



Banwell Youth and Community Centre,  
West Street, Banwell. BS29 6DB  
01934 820442  
27<sup>th</sup> January 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 February 2<sup>nd</sup>, 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 elect a Chairman of the Planning Committee.**
- 3. To receive members' declarations of interest on any agenda item.**
- 4. To approve as a correct record of the minutes from the Planning Committee meeting on the 1<sup>st</sup> December 2025 and 3<sup>rd</sup> November 2025. (Pages 1-3)**
- 5. To note and comment upon planning applications (Pages 4-17)**
  - (i) 25/ P/2589/S73 Land South Of Churchland Way, Wolvershill Road (Parklands, Mead Field**  
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
  - (ii) 25/P/2539/FUH 4 Church Street Banwell BS29 6EA**  
Retrospective application for the replacement of windows to the West elevation.
  - (iii) 26/P/0022/FUL Deer Leap Farm Knightcott Road Banwell BS29 6HS**  
Erection of an office/reception building
  - (iv) 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
- 6. To note the following applications (Page 18)**
  - (i) 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.

- (ii) **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.

**7. To note planning decisions for information (Page 19-22)**

- (i) **25/P/1975/AOC Land South Of Churchland Way Wolvershill Road Banwell Weston-super-Mare**  
Request to discharge condition 11 (strategic surface water drainage / strategic flood solution schemes) on application 12/P/1266/OT2. **Withdrawn by applicant**
- (ii) **25/P/1726/AOC Land At Parklands, Meadfields Phase 6 Churchland Way Weston-super-Mare**  
Request to discharge outline conditions 7, 10, 13, 16, 18, 23, 25, 30, 31, 36, 37, 40 and 42 on application 16/P/2744/OT2 in relation to Phase 6 development at Meadfields, Parklands. - **Approved (discharge condition)(RDC)**
- (iii) **25/P/0133/FUH Briar Patch 9 Dark Lane Banwell BS29 6BP**  
Proposed removal of front balconies alongside the demolition of existing conservatory and storage below with subsequent erection of a 2-storey side extension. Creation of a second storey with rear flat-roof dormer. Fenestration alterations including the removal, replacement and installation of windows, doors, finishing and fencing. **Approved**
- (iv) **25/P/2313/AOC 15 Towerhead Road Banwell BS29 6PQ**  
Request to discharge conditions 3 (Landscaping scheme) 4, (Works comprised in the approved details of landscaping) and 5,(Retention of trees, hedges and plants shown in the landscaping scheme) on application 25/P/1299/FUH. **Approved (discharge condition)(RDC)**
- (v) **25/P/2287/FUH 10 Hill Path Banwell BS29 6AB**  
Removal of the existing balcony and proposed erection of a rear extension. **Approved**
- (vi) **25/P/2230/FUH The Withies Riverside Banwell BS29 6EH**  
Proposed part-demolition of existing single-story side extension with subsequent erection of a two storey-side extension. **Approved**
- (vii) **25/P/1959/AOC Meadfields Phase 6 Land At Parklands Churchland Way**  
Request to discharge conditions 32 (Contamination), 38 (External Surfaces Samples), 39 (Pathways Samples) from application 16/P/2744/OT2. **Approved (discharge condition)(RDC)**
- (viii) **25/P/2672/NMA Land South East Of Land Farm Puxton Road Hewish BS24 6UE**  
Non material amendment to application 24/P/2498/CQA (Prior approval to convert part of an existing agricultural barn into 1no. dwelling with operational development consisting of re-roofing, re-cladding, insertion of new window and doors) to allow for the addition of 2no. windows to the side (West) elevation, one for each bedroom. **Approved**
- (ix) **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. **Approved (discharge condition)(RDC)**
- (x) **25/P/2490/TRCA 10 School Close Banwell BS29 6DT**  
T1 and T2 (Horse Chestnut): Remove (fell) to near ground level and treat stump to inhibit regrowth. **No objection (tree/hed) unconditional**

- (xi) **25/P/1463/FUL Land East of Moor Road Banwell.**  
Change of use of land and the creation of 1no. Traveller and Gypsy pitch together with the formation of hardstanding and the erection of a day room (retrospective) **Approved**
- (xii) **25/P/2079/NMA At Parklands Churchland Way Weston-super-Mare**  
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 pursuant to 12/P/1266/OT2)) to allow for 1) boundary wall on the western boundary of plot 36 has had an L shape kink put in 2) Plot 31's garden has been changed to be completely hard standing **Approved**
- (xiii) **25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way**  
Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2. **Approve (discharge condition)(RDC)**
- (xiv) **25/P/2397/TPO Corner House Eastermead Lane Banwell BS29 6PD**  
T1 hornbeam - prune laterals to create a 2m clearance from roof and lift crown over road to 6m **Approved**
- (xv) **25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN**  
Magnolia - reduction of crown by approximately 2 metres **No objection (tree/hed) unconditional**
- (xvi) **25/P/1181/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 amendments to the window proportions and elevational treatments required as a result of updating house type details to reflect bespoke approaches to design. **Approved**
- (xvii) **25/P/0325/FUL Land South Of Lower Laurel Farm Summer Lane Banwell**  
Proposed erection of 6 bed-bungalow for use as an accessible holiday let. **Approved**
- (xviii) **25/P/2011/AOC Parcels 2.1a, 2.1b, 2.2a And 2.2b Land At Parklands Churchland Way**  
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT2. **Approved (discharge condition)(RDC)**
- (xix) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**  
Felling of 3no. dead/dying ash trees (0-25% canopy cover) **Approved**

## 8. Date of the next meeting

Planning Committee Meeting Monday 2<sup>nd</sup> of March 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.