



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
26th May 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 1st of June, 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 elect a Chairman of the Planning Committee.**
- 2. To elect a Vice Chairman of the Planning Committee.**
- 3. To receive apologies for absence.**
- 4. To receive members' declarations of interest on any agenda item.**
- 5. To approve as a correct record of the minutes from the Planning Committee meeting on the 11th May 2026. (Pages 1-3)**
- 6. To recommend comments to Full Council for the following re-consultation planning applications (Pages 4-14)**
 - (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
 - (ii) 24/P/2690/OU2 Land East Of Wolvershill Road (Re-consultation)**
Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill 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.
- 7. To note planning decisions for information (Page 15)**

- (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**

8. Date of the next meeting.

Planning Committee Meeting Monday 6th July 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.