



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 11th May 2026.

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 2

Cllr Dolling welcomed everybody.

The two members of the public spoke in support of their application 26/P/0722/FUL and stated that the reason they had decided to demolish the site and rebuild was to ensure the new build could be constructed as energy efficiently as possible.

The meeting was convened.

24/26 To receive apologies for absence. (Agenda item 1)

Apologies were received for Cllr Arlidge and Cllr Davies (attended remotely)

25/26 To receive members' declarations of interest on any agenda item. (Agenda item 2)

No declarations of interest were received.

26/26 To approve as a correct of the minutes from the Planning Committee meeting on the 13th April 2026 (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 13th April 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.

27/26 To note and comment upon planning applications. (Agenda item 4)

(i) 26/P/0722/FUL Barn 1 North Of Box Bush Farm Box Bush Lane Rolstone BS24 6UA

Proposed demolition of existing agricultural barn and erection of 1no. self-build dwelling with associated change of use of land to incidental garden with soft and hard landscaping works.

Resolved – To note the application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/P/0536/OUT Land North Of Banwell Road North Of Elborough Village Hutton / Locking

Outline Planning Application for a residential development of circa 415 dwellings (Class C3), a new Country Park together with a retail and community facility (Class E and F2), incidental public open space, allotments, new access arrangements to Banwell Road and Old Banwell Road, associated site infrastructure and enabling works, with the proposed accesses provided in detail, other matters of appearance, landscaping, layout and scale reserved for subsequent approval

Resolved – To object to this development. Whilst the site has been identified in the emerging local plan, the application has increased the housing allocation by 100 properties.

The development will lead to increased traffic on the A371 and increased danger to pedestrians, cyclists and horse riders. There are no plans for junction improvements to the A371 with traffic

exiting the site onto the A371 from Old Banwell Road and Banwell Road, both narrow lanes. The junctions onto the A371 are already dangerous and cannot cope with additional traffic. These junctions will become more dangerous with the opening of the Banwell Bypass and Wolverhill developments.

The resolution was correctly proposed and seconded (unanimous)

(iii) **26/P/0852/FUH Royston Wolverhill Road BS29 6DG**

Installation of an Air Source Heat Pump (ASHP) to the South-East of the property

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) **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 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)

(v) **26/P/0808/FUL Rolstone Farm Business Park West Rolstone Road**

Operational development consisting of the enclosure of an agricultural building with new roller doors, metal and timber cladding

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

(vi) **26/P/0686/OU2 Bristol Airport, North Side Road, Felton, Wrington**

Hybrid planning application (full and outline elements) with Environmental Statement for the expansion of Bristol Airport to enable a throughput of 15 million passengers per annum, operating within a rolling 12 cap of 99,931 air transport movements and 4,974 night flights between the hours of 23:30 and 06:00. Full application elements comprising: extension of western apron for additional aircraft stands; reconfiguration of central and eastern aprons; construction of a passenger surface level car park for approximately 2,000 vehicles; eastern extension of existing runway by approximately 170m, with repositioned and additional aircraft approach lighting within Felton Common; taxiway and fillet widening to Taxiway GOLF with a realignment at the western runway end; construction of two new taxiways; extension of surface level car rental parking area; expansion of existing Silver Zone car park to provide an additional circa 1,960 block parked vehicle spaces; construction of new surface level staff car park for approximately 1,720 vehicles; highway improvements to the A38, including upgrades to northern access roundabout, construction of a new southern roundabout and widening of the road to accommodate an additional bus lane with

dedicated access onto the A38. Outline application elements comprising of 3no. extensions to terminal building on west, north and east sides; construction of new piers to the west and east of the terminal including an underground walkway; construction of ancillary support buildings; relocated and expanded aviation fuel farm; a pedestrian bridge link; erection of a new baggage building; erection of a maintenance repair and overhaul hangar and ground run up pen; construction of parking decks within Silver Zone car park and car rental facility; minor works within Silver Zone car park; construction of a bus maintenance and washing facility; site wide landscaping, drainage, lighting and other associated infrastructure

Resolved – To note this application.

The resolution was correctly proposed and seconded (unanimous)

28/26 To note the following applications (Agenda item 5)

- (i) **26/P/0777/AOC Land To The North West Of The Moor Dairy Moor Road**
Request to discharge condition 3 (Construction Environmental Management Plan) from application 25/P/1583/FUL.

The application above were noted.

29/26 To note planning decisions for information

- (i) **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) Prior approval - refuse (not PD)
- (ii) **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 Approved
- (iii) **25/P/1439/FUH 7 Littlefields Road Banwell BS29 6BH**
Proposed erection of a single storey rear and side extension. Partial demolition of the existing garage and store and creation of a new parking area at front of property. Approved
- (iv) **25/P/1190/FUL Land NW Of Eastermead Lane At Banwell Football Club Riverside BS29 6EE**
Change of use of agricultural field for use as a recreational football field Approved

The planning decisions above were noted.

30/26 Date of the next meeting (Agenda item 7)

Planning Committee Meeting Monday 1st of June 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:27

.....Chairman

.....Date

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

History

At their meeting on the 17th February 2025 , Banwell Parish Council resolved to note this application.

While they broadly support the scheme, they do so on the condition that it is implemented after the delivery of the Banwell bypass. However, several concerns remain.

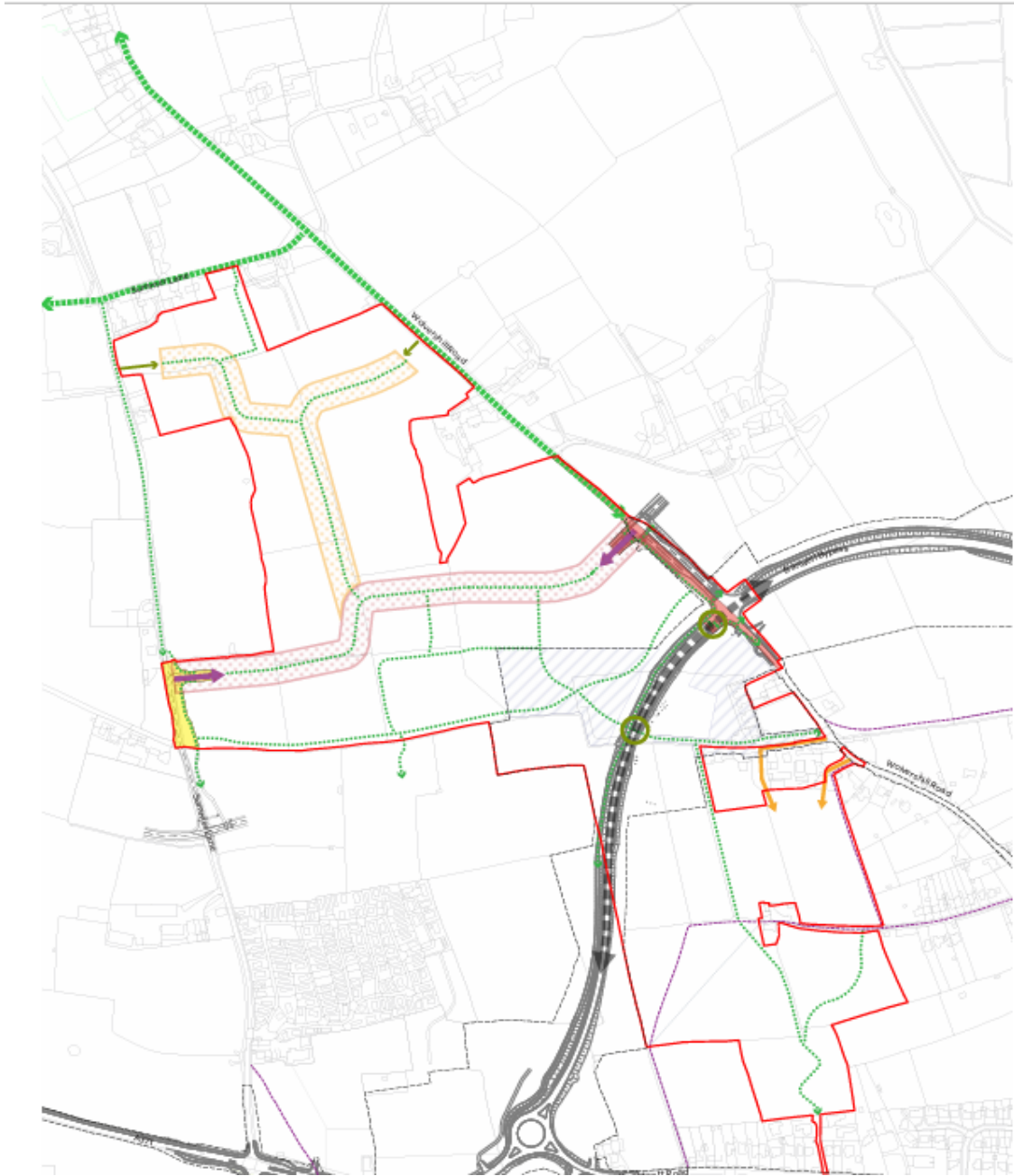
Traffic Assessment Concerns - The current traffic assessment is outdated, as it assumes Wolverhill Bridge will be closed, which is no longer the case. We urge an updated assessment to accurately reflect the future road network and properly evaluate the developments impact on existing infrastructure.

Encroachment on the Strategic Green Gap - The proposal includes a football clubhouse, parking facilities, and pitches 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 Councils 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 districts wider needs, particularly when such provisions compromise the strategic green gaps purpose. Introducing these facilities in this location would harm the undeveloped character of the area and contradict the forthcoming Local Plans definition of a strategic green gap.

Furthermore, this provision is unnecessary given that Banwell Football Club is already a well established and successful 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

The amended plans and further information submitted has revisions to the proposal which include:

- Removal of one junior sports pitch within the Strategic Gap to the south of the Bypass. Rotation of existing pitch to have a north-south orientation. The additional space enables further habitat creation and landscaped open space to be provided with associated improvements to BNG and bat mitigation. As agreed, the sports pitches will be unlit
- Minor changes to the layout of the local centre
- Minor changes to the detailed design of the Wolverhill Road main access junction and to the Summer Lane access junction. In addition, there are some changes off-site which have an impact on the planning application and its related assessments. This includes the M5 overbridge (northern end of Wolverhill Road) will now be kept open to through traffic, whereas it was previously proposed to include a bus gate to restrict north south flows. Updates to highways modelling to account for this change have been made as well as taking account of NSC's modelling for Draft Local Plan allocations. In addition, amendments to the access to the Wain Estates scheme (utilising Summer Lane as opposed to a new access from the Bypass) have been made which fall within Wain Estate's planning application (ref. 24/P/2446/OU2)



KEY

- Application Boundary 39.4ha
- - - - Banwell Bypass CPO Boundary
6.69ha within Application Boundary
- Banwell Bypass CPO Land to be Returned
2.65ha returned post construction
- Parameters**
- ← - - - Banwell Bypass
- ← Primary Access Zones
Precise location to be determined, with zone indicated subject to 5-10m deviation
- Primary Vehicle Movement Zones
A continuous vehicular route connecting Primary Access Zones to be provided within the identified movement corridor. Corridor to accommodate bus route and cycle lane.
- Secondary Vehicle Movement Corridor Zones
A continuous vehicular route connecting to Primary Movement Corridor to be provided within the identified movement corridor. Corridor to accommodate cycle lane.
- Highway Improvements to Wolvershill Road
See Ridge drawings 22291-RIDGE-XX-ZZ-DR-H-001, 22291-RIDGE-XX-ZZ-DR-H-002, and 22291-RIDGE-XX-ZZ-DR-H-003 for detailed access.
- Highway Improvements to Summer Lane Road
See Auto drawing '22291006' for detailed access.
- ← Playing Field Access Options
Two potential vehicular access options, to be agreed at reserved matters stage through an appropriate planning condition.
- ↔ Sustainable Connection
- ⋯ Primary Pedestrian & Cycle Route
Continuous pedestrian/cycle routes will be provided between Wolvershill Road and Summer Lane, the primary school and Wain land to the south, and Mixed Use Local Centre and Knightcott Road; the alignment of these routes may vary from that shown on the plan to accommodate detailed layouts.
- ← Active Travel Access
Pedestrian and cycle access only
- Bypass Crossing Point
- - - - Existing PRow (Public Right of Way)



- Application boundary (39.41ha)
- Banwell Bypass CPO boundary (6.69 ha within application boundary)
- Residential Development
- Mixed-Use Local Centre
- Green Infrastructure
- Local Equipped Area of Play (LEAP)
- Woodland
- Attenuation Basins
- Sports Pitches
- Primary Road
- Secondary Road
- Residential Streets, Lanes and Drives
- Public Right of Way as hard surfaced path
- Public Right of Way as mown grass path
- Primary Foot and Cycle Paths

- Legend**
1. Primary School site (2.4ha)
 2. Local Park
 3. Green Blue Corridor / Neighbourhood Park
 4. Area for Leisure and Recreation
 5. Changing and storage facility and car park
 6. Area for Biodiversity Net Gain
 7. Banwell Bypass landscape, drainage and ecology mitigation areas
 8. Wolverhill Road Active Travel Corridor
 9. Primary access point and highway junction improvements on Wolverhill Road
 10. Primary access point and highway junction improvements on Summer Lane
 11. Active travel access point (foot and cycle only)
 12. Foot and cycle crossing over Banwell Bypass
 13. Retained Stonebridge Farm

Legend





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Previous Plan



24/P/2690/OU2 Land East Of Wolvershill Road (Re-Consultation)

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History

At their meeting on the 17th February, Banwell Parish Council resolved to note this application. While they largely support the scheme and welcome its proposed benefits, particularly improvements to the nature trails, they have several concerns and believe its implementation should be contingent on the completion of the Banwell bypass.

Traffic Assessment Concerns - The current traffic assessment appears outdated, as it assumes Wolverhill Bridge will be closed, which is no longer the case. We urge an updated assessment to reflect the future road network accurately and to properly evaluate the developments impact on existing infrastructure.

Safeguarding the Junction 21 Relief Road Route - The forthcoming North Somerset Local Plan 2040 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 such as a SuDS basin, wet woodland, community orchard, and housing that would occupy the planned route. It is crucial to safeguard this corridor to ensure that the relief road remains a viable option to meet future infrastructure needs. To request mandated minimum hedgerow dimensions to ensure ecological integrity and to secure a legally binding Habitat Management and Monitoring Plan (HMMP) as a condition of planning permission, ensuring the long-term success of these measures

History

At their meeting on the 11th May 2026, Banwell Parish Council's Planning Committee resolved to note the application but reiterate their 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 amended plans and further information submitted has revisions to the proposal which include:

- Updates to Active Travel corridors
- Updates to Access Strategy, including changes shown to the Northern access from a bus gate to a through route
- Updates to the design of the southern landscape, including to the allotments located to the south of the by-pass and in relation to the wider open space green strategy in the south and east of the site
- Amendments to the Proposed Masterplan
- An Environmental Statement Supplement

Locati



To note North Somerset Council's planning decisions

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**

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**

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**