



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
24th February 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 March 2nd, 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 2nd February 2026. (Pages 1-4)**
- 4. To note and comment upon planning applications (Pages 5-20)**
 - (i) **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
 - (ii) **25/P/0063/FUL Building At Chestnut Farm Wolvershill Road Banwell BS29 6LA**
The change of use of the building from agriculture to a use Class B2 (motor vehicle and plant servicing and repairs) and alterations of the building including a new roof extension (all retrospective).
 - (iii) **22/P/3067/OUT Land At Haybow, North Of The A370 And East Of The M5 Motorway Hewish**
Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works
- 5. To note the following applications (Page 21)**
 - (i) **26/P/0173/TRCA Banwell Youth And Community Centre West Street Banwell**
Cherry (T2 & T3) - Raise low canopy to 2m within 1 year
 - (ii) **26/ P/0174/TRCA Banwell Youth And Community Centre West Street Banwell**
Ash (T7) - Raise low canopy to 2m. Remove major dead wood within 1 year
 - (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.

- (iv) **25/P/1113/FUL Land To North Of Station Road And West Of Nye Road Sandford**
Installation of Battery Energy Storage System, associated infrastructure, landscaping and access on land at Station Road Farm (fields between Nye Road and Mead Lane), Sandford [amended plans].

6. To note planning decisions for information (Page 22-23)

- (i) **25/P/2410/FUL Banwell Primary West Street Banwell BS29 6DB**
Demolition of existing demountable classroom blocks and construction of new single storey classroom extension containing 3no. classrooms, toilets and associated areas **Approved**
- (ii) **26/P/0241/NMA Land At Parklands, Meadfields Phase 6 Churchland Way**
Non-Material Amendment to application 25/P/0238/RM (Reserved Matters application for area Phase 6, with access, appearance, landscaping, layout and scale for approval, for the erection of 68no. dwellings and associated works pursuant to Outline Permission 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure)) to allow for alterations to the quantity of M4(2) units proposed with associated change to the proposed levels. **Approved**
- (iii) **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. **Approved**
- (iv) **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 **Approved**
- (v) **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. **No objection (tree/hed) unconditional**
- (vi) **25/P/2539/FUH 4 Church Street Banwell BS29 6EA**
Retrospective application for the replacement of windows to the West elevation. **Refused**
- (vii) **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. **Approve (discharge condition)(RDC)**

7. Date of the next meeting

Planning Committee Meeting Monday 13th of April 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.