



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st June 2026.

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 0

Cllr Harding welcomed everybody.

The meeting was convened.

31/26 To elect a Chairman of the Planning Committee. (Agenda item 1)

Resolved: To elect Cllr Dolling as Chairman of the Planning Committee for 2026/27

The resolution was correctly proposed and seconded (unanimous)

32/26 To elect a Vice Chairman of the Planning Committee. (Agenda item 2)

Resolved: To elect Cllr Paul Harding as Vice-Chairman of the Planning Committee for 2026/27

The resolution was correctly proposed and seconded (unanimous)

33/26 To receive apologies for absence. (Agenda item 3)

Apologies were received for Cllr Dolling (Chairman) and Cllr Davies.

34/26 To receive members' declarations of interest on any agenda item. (Agenda item 4)

No declarations of interest were received.

35/26 To approve as a correct of the minutes from the Planning Committee meeting on the 11th May 2026 (Agenda Item 5)

Resolved – That the minutes of the Planning Committee Meeting held on the 11th May 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.

36/26 To recommend comments to Full Council for the following re-consultation planning applications (Agenda item 6)

(i) 25/P/0046/OU2 Land North Of Banwell And West Of Wolvershill Road (Re-consultation)

Outline planning application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane

Resolved – To recommend to Full Council to object to this application as whilst we welcome the removal of one pitch and no flood lighting, we repeat and update our concerns:

Encroachment on the Strategic Green Gap - The proposal includes changing facilities, storage, football pitches, parking facilities, within the strategic green gap. This green gap is vital for maintaining the distinct identity of the old village of Banwell by ensuring separation from the new development. While we acknowledge North Somerset Council's requirement for additional sports pitches, we do not consider this location appropriate. The Wolverhill development should not be used as a catch-all solution for the district's wider needs, particularly when such provisions compromise the strategic green gap's purpose. Introducing these facilities in this location would harm the undeveloped character of the area and contradict the forthcoming Local Plan's definition of a strategic green gap. Furthermore, this provision is unnecessary given that Banwell Football Club is already a well-established and expanding club serving the community. If additional sports facilities are required, they should be incorporated within the new development itself, preventing unnecessary vehicle movements into Banwell and along Wolverhill Road. Traffic along Wolverhill Road will already be exacerbated through the positioning of allotments south of the bypass as part of application 24/P/2690/OU2. Should NSC grant outline planning permission, whilst changing facilities and storage be permitted, no clubhouse should be erected on the site.

The resolution was correctly proposed and seconded (unanimous)

(ii) 24/P/2690/OU2 Land East Of Wolverhill Road (Re-consultation)

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolverhill Road not reserved) for demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including up to 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.

Resolved – To recommend to Full Council the comments as agreed at the meeting held on the 4th May 2026.

To note this application but reiterate our previous comment regarding the junction 21 relief road. The 2041 Draft Local Plan includes plans for a junction 21 bypass relief road. While we acknowledge that its delivery may be a long-term objective, the proposed development includes permanent features. It is crucial to safeguard this corridor to ensure that the relief road remains a viable option to meet future infrastructure needs. Additional concerns were raised about access to the allotments. With Wolverhill Road closed southbound at the bypass, vehicle access to the allotments will have to be via Knightcott Road and Wolverhill Road.

The resolution was correctly proposed and seconded (unanimous)

37/26 To note planning decisions for information (Agenda Item 7)

(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. **Approved**

(ii) 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. **Approved**

(iii) 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. **Approved**

The planning decisions above were noted.

38/26 Date of the next meeting (Agenda item 8)

Planning Committee Meeting Monday 6th of July 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:19

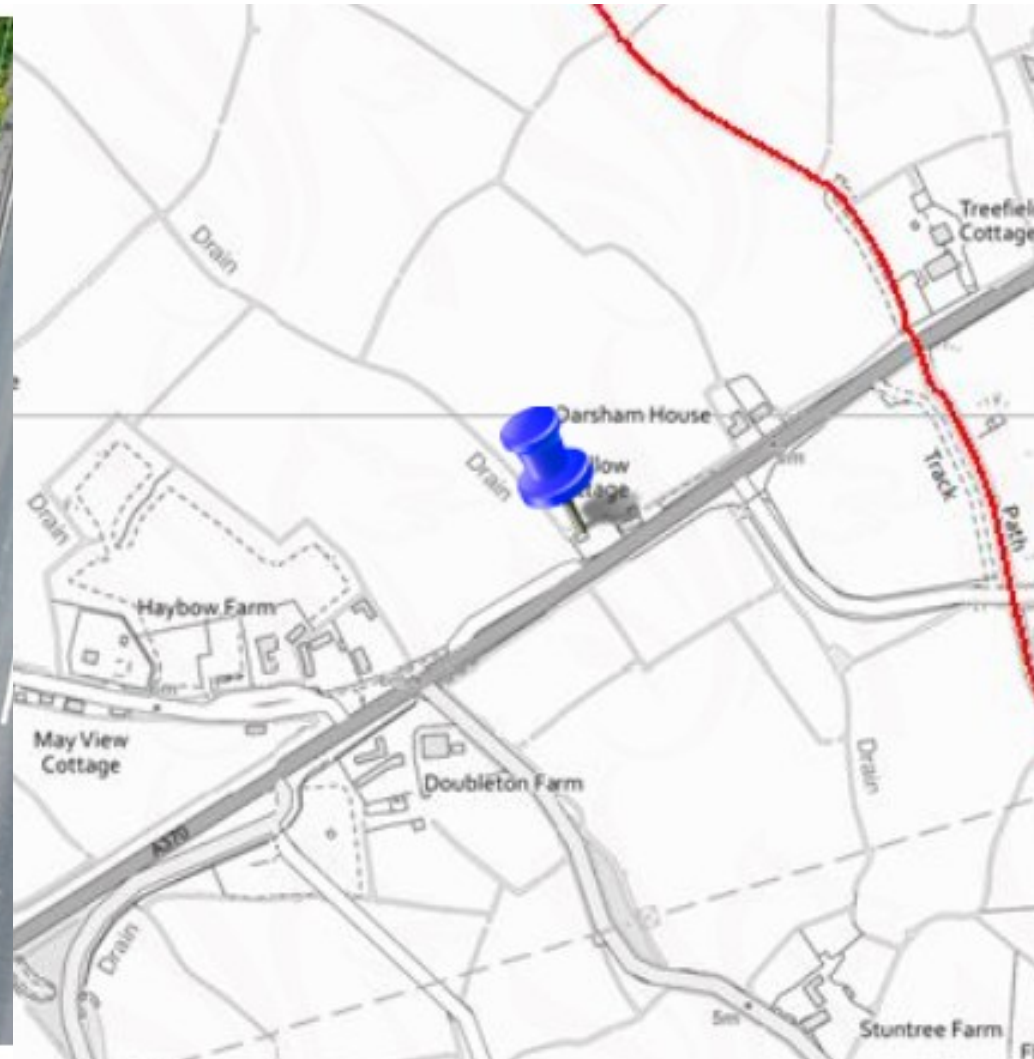
..... Chairman

..... Date

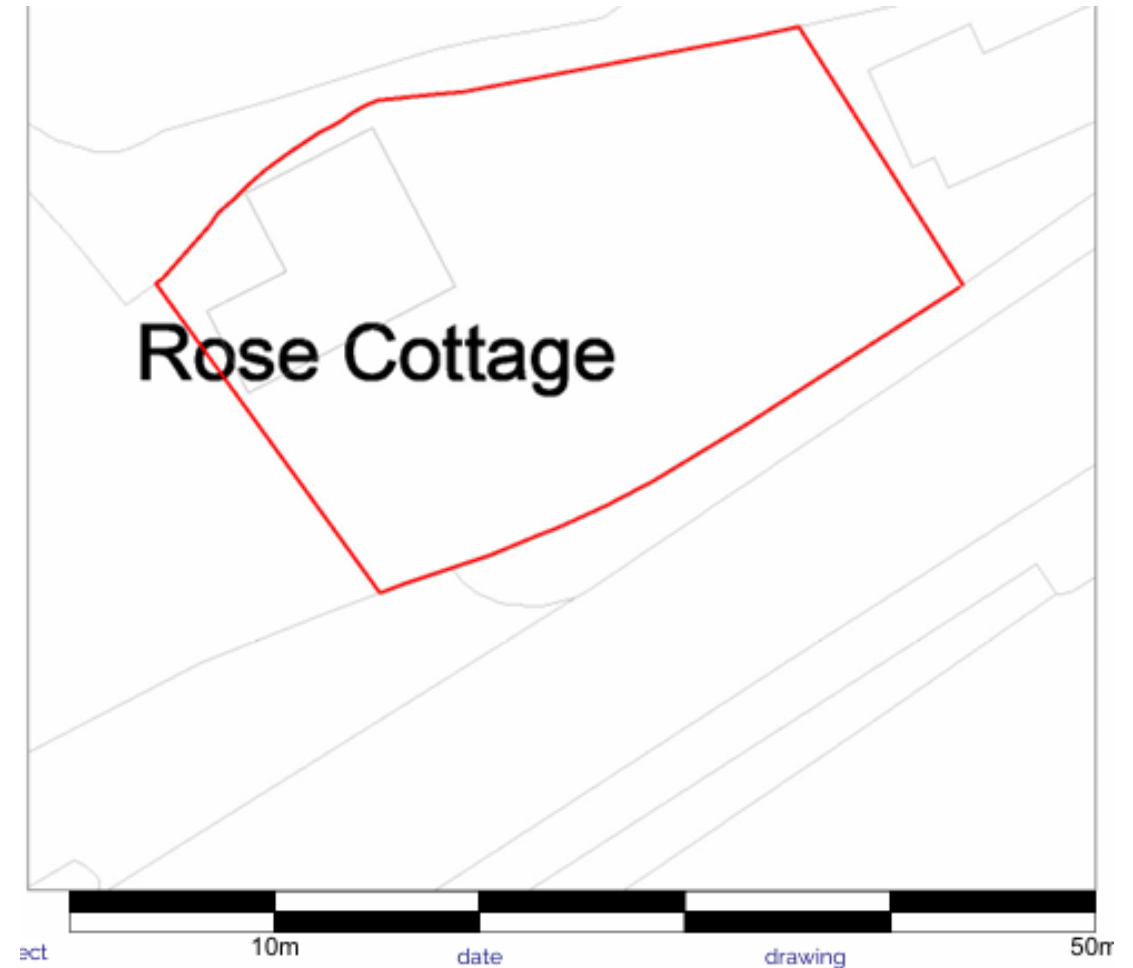
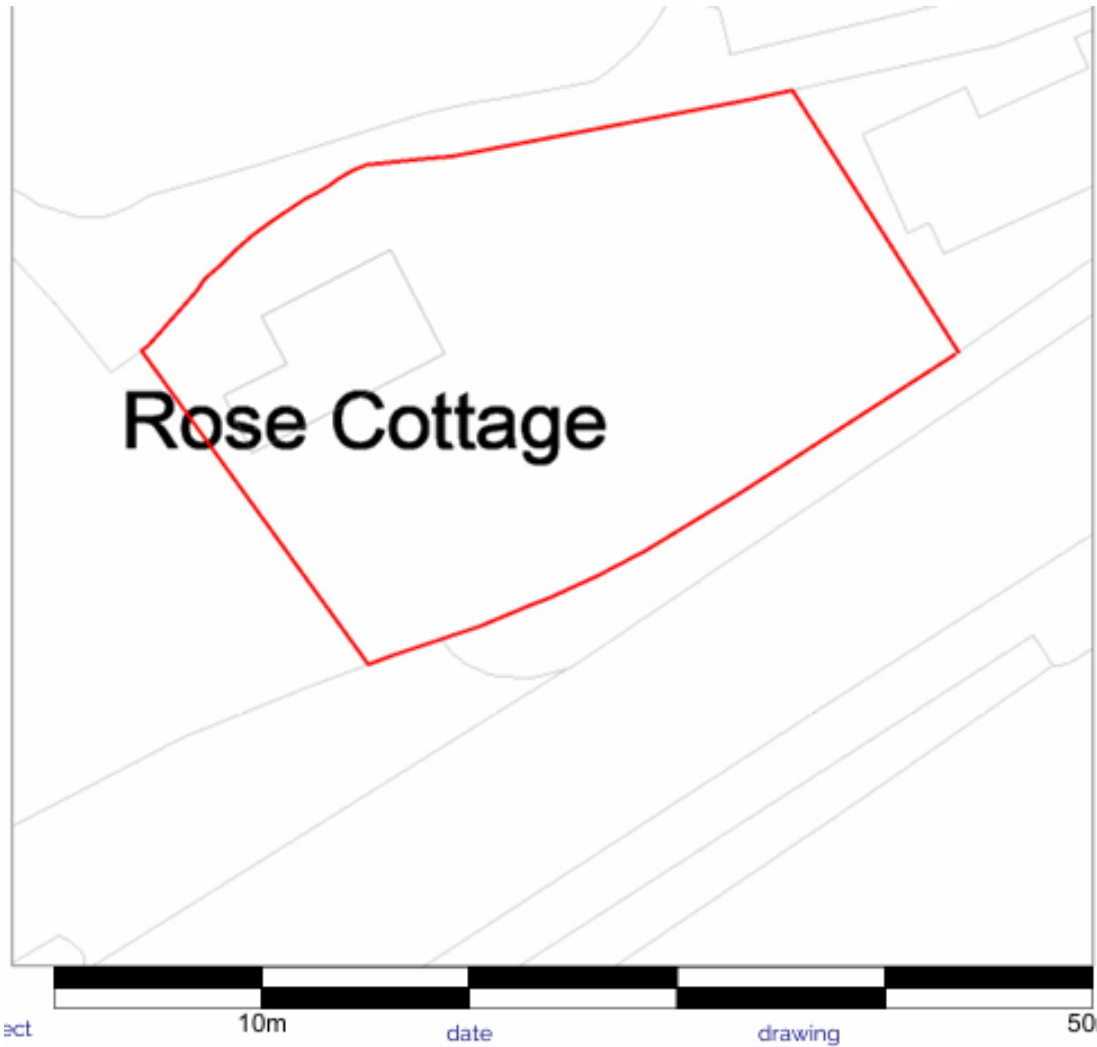
26/P/1343/FUH Rose Cottage Bristol Road Hewish Weston-super-Mare BS24 6RD

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.

Location

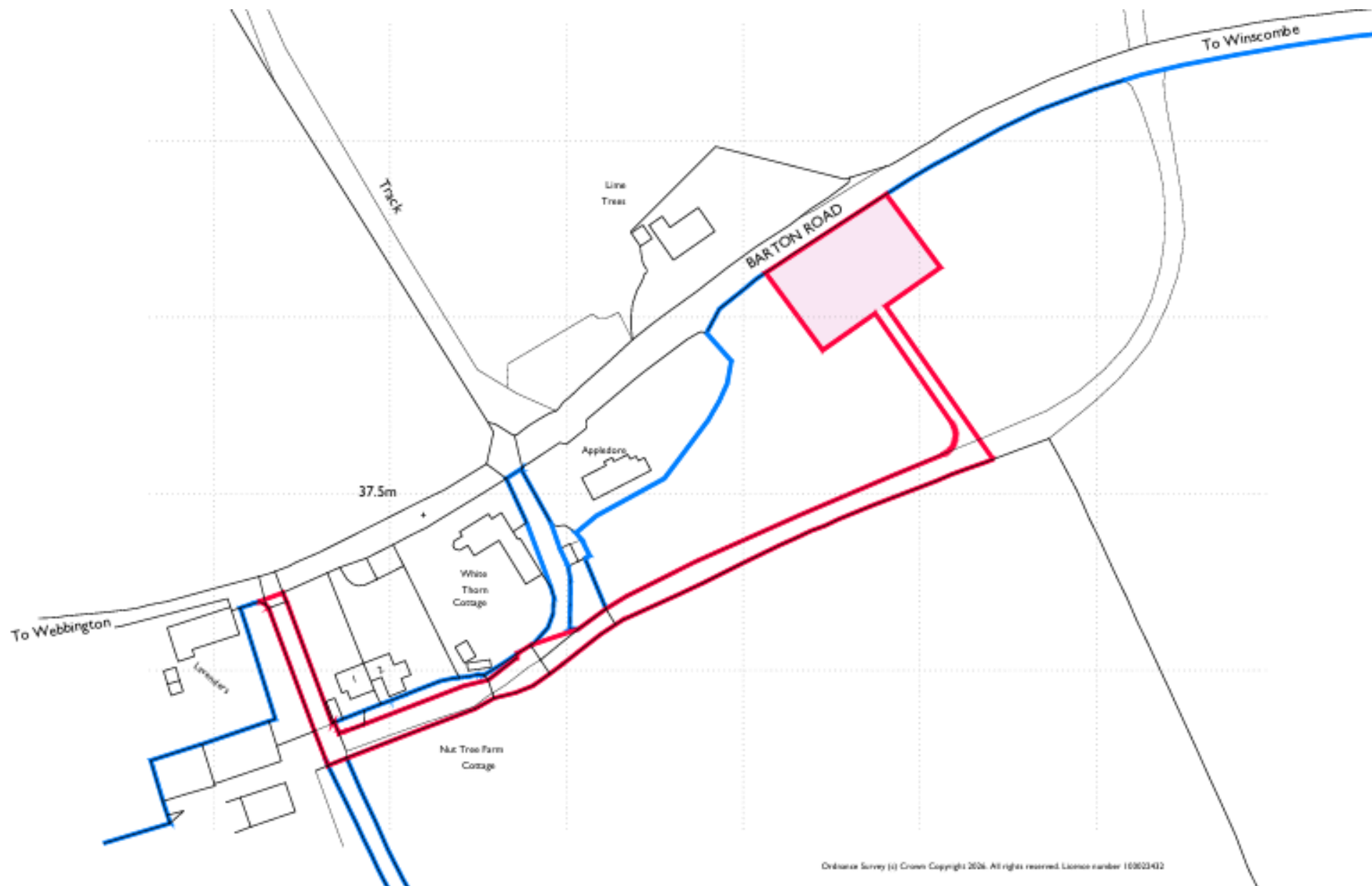


Site Plan



26/P/1418/RM Land At Nut Tree Farm Off Barton Road Winscombe BS25 1DU

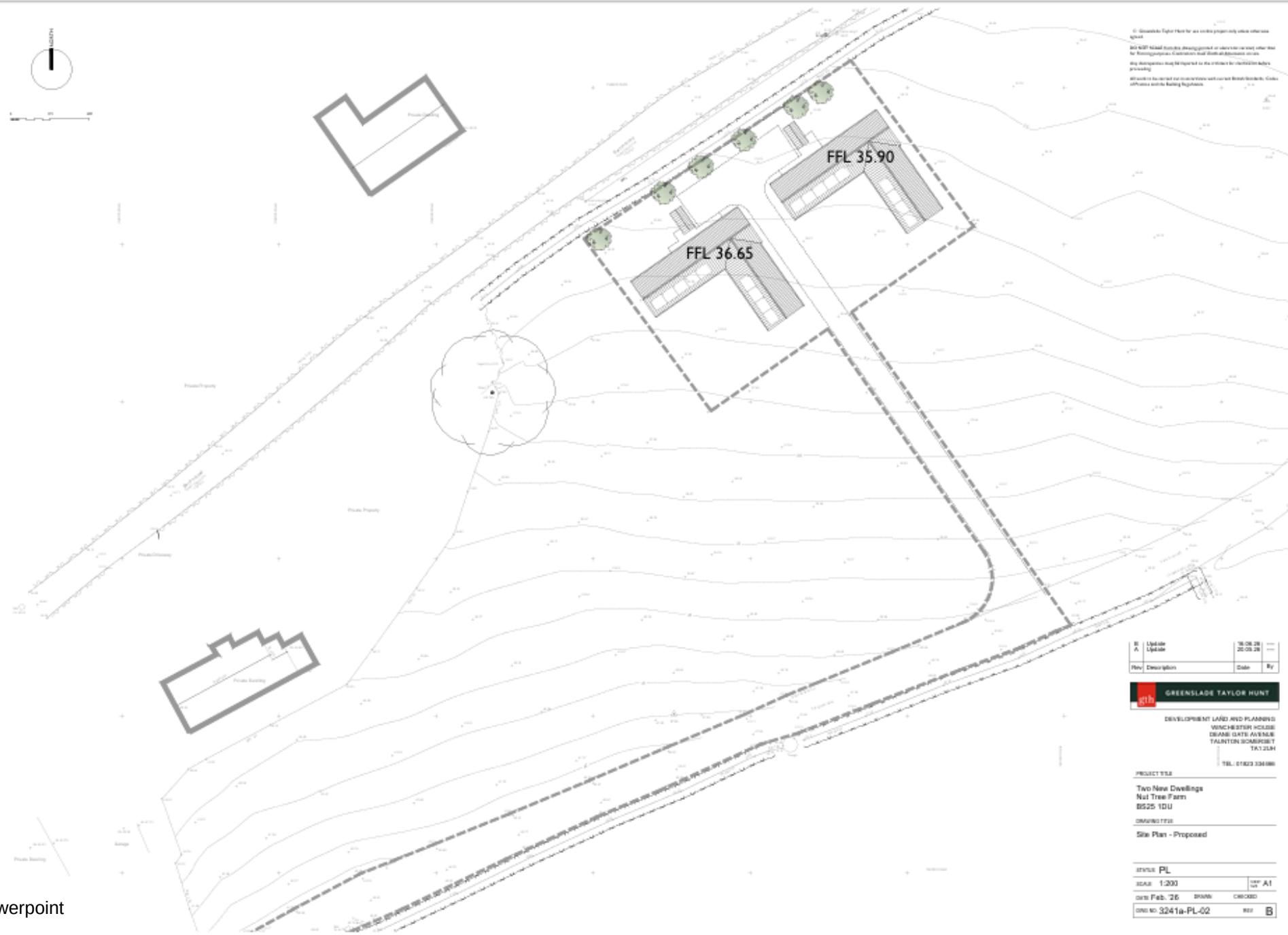
Reserved Matters application for approval of appearance, landscaping, layout and scale for the erection of two agricultural workers dwellings, pursuant to outline planning permission 24/P/0203/OUT



Ordnance Survey (c) Crown Copyright 2026. All rights reserved. Licence number 100023402



© Greenslade Taylor Hunt for the client. This drawing is the property of the client and is not to be used for any other purpose without the client's written consent. The client is responsible for ensuring that the drawing is used for the purpose intended and for any discrepancies that may arise. The client is also responsible for ensuring that the drawing is used in accordance with the relevant planning regulations and standards. The client is also responsible for ensuring that the drawing is used in accordance with the relevant planning regulations and standards.



Rev	Update	18.08.28	By
A	Update	20.08.28	By
Rev	Description	Date	By
 GREENSLADE TAYLOR HUNT			
DEVELOPMENT LAND AND PLANNING WINCHESTER HOUSE DRUMS GATE AVENUE TAUNTON SOMERSET TA12LM TEL: 01823 334186			
PROJECT TITLE			
Two New Dwellings			
Nul Tree Farm			
BS25 1DU			
DRAWING TYPE			
Site Plan - Proposed			
STATUS: PL			
SCALE	1:200	DATE	Feb. 26
DATE	Feb. 26	DRAWN	CH/COO
DRG NO	3241a-PL-02	REV	B

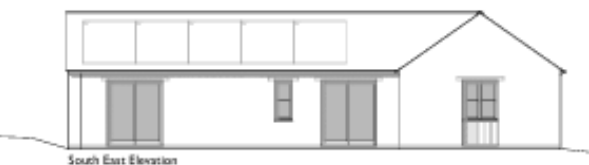
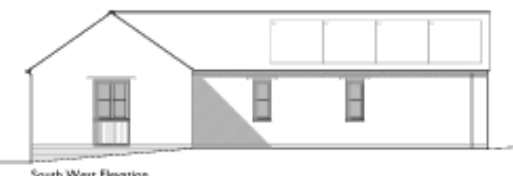


© Greenfield Taylor Hunt for use on this project only unless otherwise agreed.
 DO NOT SCALE from this drawing (printed or electronic version) other than for Planning purposes. Contractors must check all dimensions on site.
 Any discrepancies must be reported to the architect for clarification before proceeding.
 All work to be carried out in accordance with current British Standards, Codes of Practice and the Building Regulations.

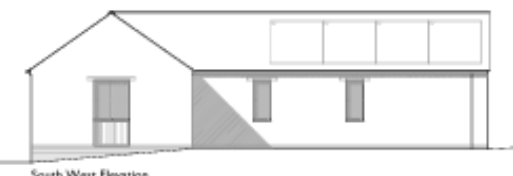
Street Scene



PLOT 1.



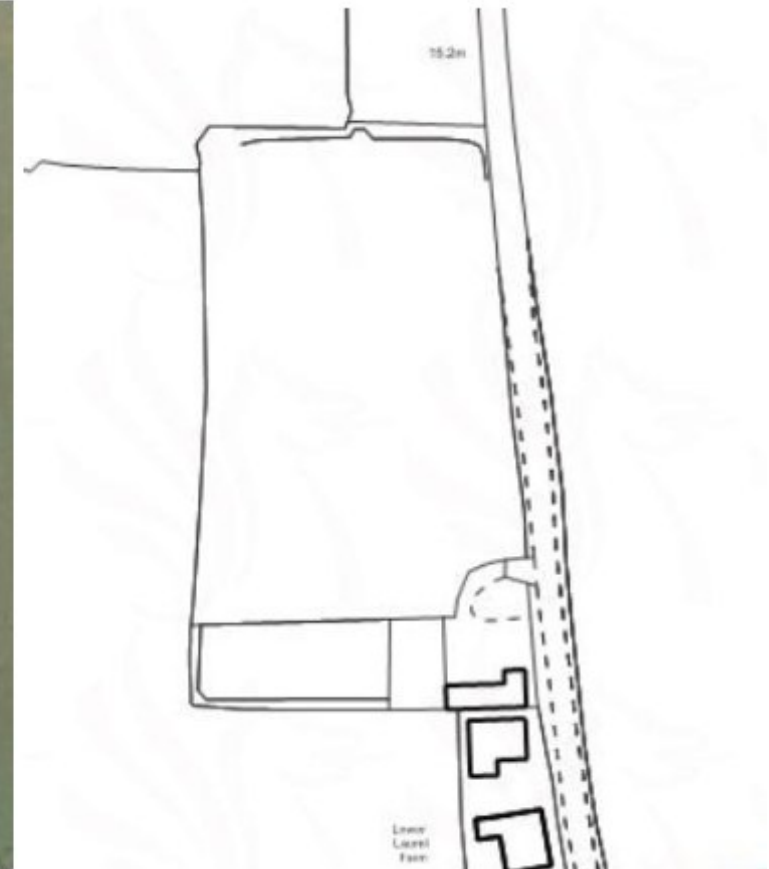
PLOT 2.



26/P/1406/OUT Land North Of Lower Laurel Farm Summer Lane BanwellBS25 1DU

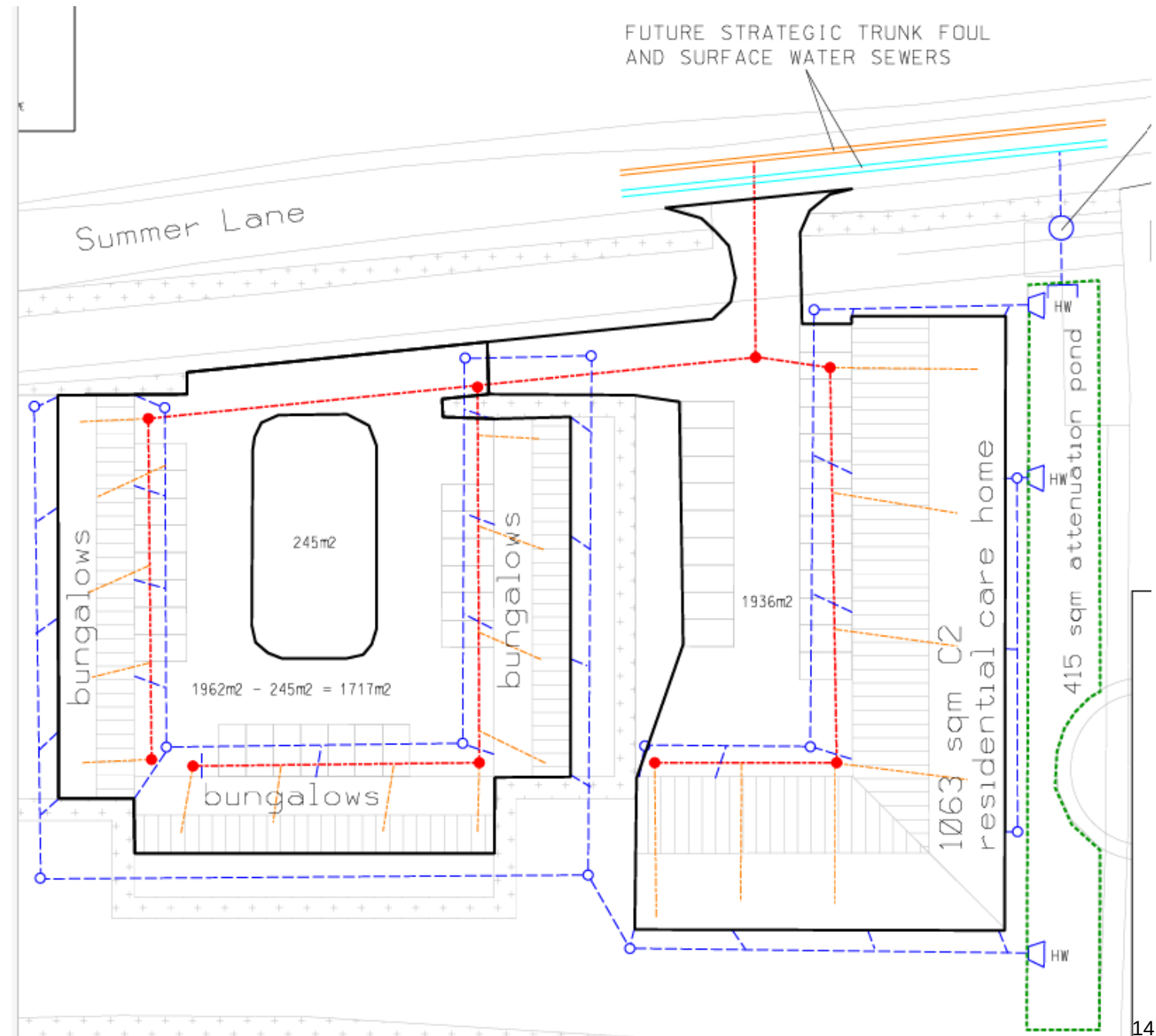
Outline planning permission for the erection of a specialist later living accommodation (Classes C2 and C3), with access for approval (Appearance, landscaping, layout and scale reserved for subsequent approval).

Location

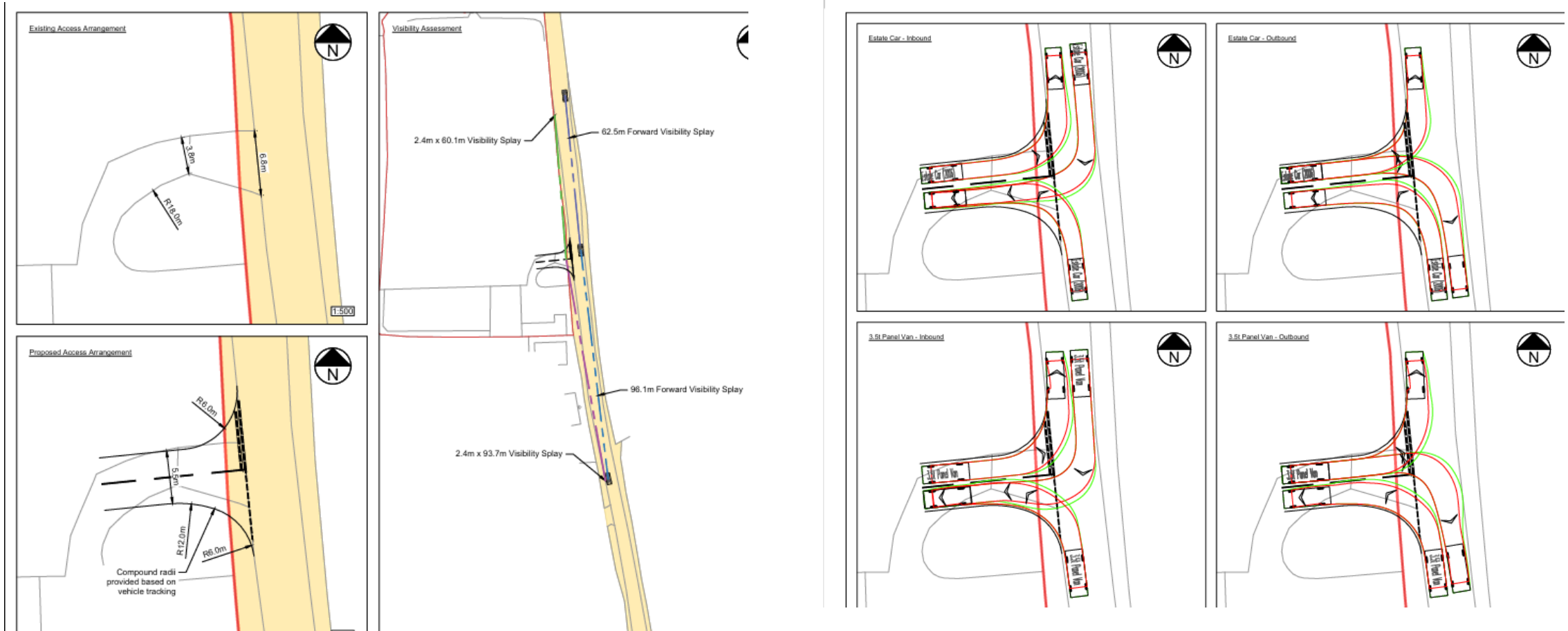


Topic	Environment and biodiversity recommendations	Additional notes
Lighting	As the site lies within the Lesser and Greater Horseshoe Bat Consultation Zone B, it is recommended that planning condition ECO07 – Ecology (Bats) is attached to any permission granted. The lighting information submitted with the application is insufficient to demonstrate that external lighting will not adversely affect the local bat population or important bat commuting and foraging habitat as required due to the Bat SAC. This is particularly relevant as the application seeks to achieve a positive Habitat Evaluation Procedure (HEP) biodiversity credit on site.	ECO07 – Ecology (Bats) No external lighting shall be installed until details, including: (i) details of the type and location of the proposed lighting; (ii) existing lux levels affecting the site; (iii) the proposed lux levels; and (iv) lighting contour plans, have been submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed and operated in accordance with the approved details.
HEP / BNG	The application has not been accompanied by a Habitat Management and Monitoring Plan (HMMP). An HMMP is required to demonstrate how the proposed habitat creation and enhancement measures will be managed, monitored and maintained over the long term. In particular, it is necessary to ensure that the mandatory 30-year management and monitoring commitment for Biodiversity Net Gain (BNG) is achieved also well as the 80-year management commitment required for the proposed Habitat Evaluation Procedure (HEP) biodiversity credits. .	

Plans



Access



To note the Following applications

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

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.

To note North Somerset Council's planning decisions

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**

26/P/1055/TRCA Oak Lodge West Street Banwell BS29 6DB

T1 yew - reduce crown by up to 1m - **No objection (tree/hed) unconditional**

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**

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**

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**

To note North Somerset Council's planning decisions

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**

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**