



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
5th 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 11th of May 2026, at Banwell Youth and 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 March 2026. (Pages 1-3)**
- 4. To note and comment upon planning applications (Pages 4-25)**
 - (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.
 - (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
 - (iii) **26/P/0852/FUH Royston Wolvershill Road BS29 6DG**
Installation of an Air Source Heat Pump (ASHP) to the South-East of the property.
 - (iv) **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.

- (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
- (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 month 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

5. To note the following applications (Page 26)

- (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.

6. To note planning decisions for information (Page 27)

- (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) **26/P/1439/FUH 7 Littlefields Road Banwell BS29 6BH**
A 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**

7. Date of the next meeting

Planning Committee Meeting Monday 1st of June 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.