



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
7th April 2026

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 April 13th, 2026, 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 2nd March 2026. (Pages 1-3)**
- 4. To note and comment upon planning applications (Pages 4-20)**
 - (i) **26/P/0525/FUL Land North Of Bluebell Cottage Havage Drove Rolstone**
Demolition of 4no. existing structures and construction of 1no. replacement agricultural building, with additional hard standing
 - (ii) **26/P/0489/FUL Barn 2, Box Bush Farm Box Bush Lane Rolstone BS24 6UA**
Change of use of land from agricultural to Use Class C3 (residential garden land) and external alterations to the building comprising of cladding of the walls, installation of external flue, landscape boundary fences, gates and surfacing materials (pursuant to application 24/P/1890/CQA)
- 5. To note the following applications (Page 21)**
 - (i) **26/P/0615/AOC Lower Laurel Farm Summer Lane Banwell BS29 6LR**
Request to discharge conditions 3 (LEMP), 4 (Archaeological Investigation) and 5 (Contamination) from application 25/P/0325/FUL
 - (ii) **26/P/0446/CRA Rolstone Farm Business Park West Rolstone Road Hewish**
Application to determine if prior approval is required for the change of use of an agricultural building and its curtilage to Use Class E (commercial, business or service)
 - (iii) **26/P/0637/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 cladding to plots 71-76.

6. To note planning decisions for information (Page 22-23)

- (i) **26/P/0173/TRCA Banwell Youth And Community Centre West Street Banwell**
Cherry (T2 & T3) - Raise low canopy to 2m within 1 year **No objection (tree/hed) unconditional**
- (ii) **26/P/0174/TRCA Ash (T7) Banwell Youth And Community Centre West Street Banwell No**
Raise low canopy to 2m. Remove major dead wood within 1 year **objection (tree/hed) unconditional**
- (iii) **26/P/0022/FUL Deer Leap Farm Knightcott Road Banwell BS29 6HS**
Erection of an office/reception building **Approved**
- (iv) **25/P/1583/FUL Land To The North West Of The Moor Dairy Moor Road Banwell**
Proposed change of use from agricultural land to mixed agricultural and equestrian use and the formation of a 40m x 20m menage **Approved**
- (v) **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). **Approved**
- (vi) **24/P/2699/AOC Banwell Bypass Land To North And East Of Banwell Including Mitigation Highway Land In Sandford, Winscombe And Churchill**
Application for the discharge of details reserved by conditions 7(a), 7(c), 7(g), 7(h), 7(m), 7(n), 19, 27(b), 27(d), 28(b) and 30 attached to planning permission 22/P/1768/R3EIA (herein referred to as 'Package C') relating to the Banwell Bypass and Highways Improvement Scheme road construction Phase 2c **Approved**
- (vii) **25/P/1132/FUL Land To The North Of Moor Road Banwell**
Change of use of land from agricultural to equestrian and erection of stables, hay store and machinery store **Approved**

7. Date of the next meeting

Planning Committee Meeting Monday 11th of May 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.