



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

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 3

Cllr Dolling welcomed everybody.

The meeting was convened.

09/26 To receive apologies for absence. (Agenda item 1)

Apologies were received for Cllr Arlidge

11/26 To receive members' declarations of interest on any agenda item. (Agenda item 2)

No declarations of interest were received.

12/26 To approve as a correct of the minutes from the Planning Committee meeting on the 1st December 2025 and 2nd February 2026. (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd February 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.

13/26 To note and comment upon planning applications. (Agenda item 4)

(i) 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

Resolved – To support the application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/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)

Resolved - To note the application.

The resolution was correctly proposed and seconded (unanimous)

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

Resolved - The Committee continues to object to the application on the grounds set out in its previous comments as below. In addition, it considers the proposal to represent speculative development, as it does not form part of the Local Plan.

- Outside the settlement boundary
- Located on flood zone 3a
- Concerns regarding the sustainable transport provision

The resolution was correctly proposed and seconded (unanimous)

(iii) **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

Resolved - To note the application.

The resolution was correctly proposed and seconded (unanimous)

14/26 To note the following applications (Agenda item 5)

- (i) **26/P/0173/TRCA Banwell Youth And Community Centre West Street Banwell**
Cherry (T2 & T3) - Raise low canopy to 2m within 1 year
- (ii) **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
- (iii) **26/P/0335/AOC Phase 4A Land At Parklands Churchland Way**
Request to discharge condition 19 (External Works Plan) from application 12/P/1266/OT2.
- (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 [amended plans].

The applications above were noted.

15/26 To note planning decisions for information

- (i) **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**
- (ii) **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
- (iii) **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.**Approved**

(iv) 25/P/2589/S73 Land South Of Churchland Way, Wolvershill Road

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**

(v) 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**

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

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

(vii)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.

Approve (discharge condition)(RDC)

The planning decisions above were noted.

16/26 Date of the next meeting (Agenda item 7)

Planning Committee Meeting Monday 13th of April 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:28

.....Chairman

.....Date

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

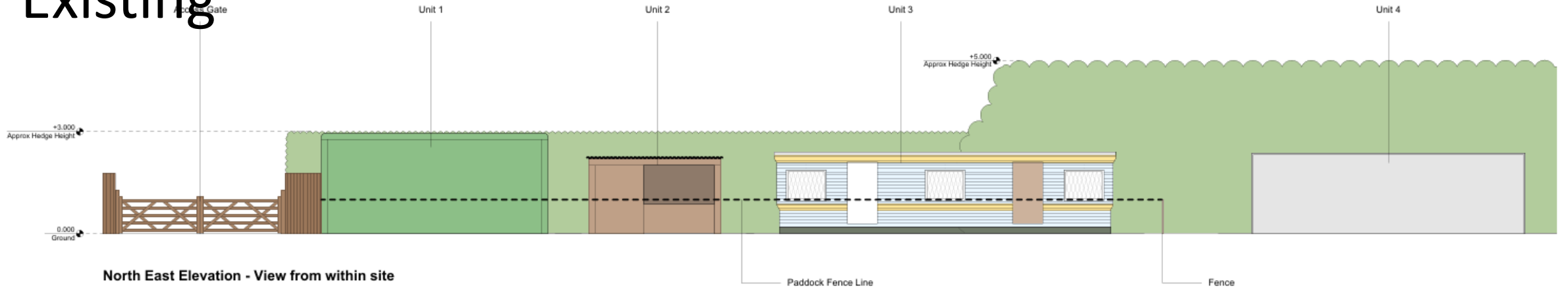
Existing



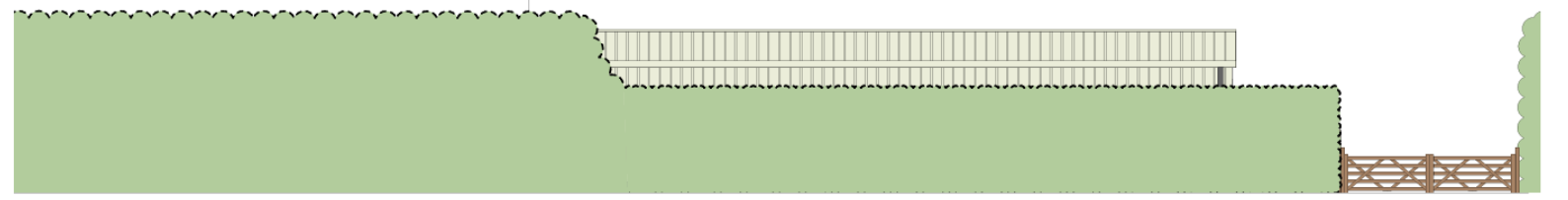
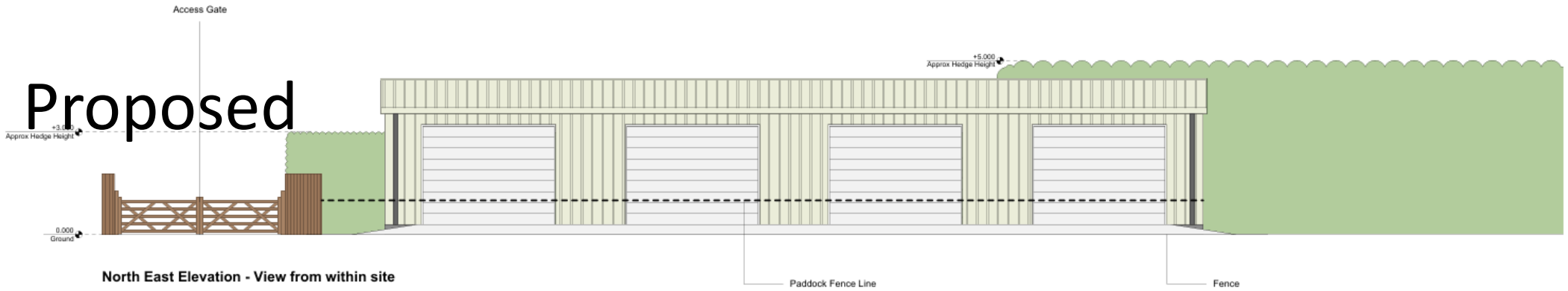
Proposed



Existing



Proposed



Existing



Photo 2. Urban sealed surface (buildings) and modified grassland.

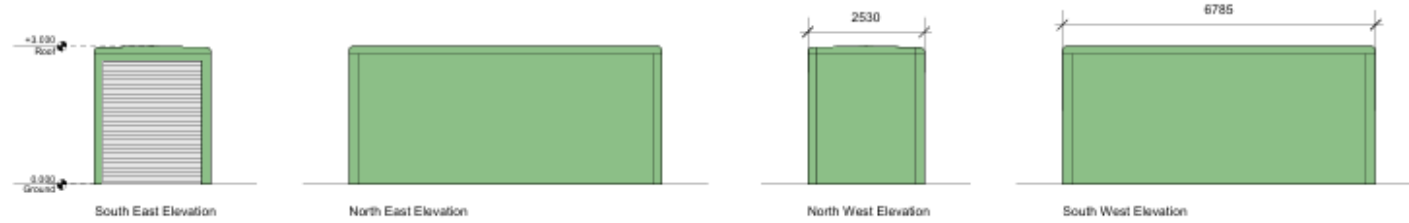


Photo 4. Urban sealed surface (buildings) and modified grassland.



Photo 1. Urban unsealed surface entrance

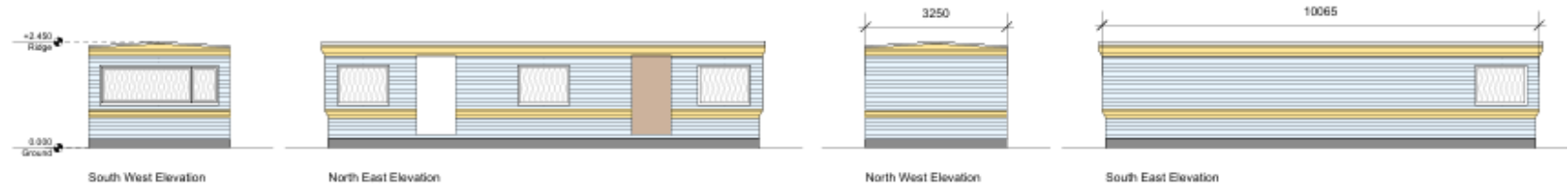
Existing



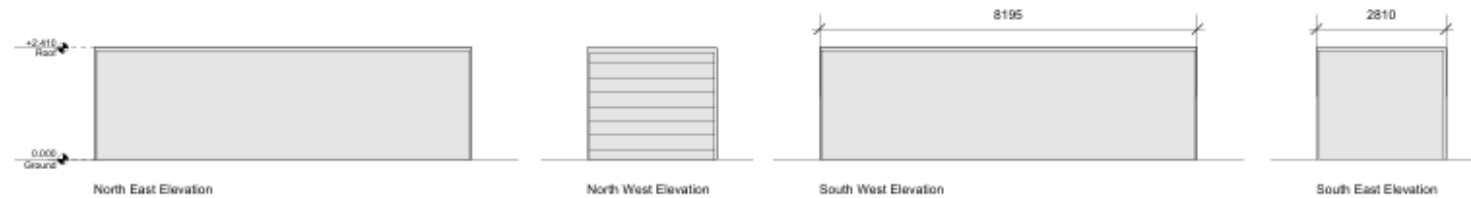
Unit 1 - Shipping Container



Unit 2 - Timber store with corrugated roof and walls



Unit 3 - Caravan



Notes:

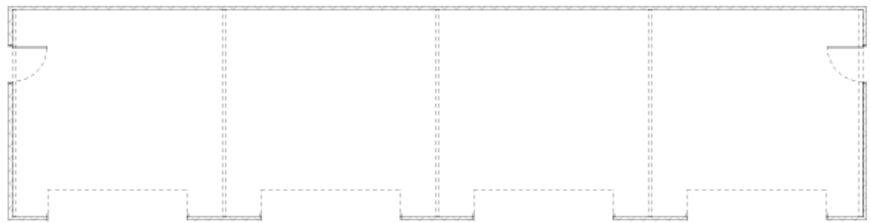
Notes Elevations, as axis



date January 2026
stage Planning

All dimensions are to be checked
work and any discrepancies as
This drawing is the copyright
be reproduced without permis

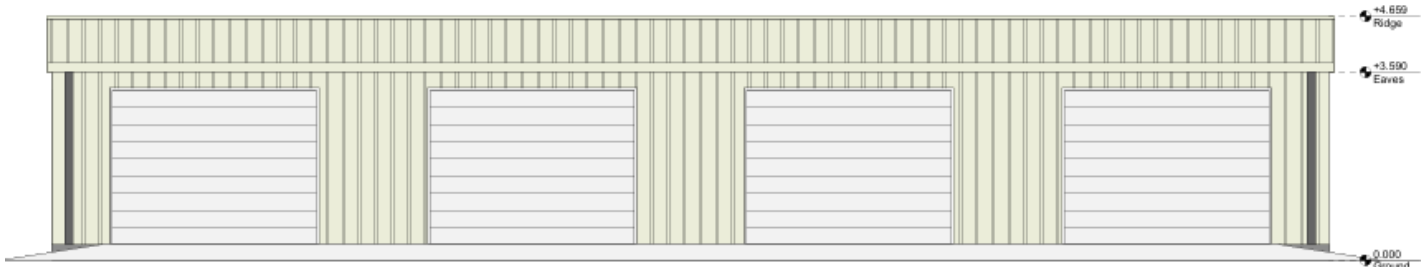
Proposed



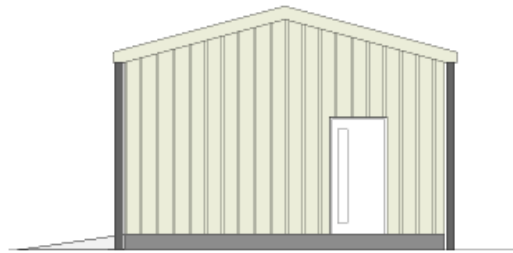
Ground Floor



Roof Plan



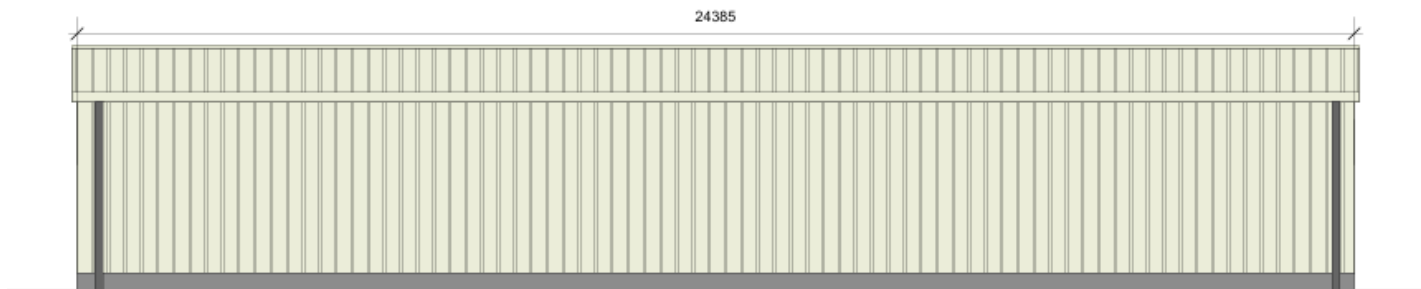
Front Elevation
North-East



Side Elevation
North-West



Side Elevation
South-East



Rear Elevation
South-West

Topic	Previous Environment and biodiversity comments	Recommendation
Horseshoe Bat Zone C	<p>The site lies within North Somerset and Mendip Bats Special Area of Conservation (SAC) Zone C and within 10m of Zone B, and therefore is suitable for commuting and foraging bats. No windows or skylights are proposed, and no external lighting is shown on the submitted plans. However, if the design changes to include external lighting, or if lighting is later considered necessary, a sensitive lighting design should be secured by condition to avoid impacts on bats.</p>	<p>As per standard condition CO08 Ecology (Bats) – Lighting Details Required, no external lighting shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority.</p>
BNG	<p>The submitted BNG information states that the planting of nine trees will achieve the required biodiversity gain. However, there is no detail provided regarding their long-term management, including maintenance, monitoring, or replacement in the event of failure over the required 30-year period.</p> <p>In addition, the use of “rural tree” planting is noted , although native tree species would be preferable where possible to provide greater ecological value and local landscape compatibility.</p>	<p>A simple Habitat Management and Monitoring Plan (HMMP) should be secured, setting out the management, monitoring and replacement of failed planting for the required 30-year period, and requesting the use of native tree species.</p>

26/P/0489/FUL Barn 2, Box Bush Farm Box Bush Lane Rolstone BS24 6UA

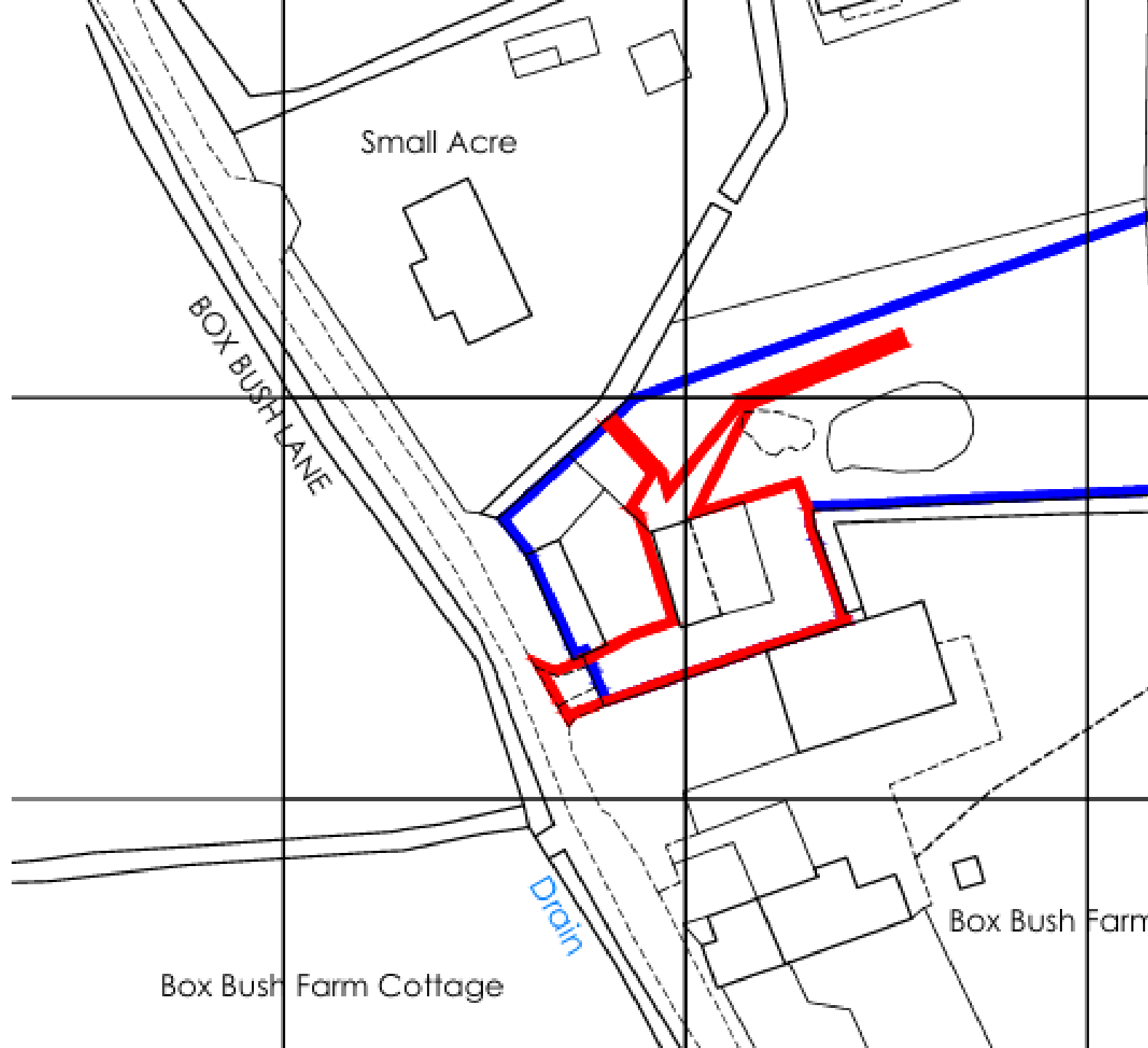
Change of use of land from agricultural to Use Class C3 (residential garden land) and external alterations to the building comprising of cladding of the walls, installation of external flue, landscape boundary fences, gates and surfacing materials (pursuant to application 24/P/1890/CQA)

Previous comments for this site

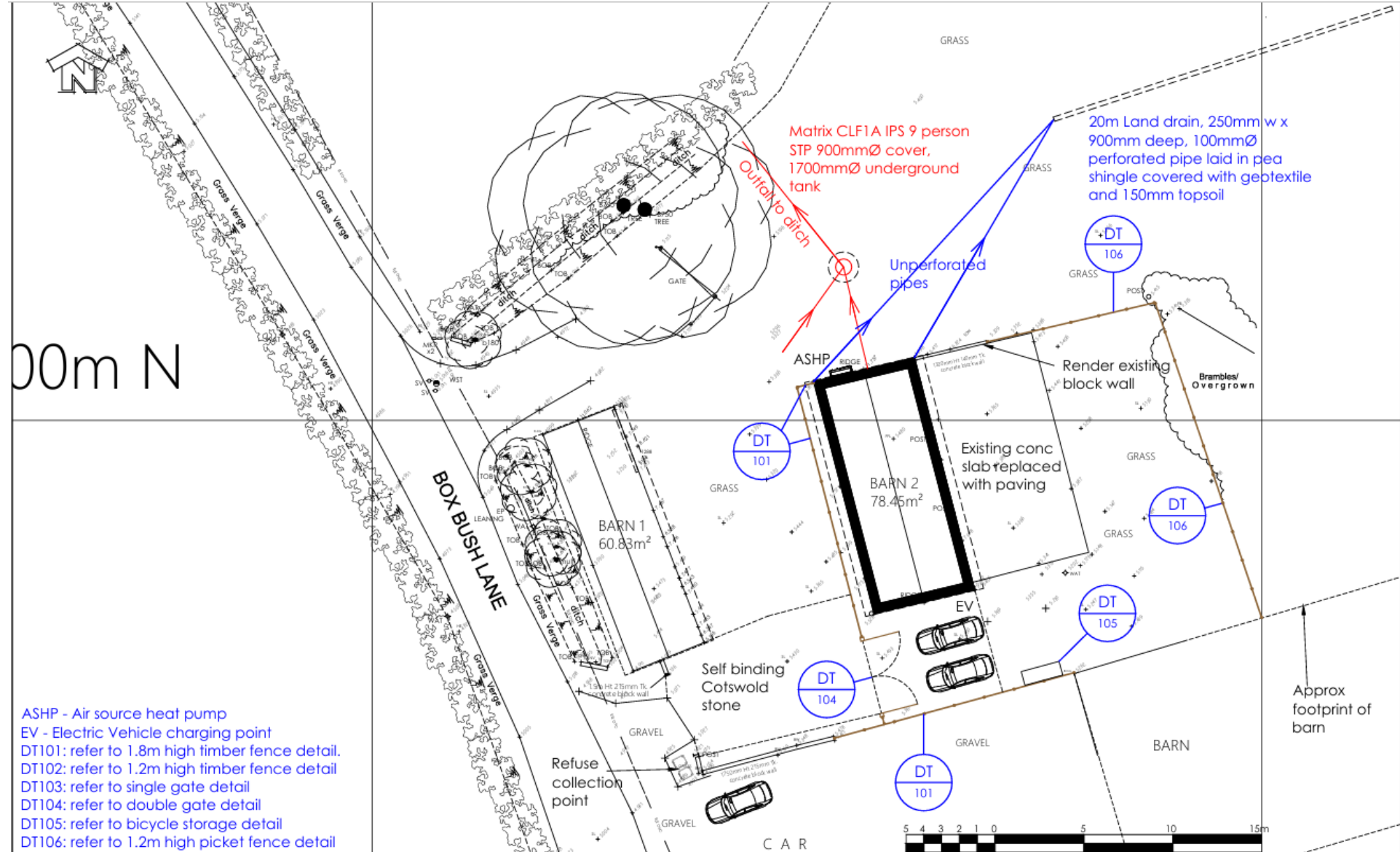
- **24/P/1890/CQA** Prior approval for the change of use of 2no. barns and associated curtilage land to 2no. dwellinghouses with operational development including the insertion of new windows and doors, and replacement of damaged walls and roofing as necessary

At their meeting on the 7th of October 2024, Banwell Parish Council's Planning Committee noted this application. However, they had concerns that the building was within the flood plain.

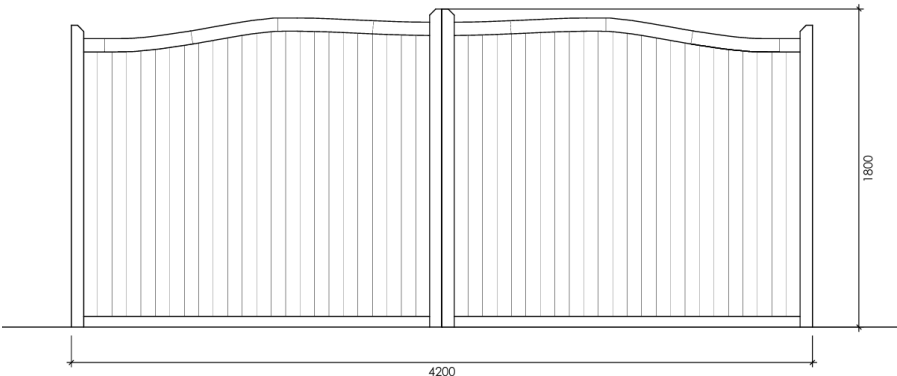
Location



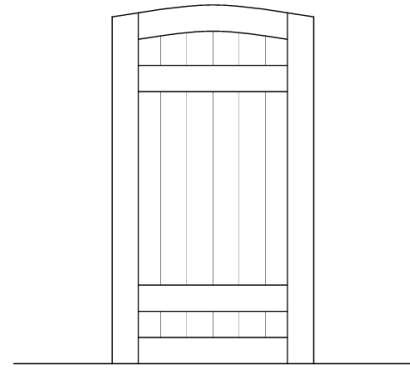
Site Plan



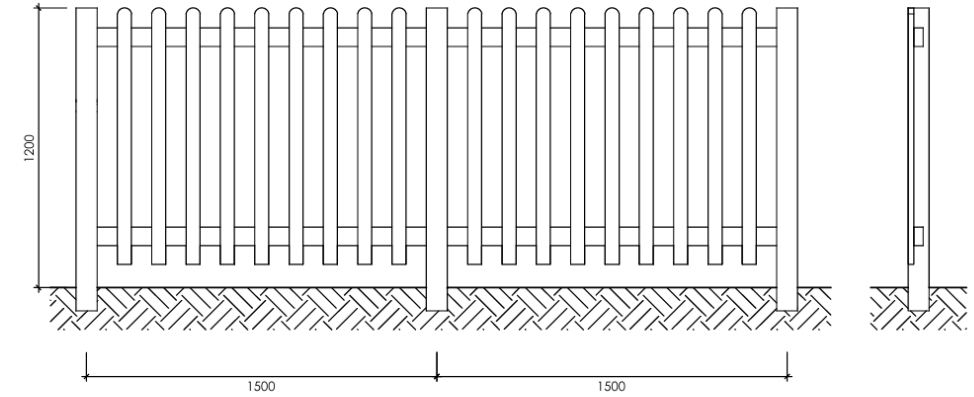
- ASHP - Air source heat pump
- EV - Electric Vehicle charging point
- DT101: refer to 1.8m high timber fence detail.
- DT102: refer to 1.2m high timber fence detail
- DT103: refer to single gate detail
- DT104: refer to double gate detail
- DT105: refer to bicycle storage detail
- DT106: refer to 1.2m high picket fence detail



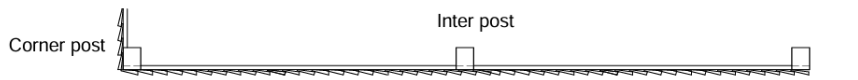
DT 104 1.8m timber double gates



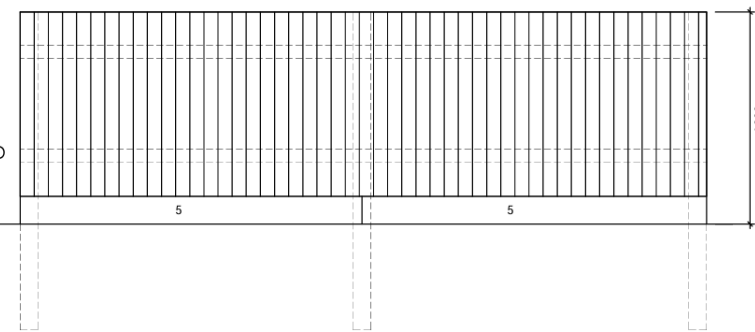
DT 103 1.8m high single timber gate



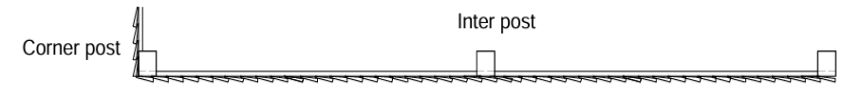
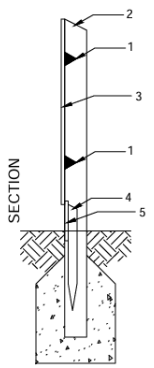
DT 106 1.2m high picket fence detail



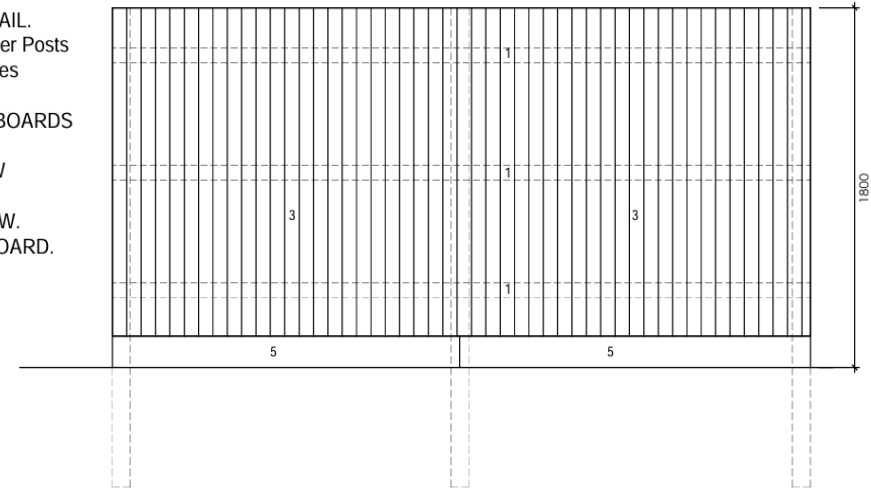
- 1) 75 x 75mm ARIS RAIL.
- 2) 125 x 100mm Timber Posts at max.1900mm centres
- 3) 100 x 20 TO 6mm FEATHERED EDGE BOARDS LAPPED 20mm
- 4) Ex. 50 x 50mm S.W TREATED POST.
- 5) Ex. 225 x 20mm S.W. TREATED PLINTH BOARD.



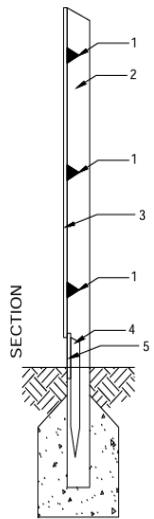
DT 102 1.2m high timber featherboard fencing



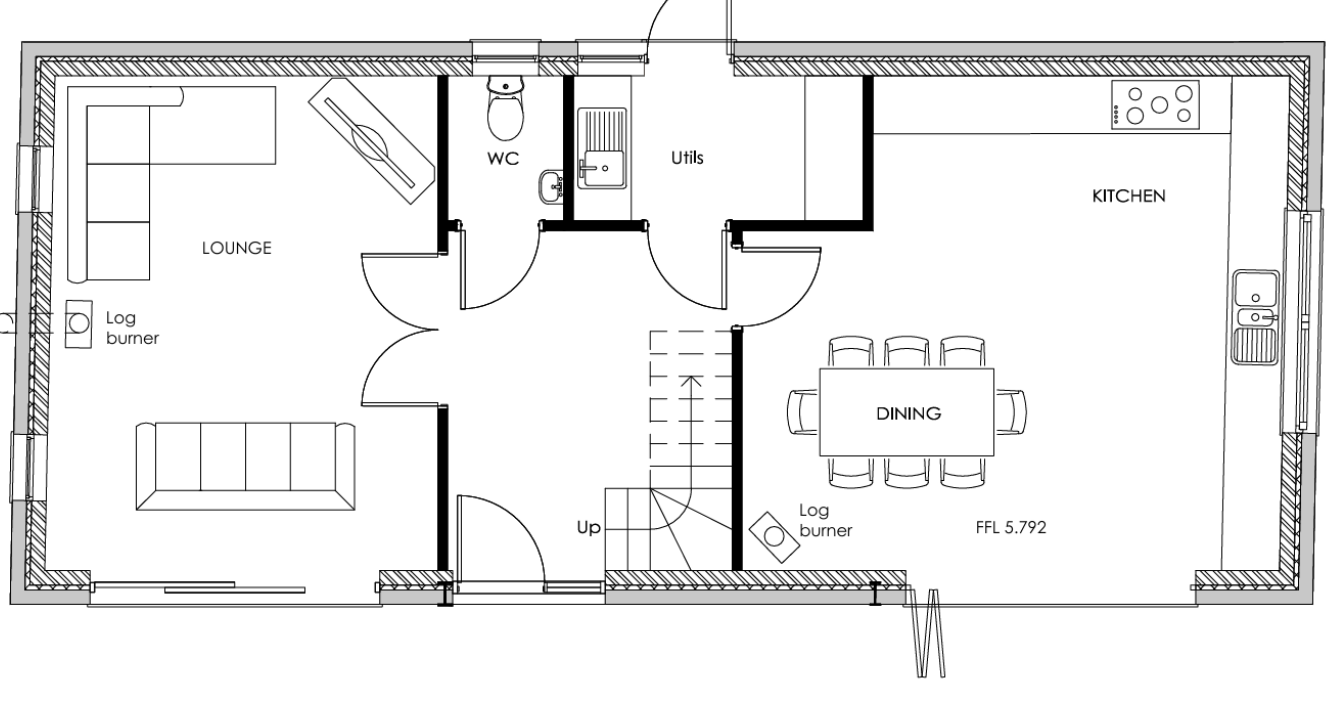
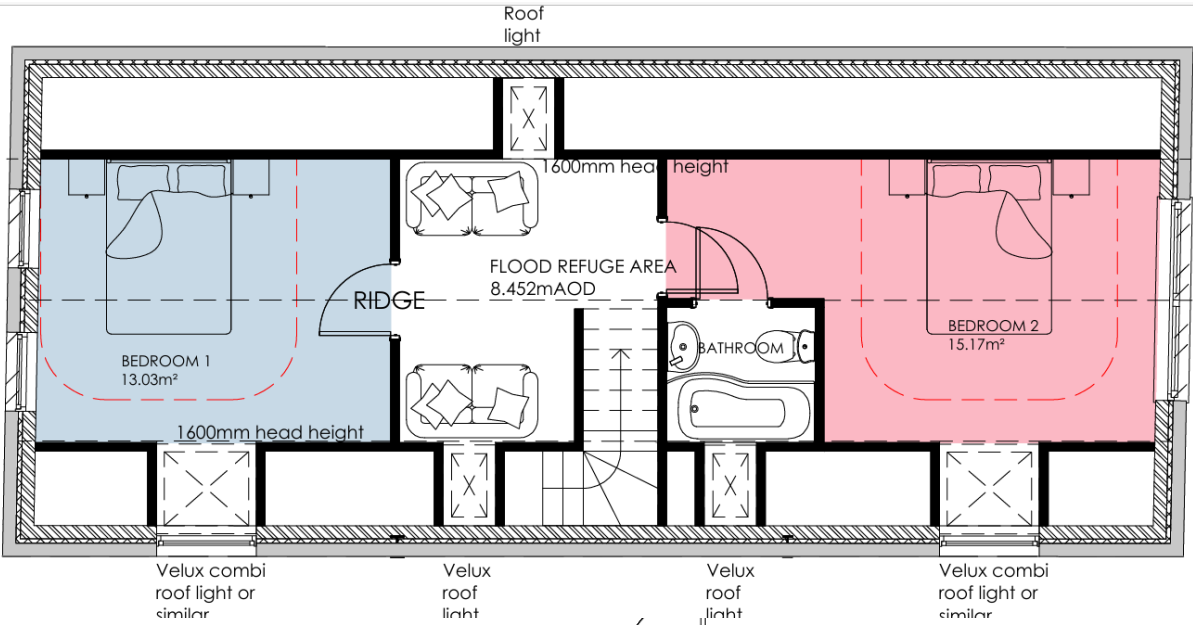
- 1) 75 x 75mm ARIS RAIL.
- 2) 125 x 100mm Timber Posts at max.1900mm centres
- 3) 100 x 20 TO 6mm FEATHERED EDGE BOARDS LAPPED 20mm
- 4) Ex. 50 x 50mm S.W TREATED POST.
- 5) Ex. 225 x 20mm S.W. TREATED PLINTH BOARD.



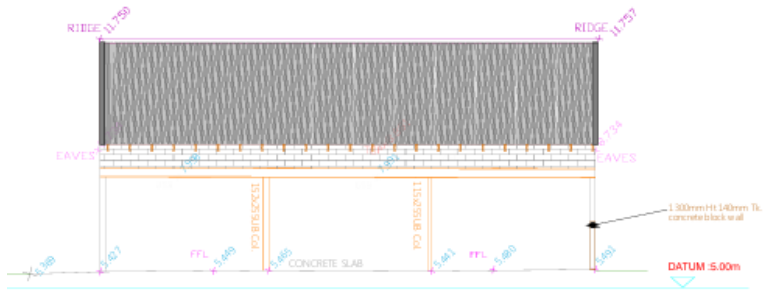
DT 101 1.8m high timber featherboard fencing



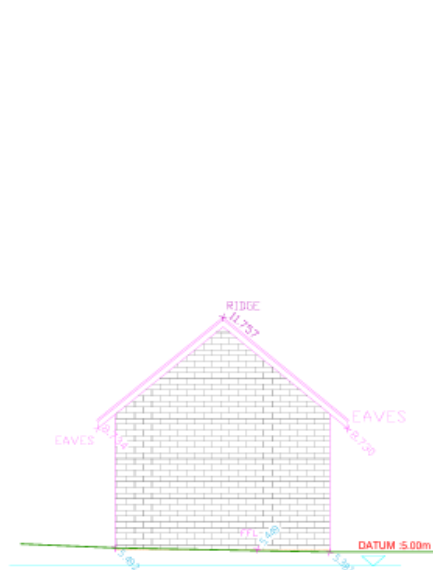
Floor Plan



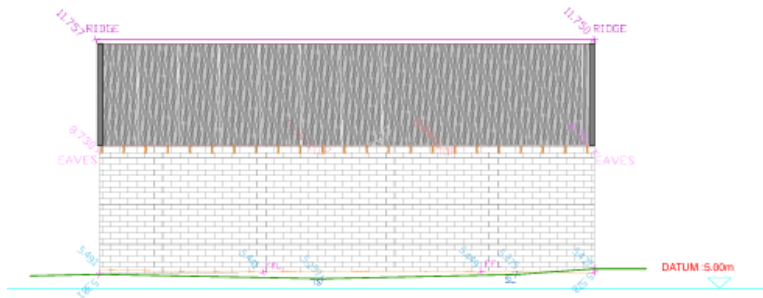
Existing



**BARN 2
EAST ELEVATION**



**BARN 2
NORTH ELEVATION**

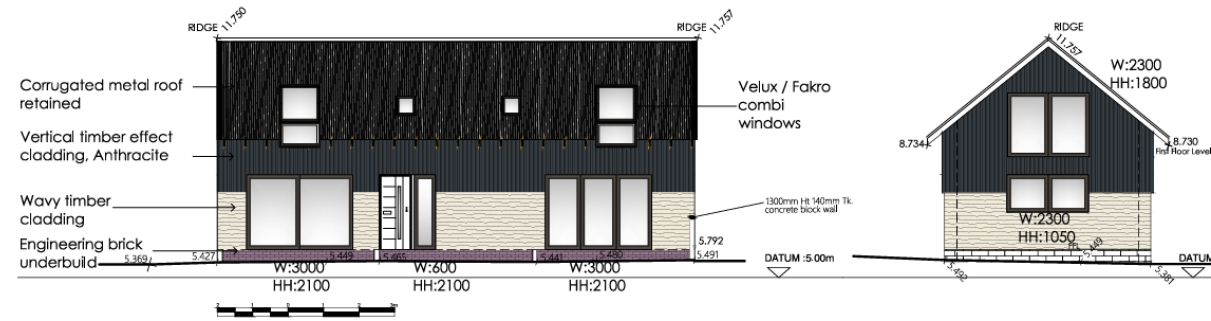


**BARN 2
WEST ELEVATION**

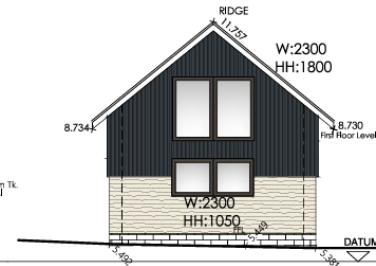


**BARN 2
SOUTH ELEVATION**

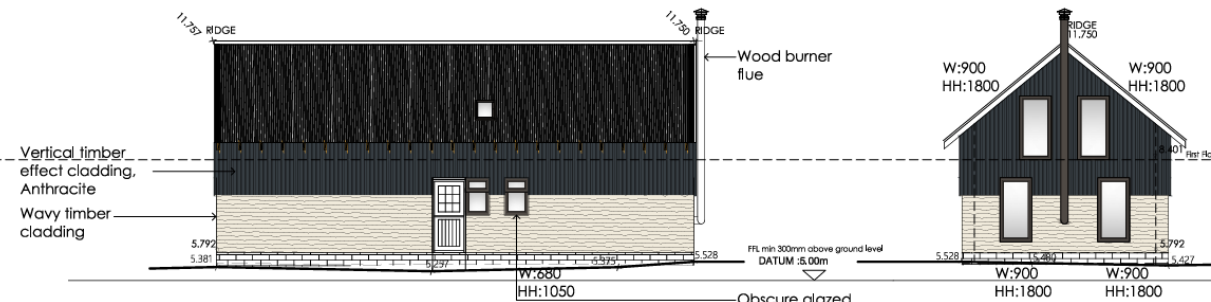
Proposed



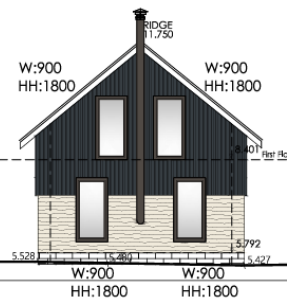
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Site photos



Barn 1



Barn 2

Topic	Previous Environment and biodiversity comments	Recommendation
Horseshoe Bat Zone C	<p>The site lies within North Somerset and Mendip Bats Special Area of Conservation (SAC) Zone C in close proximity to Zone B, and therefore is suitable for commuting and foraging bats.</p> <p>No external lighting is shown on the submitted plans. However, if the design changes to include external lighting, or if lighting is later considered necessary, a sensitive lighting design should be secured by condition to avoid impacts on bats.</p>	<p>As per standard condition CO08 Ecology (Bats) – Lighting Details Required, no external lighting shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority.</p>
Foul Sewage	<p>The submitted design details a Sewage Treatment Plant (STP); however, the application form states “Unknown” for foul sewage disposal. If the STP is not to be used, further information is required to clarify how foul sewage will be managed on-site, in accordance with standard condition DFOU02 (Drainage – foul).</p>	<p>Clarification should be provided on whether the STP will be used. If not, full details of an alternative foul drainage solution must be submitted and approved prior to occupation, to ensure compliance with Policy CS3 of the North Somerset Core Strategy and Policy DM1 of the North Somerset Sites and Policies Plan, and to prevent pollution of the water environment.</p>

To note the following applications

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

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)

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.

To note North Somerset Council's planning decisions

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**

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**

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

Erection of an office/reception building **Approved**

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**

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**

To note North Somerset Council's planning decisions

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**

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**