



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
27<sup>th</sup> July 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 3<sup>rd</sup> of August, 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 1<sup>st</sup> June 2026. (Pages 1-3)**
- 4. To note and comment upon planning applications (Pages 4-15)**
  - (i) 26/P/1343/FUH Rose Cottage Bristol Road Hewish Weston-super-Mare BS24 6RD**  
Retrospective application for the demolition of existing outbuilding, Replacement of existing side and rear extensions with a new 2-storey side extension and single storey rear extension.  
Installation of rooflights to the front elevation and expansion of front hardstanding.
  - (ii) 26/P/1418/RM Land At Nut Tree Farm Off Barton Road Winscombe BS25 1DU**  
Reserved Matters application for approval of appearance, landscaping, layout and scale for the erection of two agricultural workers dwellings, pursuant to outline planning permission  
24/P/0203/OUT
  - (iii) 26/P/1406/OUT Land North Of Lower Laurel Farm Summer Lane Banwell BS25 1DU**  
Outline planning permission for the erection of a specialist later living accommodation (Classes C2 and C3), with access for approval (Appearance, landscaping, layout and scale reserved for subsequent approval).
- 5. To note the following applications (Page 16)**
  - (i) 26/P/1237/TPO Mead Fields (Parklands) Locking Head Drove Churchland Way BS29 6AP**  
T1, Oak: remove to ground level, grind and remove stump G2, Ash: up-to 8 trees, remove all to ground level, grind and remove stumps
  - (ii) 26/P/1393/AOC Land South Of Churchland Way, Wolvershill Road (Parklands, Mead Fields)**  
Request to discharge condition 2 (Construction of the footbridge) on application 25/P/2589/S73.

## 6. To note planning decisions for information (Page 17-18)

- i) **26/P/1302/CRN Waywick Farm Waywick Lane BS24 6UZ**  
Prior Notification for the change of use of a stone barn from Agricultural Use (Sui Generis) to Commercial, Business and Service use (Use Class E(d) - indoor sport, recreation or fitness), specifically for use as a yoga and wellness **PN (General) Noted**
- ii) **26/P/1055/TRCA Oak Lodge West Street Banwell BS29 6DB**  
T1 yew - reduce crown by up to 1m - **No objection (tree/hed) unconditional**
- iii) **26/P/0852/FUH Royston Wolvershill Road Banwell BS29 6DG**  
Installation of an Air Source Heat Pump (ASHP) to the South-East of the property. **Approved**
- iv) **26/P/0808/FUL Rolstone Farm Business Park West Rolstone Road Hewish**  
Operational development consisting of the enclosure of an agricultural building with new roller doors, metal and timber cladding **Approved**
- v) **26/P/0777/AOC Land To The North West Of The Moor Dairy Moor Road Banwell**  
Request to discharge condition 3 (Construction Environmental Management Plan) from application 25/P/1583/FUL. **Approved**
- vi) **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) **Approved**
- vii) **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. **Approved**

## 7. Date of the next meeting

Planning Committee Meeting Monday 7<sup>th</sup> of September 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.