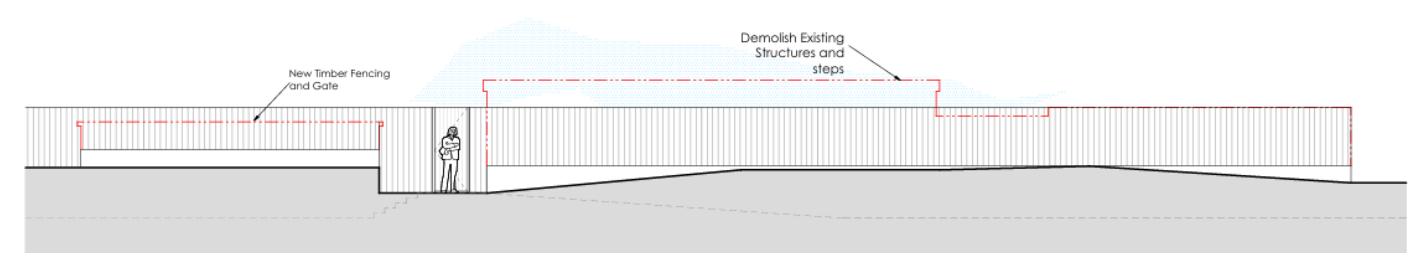
East Elevation 1:100



West Elevation 1:100



North Elevation 1:100

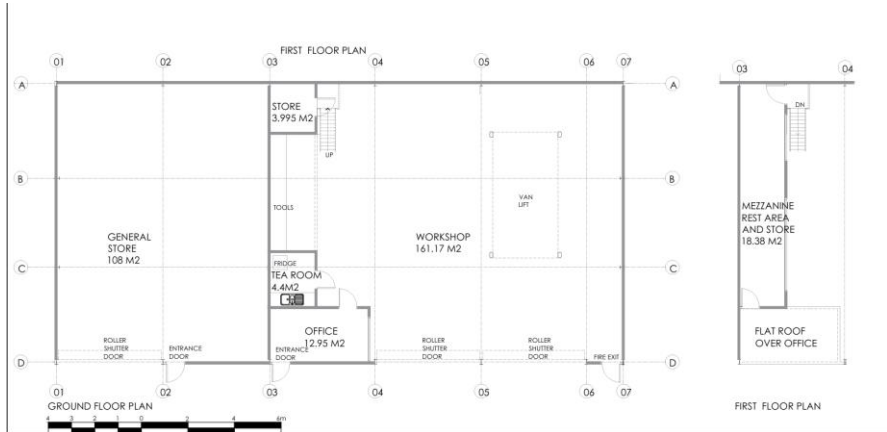


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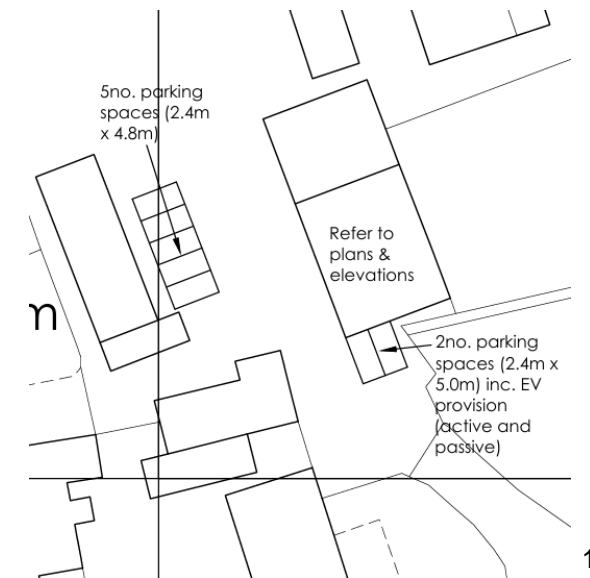
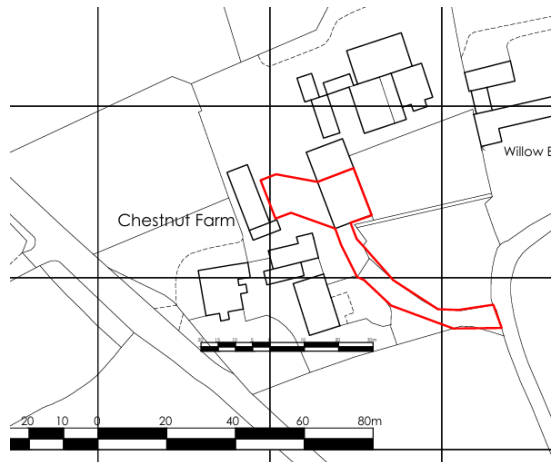
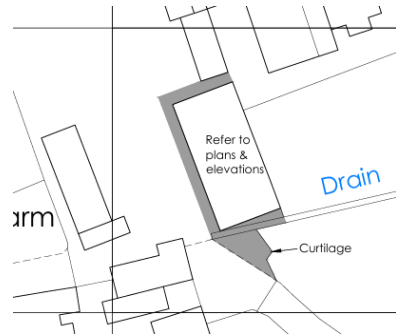
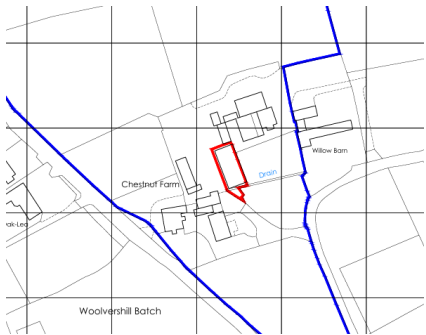
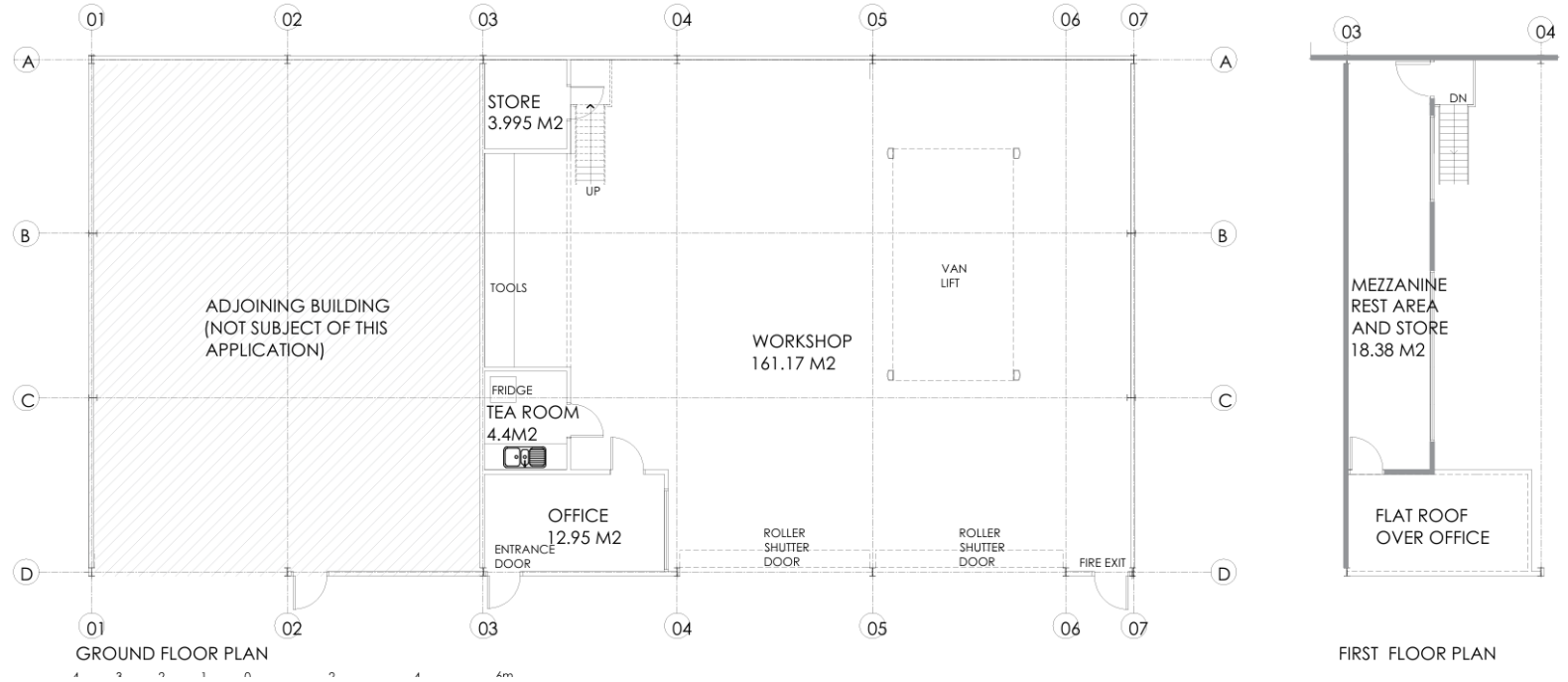
25/P/0063/FUL Building At Chestnut Farm Wolvershill Road Banwell BS29 6LA

The change of use of the building from agriculture to a use Class B2 (motor vehicle and plant servicing and repairs) and alterations of the building including a new roof extension (all retrospective).

Original plans



Amended Plans



Previous comments

Banwell Parish Council's Planning Committee resolved to note this application.

However, they also suggested that a retrospective lighting assessment and details of any impervious surfacing be submitted and considered before approval is granted.

22/P/3067/OUT Land At Haybow, North Of The A370 And East Of The M5 Motorway Hewish

Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works

- At their meeting on the 6th of March 2023, Banwell Parish Council's Planning Committee resolved that whilst they support the ethos of the development then overall, they object for the following reasons:
 - Outside the settlement boundary
 - Located on flood zone 3a
 - Concerns regarding the sustainable transport provision

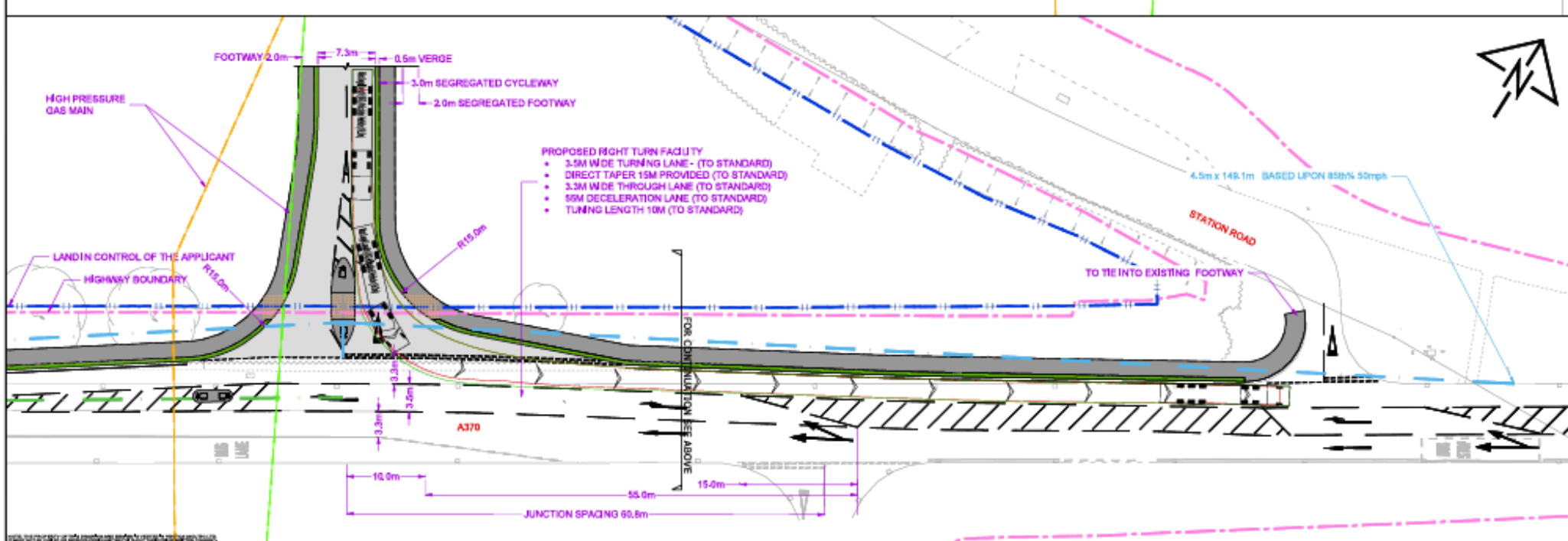
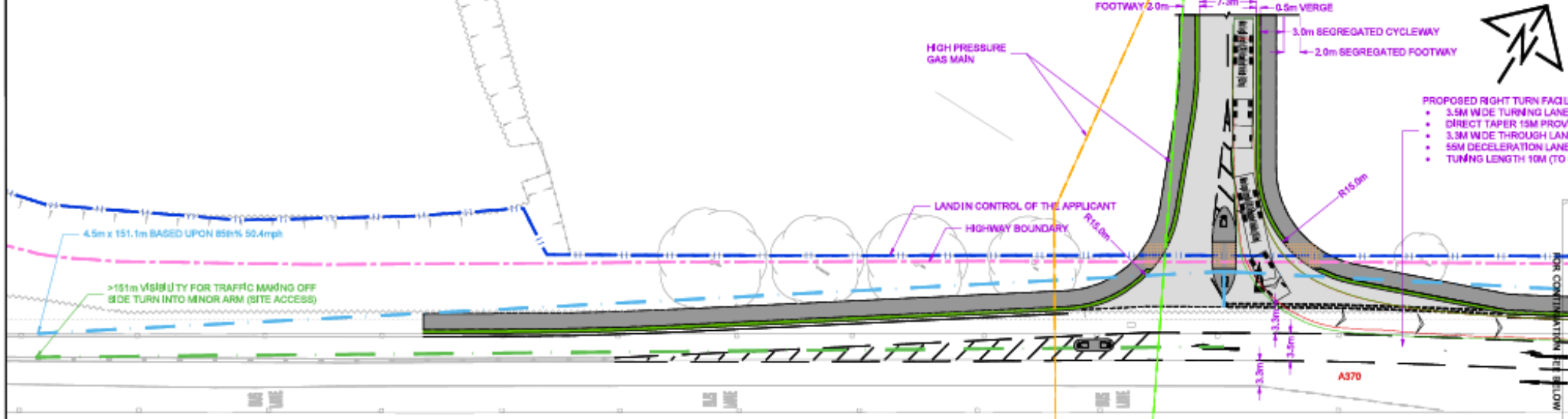


ACCOMMODATION SCHEDULE

300 Dwellings (@40dph)	7.2ha
Co-Working Space	250m ²
Health + Well-Being Centre	800m ²
Active Leisure	1200m ²
Cafe, Small Retail + Convenience Store	1800m ²
Commercial Offices	2500m ²
Light Industrial	4000m ²
Start-Up Business Units	2200m ²
Community Hall	700m ²
Cafe	125m ²
Library, Nursery Space + Co-Working	400m ²
Gym	400m ²
Meeting Spaces + Co-Working	900m ²
Bus Terminal	200m ²
Weston Welcome Centre	400m ²
EV Charging Services	700m ²

- Residential Area
- Community Allotments + Orchards
- Country Park
- March Planning Powerpoint
Natural Swimming Lake
- Ecological + Biodiversity Area
- Wetlands and Enhanced Waterside
- Electric Vehicle Charging Station
- Park and Ride
- Business Units + Warehouses
- Local Retail
- Co-Working + Offices
- Active Leisure Centre
- Bus Stop and Mobility Hub
- Public Park
- Community Space + Cafe

- Primary Vehicle Distribution Road
- Secondary Residential Street
- Family Friendly Cycle Link from the
Stawberry Line to WSM.
- Secondary Active Travel Route
- Tertiary Active Travel Route
- Existing Gas Line and Easement
- 15m Radius Around Existing Trees
- Enhanced Existing Rhines
- Shared Space - Residential Nodes
- Ecological Dark Corridors (Min 10m)
- Hedgerow



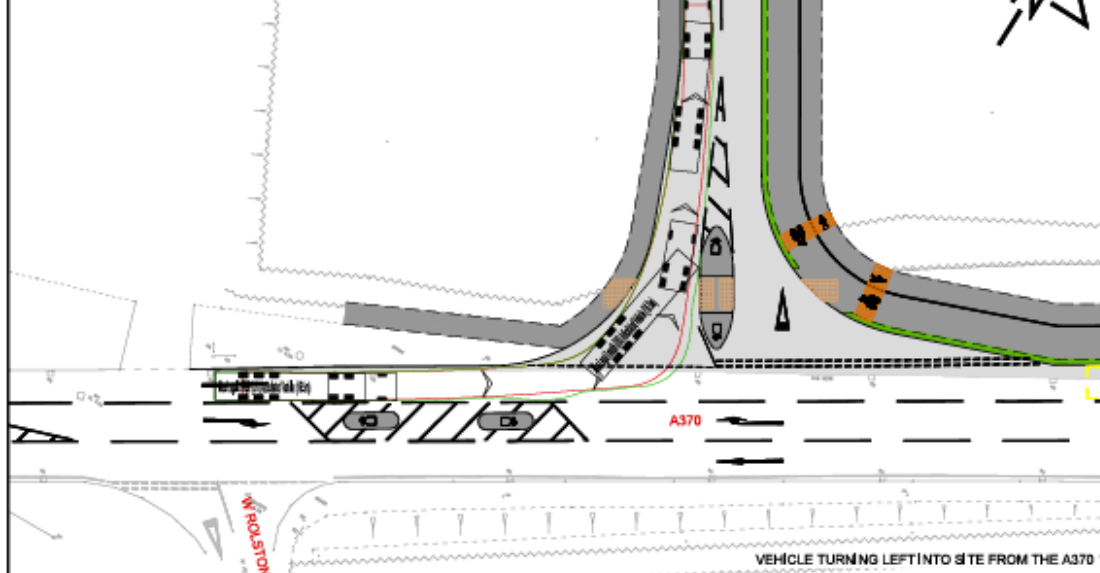
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INFORMATION ONLY

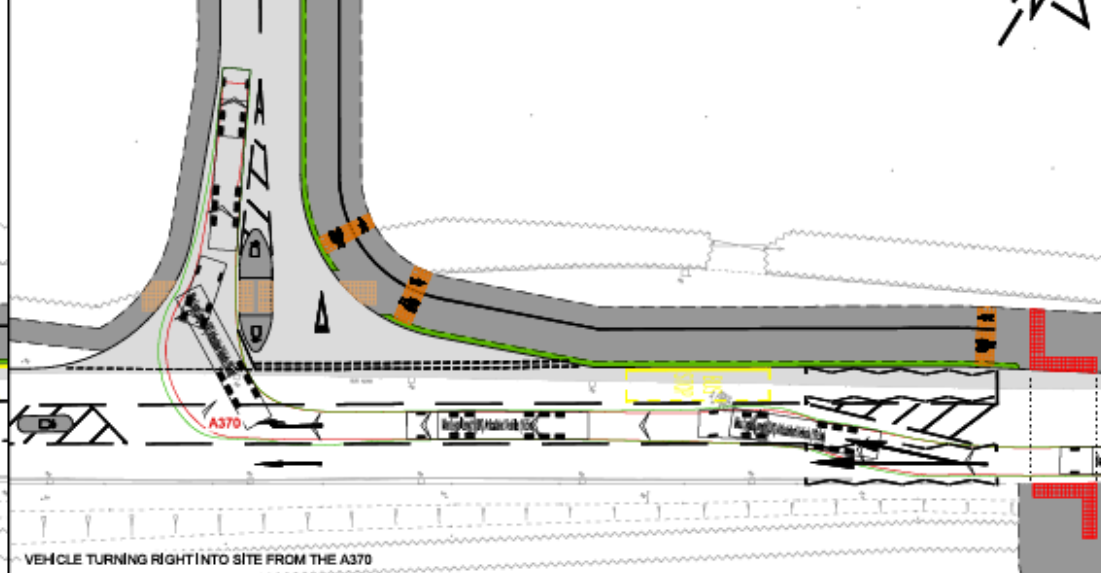
KEY	
	LAND IN CONTROL OF THE APPLICANT
	HIGHWAY EXTENT
	PROPOSED KERB LINE
	PROPOSED EDGING
	PROPOSED FOOTWAY
	PROPOSED CARRIAGEWAY
	PROPOSED GRASS MARGIN
	TACTILE PAVING (BUFF)
	TACTILE PAVING (RED)
	TACTILE PAVING (CORDUROY)
	PROPOSED ROAD MARKINGS
	EXISTING ROAD MARKINGS TO REMAIN

PROJECT		Haybow Eco-Village	
DRAWING TITLE		PROPOSED SITE ACCESS (SOUTH) GENERAL ARRANGEMENT AND VISIBILITY SPLAYS	
SCALE	DATE	1:250 @ A1	

CLIENT		Mead Realisations Ltd	
DRAWING NO.		226702-PD05	
DRAWN BY			
CHECKED BY			
DATE			



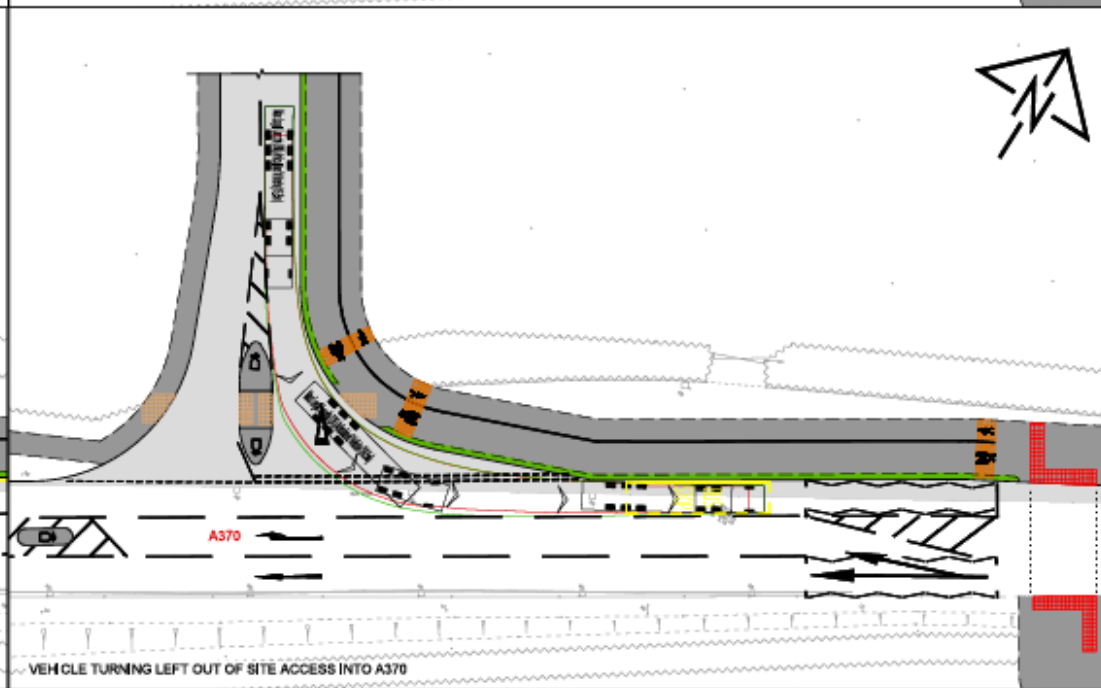
VEHICLE TURNING LEFT INTO SITE FROM THE A370



VEHICLE TURNING RIGHT INTO SITE FROM THE A370

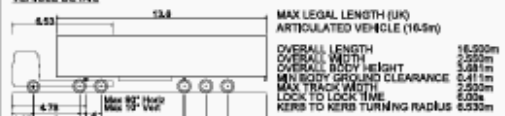


VEHICLE TURNING RIGHT OUT OF SITE ACCESS INTO A370



VEHICLE TURNING LEFT OUT OF SITE ACCESS INTO A370

VEHICLE DETAIL



MAX LEGAL LENGTH (UK)
ARTICULATED VEHICLE (16.5m)

OVERALL LENGTH 16.500m
OVERALL WIDTH 3.800m
OVERALL HEIGHT 2.550m
MIN BODY GROUND CLEARANCE 2.810m
MAX TRACK WIDTH 2.550m
LOCK TO LOCK TIME 3.050m
KERBS TO KERB TURNING RADIUS 6.533m

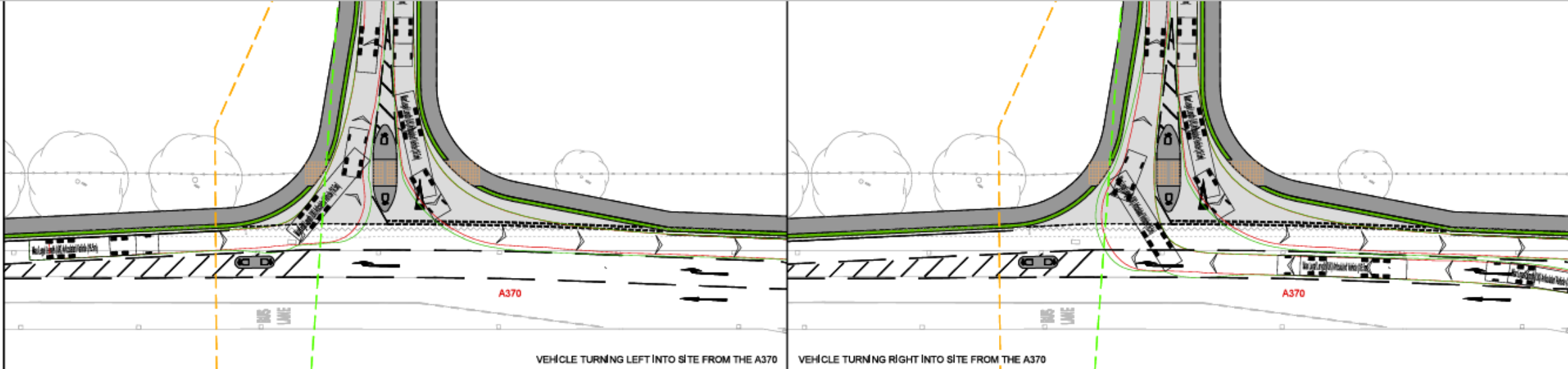
REV	DATE	BY	CHKD	DESCRIPTION

PROJECT		Haybow Eco-Village	
DRAWING TITLE		PROPOSED SITE ACCESS (NORTH) SWEEP PATH ANALYSIS MAX LEGAL LENGTH HGV	
STATUS	DATE	SCALE	

CLIENT		Mead Realisations Ltd	
DRAWING NUMBER			
DATE			

vectors. | PART OF **SLR**

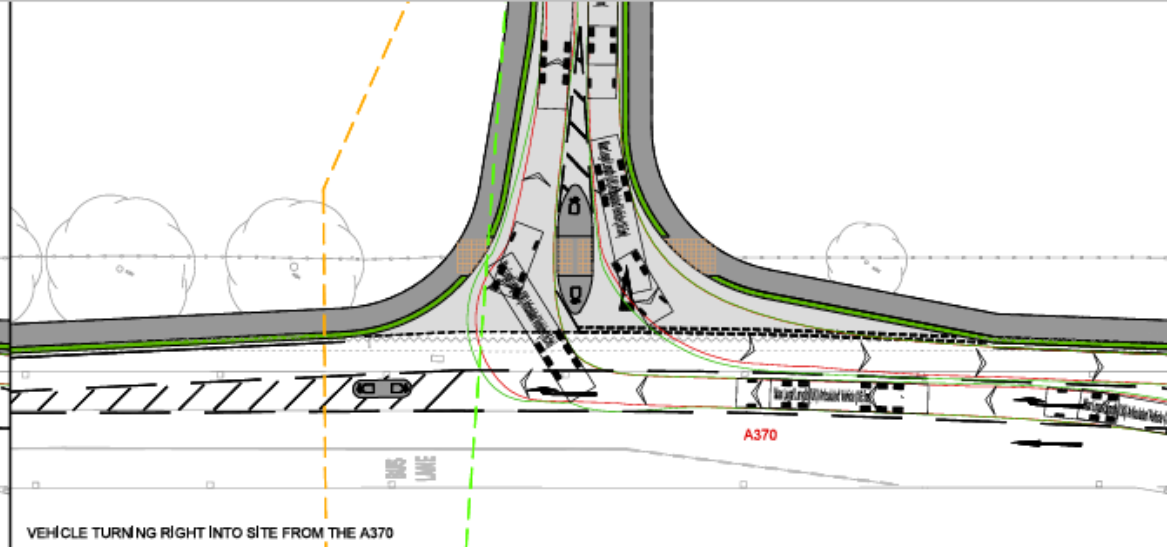
3rd Floor, One House, Jacob Street, Leeds, LS2 0JQ
t: 0157 265 5240 e: enquiries@vectors.co.uk



A370

BUS LANE

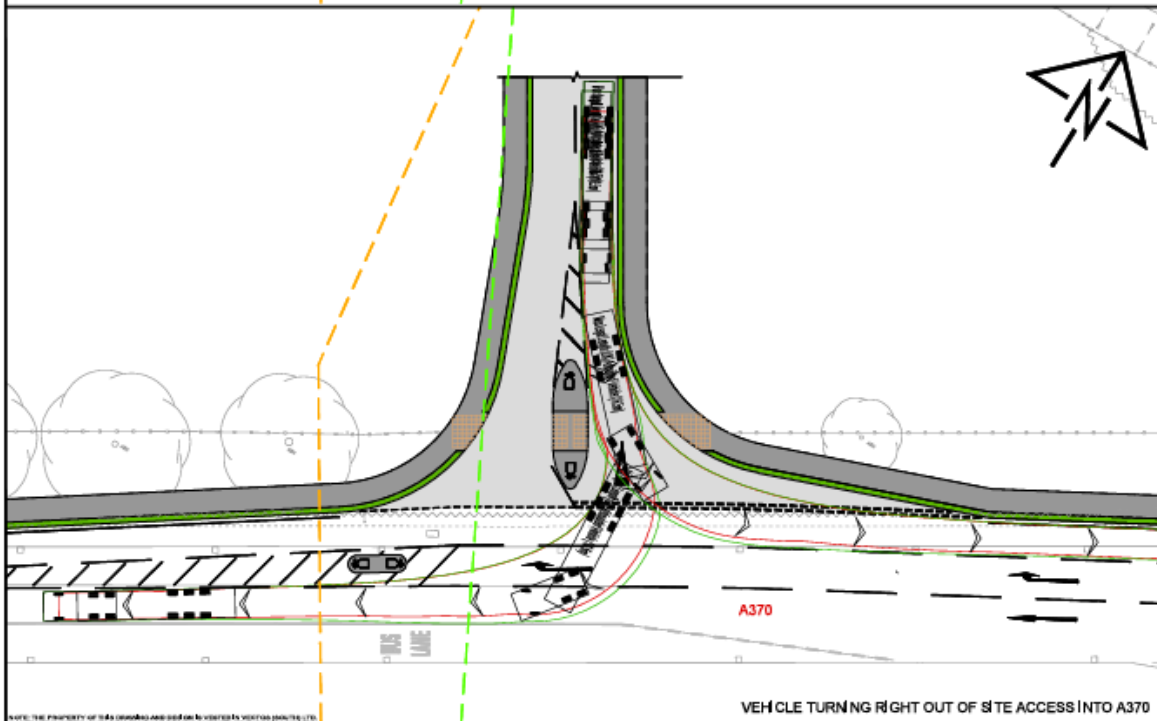
VEHICLE TURNING LEFT INTO SITE FROM THE A370



A370

BUS LANE

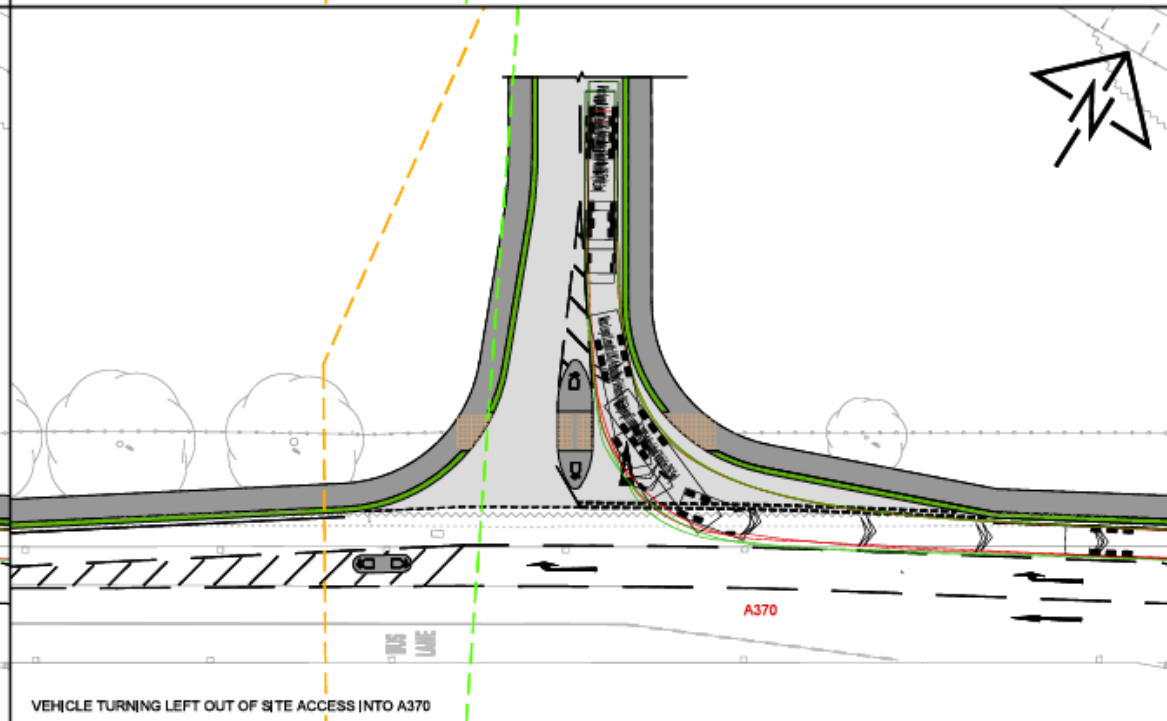
VEHICLE TURNING RIGHT INTO SITE FROM THE A370



A370

BUS LANE

VEHICLE TURNING RIGHT OUT OF SITE ACCESS INTO A370

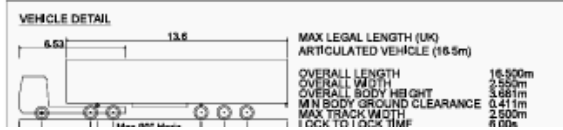


A370

BUS LANE

VEHICLE TURNING LEFT OUT OF SITE ACCESS INTO A370

RISK	DETAILS	DRAWN	CHECKED	DATE



PROJECT: Haybow Eco-Village

DRAWING TITLE: PROPOSED SITE ACCESS (SOUTH) SWEPT PATH ANALYSIS
MAX LEGAL LENGTH HGV

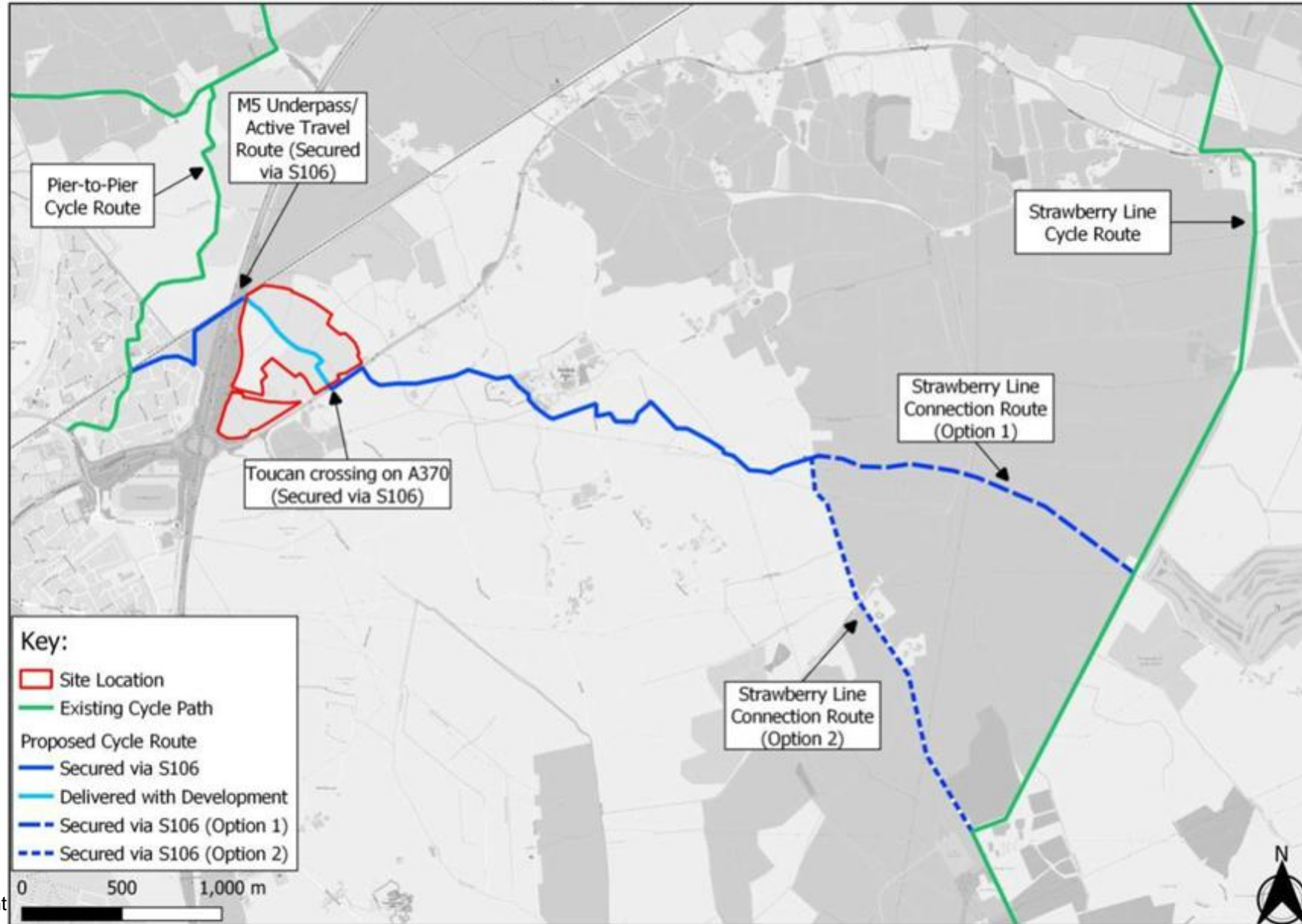
CLIENT: Mead Realisations Ltd

vectors. PART OF **SLR**

3rd Floor, Brew House, Jacob Street, Bristol, BS2 0EQ

Figure 3.1 is provided for context which sets out the proposed Active Travel Strategy.

Figure 3.1: Active Travel Strategy



Topic	Previous Environment and biodiversity comments	Recommendation
March Planning Powerpoint		

To note the following applications

26/P/0173/TRCA Banwell Youth And Community Centre West Street Banwell

Cherry (T2 & T3) - Raise low canopy to 2m within 1 year

26/ P/0174/TRCA Banwell Youth And Community Centre West Street Banwell

Ash (T7) - Raise low canopy to 2m. Remove major dead wood within 1 year

26/P/0335/AOC Phase 4A Land At Parklands Churchland Way Weston-super-Mare

Request to discharge condition 19 (External Works Plan) from application 12/P/1266/OT2.

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 [amended plans].

To note North Somerset Council's planning decisions

25/P/2410/FUL Banwell Primary West Street Banwell BS29 6DB

Demolition of existing demountable classroom blocks and construction of new single storey classroom extension containing 3no. classrooms, toilets and associated areas **Approved**

26/P/0241/NMA Land At Parklands, Meadfields Phase 6 Churchland Way

Non-Material Amendment to application 25/P/0238/RM (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)) to allow for alterations to the quantity of M4(2) units proposed with associated change to the proposed levels. **Approved**

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 and placement on Plot 33. **Approved**

25/P/2589/S73 Land South Of Churchland Way, Wolvershill 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 **Approved**

To note North Somerset Council's planning decisions

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. **No objection (tree/hed) unconditional**

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

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