



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 13th April 2026.**

**PRESENT:** Mike Dolling (Chairman), Paul Harding (Vice-Chairman), Matthew Thomson, Mike Bailey, Simon Alridge.

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

**MEMBERS OF THE PUBLIC:** 5

Cllr Dolling welcomed everybody.

**The meeting was convened.**

### **17/26 To receive apologies for absence. (Agenda item 1)**

Apologies were received for Cllr Davies

### **18/26 To receive members' declarations of interest on any agenda item. (Agenda item 2)**

No declarations of interest were received.

### **19/26 To approve as a correct of the minutes from the Planning Committee meeting on the 2<sup>nd</sup> March 2026 (Agenda Item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 2<sup>nd</sup> March are a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous)**

The minutes of the meeting were signed by the Chairman of the meeting as a correct record.

### **20/26 To note and comment upon planning applications. (Agenda item 4)**

#### **(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

**Resolved** – To support the application and request that a simple Habitat Management and Monitoring Plan (HMMP) be secured. This should set out the management, monitoring, and replacement of any failed planting over a 30-year period. The Parish Council also requests that native species are used in the planting scheme to maximise ecological value and ensure compatibility with the local landscape.

The Parish Council also requests that, in accordance with standard condition CO08 (Ecology – Bats), no external lighting is installed unless full details have first been submitted to and approved in writing by the Local Planning Authority. This is particularly important as the site lies within the North Somerset and Mendip Bats SAC (Zone C) and in close proximity to Zone B, making it suitable for commuting and foraging bats.

**The resolution was correctly proposed and seconded (unanimous)**

#### **(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)

The Chairman allowed the applicant to speak. They stated that the application sought minor amendments to make the property more suitable as a home and to provide a larger garden area.

**Resolved** - To note the application and requests clarification on whether the sewage treatment plant (STP) will be used. If it is not proposed, full details of an alternative foul drainage solution should be submitted to and approved in writing by the Local Planning Authority prior to occupation, to ensure compliance and to prevent pollution of the water environment. The Parish Council also requests that, in accordance with standard condition CO08 (Ecology – Bats), no external lighting is installed unless full details have first been submitted to and approved in writing by the Local Planning Authority.

**The resolution was correctly proposed and seconded (unanimous)**

**21/26 To note the following applications (Agenda item 5)**

- (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.

**The applications above were noted.**

**22/26 To note planning decisions for information**

- (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**  
Raise low canopy to 2m. Remove major dead wood within 1 year **No 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**

**The planning decisions above were noted.**

**23/26 Date of the next meeting (Agenda item 7)**

Planning Committee Meeting Monday 11<sup>th</sup> of May 2026 7pm at the Youth and Community Centre.

**The Chairman closed the meeting at 19:16**

.....Chairman

.....Date