Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 5th October 2026.

PRESENT: Cllrs Mike Bailey, Paul Harding (Vice-Chairman), Simon Arlidge and Steve Voller.

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)
MEMBERS OF THE PUBLIC: 3

Cllr Harding welcomed everybody.

The meeting was convened.

52/26 To receive apologies for absence. (Agenda Item 1)

Apologies were received for Cllr Davies, Dolling and Thomson.

53/26 To receive members' declarations of interest on any agenda item. (Agenda Item 2)

A declaration of interest was received from Cllr Voller for Agenda Item 5.2 due to the proximity of the application to their property.

54/26 To approve the minutes from the Planning Committee meeting held on the 7th September 2026 as a correct record (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of August 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.

55/26 To note and comment upon planning applications (Agenda Item 4)

(i) 26/P/1871/FUH 24 Queens Road Banwell BS29 6BB
Proposed creation of raised off-road parking off High Street.

Resolved – To object to this application on the following grounds:

Safety of other road users – the creation of a gated access will have no visibility in either direction. This lack of visibility is exacerbated by the proliferation of the existing on-street car parking at the site of the application along the High Street. Given this lack in visibility to either side of the proposed parking space, the proposal will be detrimental to highway safety. Safety of other road users and the loss of further parking for residents on High Street, leading to further congestion along High Street are contrary to North Somerset policies DM24 and DM 28. Destruction of a wall which is part of the street scene.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/P/1858/FUL Rolstone Farm Business Park West Rolstone Road
Change of use from agricultural to commercial uses to provide additional parking

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

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(iii) 26/P/1851/FUH 13 Wolvershill Park Banwell BS29 6DQ
Proposed erection of detached granny annexe to the rear of the dwelling.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(iv) 26/P/1730/FUL Jerrys Farm Land Off Moor Road Banwell
Retrospective Application for the erection of agricultural barn.

Resolved – To object to this application on the following grounds:

The new National Planning Policy Framework, published on 17 August 2026, includes a policy (DM8 - Unauthorised Development and Enforcement). Paragraph 2 states: "if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission".

The Parish Council is concerned that the application does not provide a complete picture of the existing use of the site. The Council is aware that caravans on the land may be occupied on a permanent residential basis and understands that this is already the subject of planning enforcement enquiries. However, the submitted information makes no meaningful reference to this existing residential use and instead presents the site primarily as a holding used for the keeping of animals and associated storage. The Parish Council considers that the existing use of the wider site should be fully taken into account when determining this application.

Notwithstanding this concern, the Parish Council also objects to the proposal on its planning merits. It does not consider that sufficient evidence has been submitted to demonstrate that the proposed building is necessary for a viable agricultural or land-based rural business, as required by Policy DM51. The submitted information largely describes the intended use of the building but provides insufficient evidence of the scale, viability or operational requirements of any agricultural enterprise to justify a building of this size.

The Parish Council is also concerned that the scale and massing of the proposed building would be out of keeping with the character of the Locking and Banwell Moors landscape, which is characterised by sparse development, openness and rurality. Insufficient justification has been provided to demonstrate why a building of this scale is necessary in this countryside location.

For these reasons, the Parish Council considers that the proposal has not demonstrated compliance with Policy DM51, Policy CS5 and Policy as well as Policy DM8 (Unauthorised Development and Enforcement) of the NPPF (2026). Therefore, recommends that planning permission be refused.

The resolution was correctly proposed and seconded (unanimous)

56/26 To note the following applications (Agenda Item 5)

(i) **26/P/1944/TRCA The Coach House East Street Banwell BS29 6BW**
T1 willow - pollard back to previous pruning points up to 3m. T2 magnolia - reduce crown by up to 1m. 1m.

(ii) **26/P/1824/TRCA 60B West Street Banwell BS29 6DB**
T1 ash - fell. T2 dogwood - coppice to near ground level. T3 magnolia - reduce crown by up to 1m

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(iii) **26/P/1812/TRCA Banwell Surgery Westfield Road Banwell BS29 6AD**
T1 Leylandii cypress Removal to ground level

(iv) **26/P/1775/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)

(v) **26/P/1635/LDP 53 Tanner Road Banwell BS29 6AT**
Certification of Lawful Development for the conversion of existing loft, including structural alterations and roof windows.

(vi) **26/P/1842/LDE Locking Court, Banwell Road Hutton**
Certificate of Lawfulness for the use of the land and buildings at Locking Court as 10no. separate, self-contained, permanent residential dwellinghouses (Use Class C3).

The planning decisions above were noted.

57/26 To note planning decisions for information (Agenda Item 6)

(i) **26/P/1727/AOC Land South Of Churchland Way, Wolvershill Road Banwell**
Request to discharge condition 2(Footbridge Designs) on application 23/P/2689/RM. Approved (discharge condition)(RDC)

(ii) **26/P/1676/AOC Phase 4A Land At Parklands Churchland Way**
Request to discharge condition 19 (External Works Plan) from application 12/P/1266/OT2 Approved (discharge condition)(RDC)

(iii) **26/P/1837/NMA Parcels 2.1a, 2.1b, 2.2a And 2.2b At Parklands Churchland Way**
Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 10m light wooden pole. THIS IS NOT A PLANNING APPLICATION. Approved

(iv) **26/P/1543/AOC Rolstone Farm West Rolstone Road Hewish BS24 6UU**
Request to discharge condition 7 (Noise Report) on application 21/P/0094/FUL.Approved (discharge condition)(RDC)

(v) **26/P/1692/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 the removal of cladding to plots 18, 60, 61, 69, 9-12. Approved

(vi) **26/P/1237/TPO Mead Fields Locking Head Drove Churchland Way BS29 6AP**
T1, Oak: remove to ground level, grind and remove stump G2, Ash: up-to 8 trees, remove all to ground level, grind and remove stumps Approved

(vii)**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. Approved The planning decisions above were noted.

58/26 To note the Headline Implications for the Mendip Hills National Landscape

The Headline Implications for the Mendip Hills National Landscape was noted.

59/26 Date of the next meeting (Agenda Item 7)

Monday 2nd of November 2026 7pm Planning Committee Meeting at the Youth and Community Centre.

The Chairman closed the meeting at 19:17

…….…….. Chairman

…… Date

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Land South of Knightcott Road, Banwell – Woodstock Homes Phase 2 Public Consultation

1. Purpose of Report

To consider the pre-application public consultation being undertaken by Woodstock Homes for a proposed further residential development on land south of Knightcott Road, Banwell, and to make a recommendation to Full Council on a Parish Council response to the consultation. This is not a planning application and the Planning Committee is not being asked to determine whether it would support or object to any future planning application. The proposals are at an emerging stage and may change following consultation.

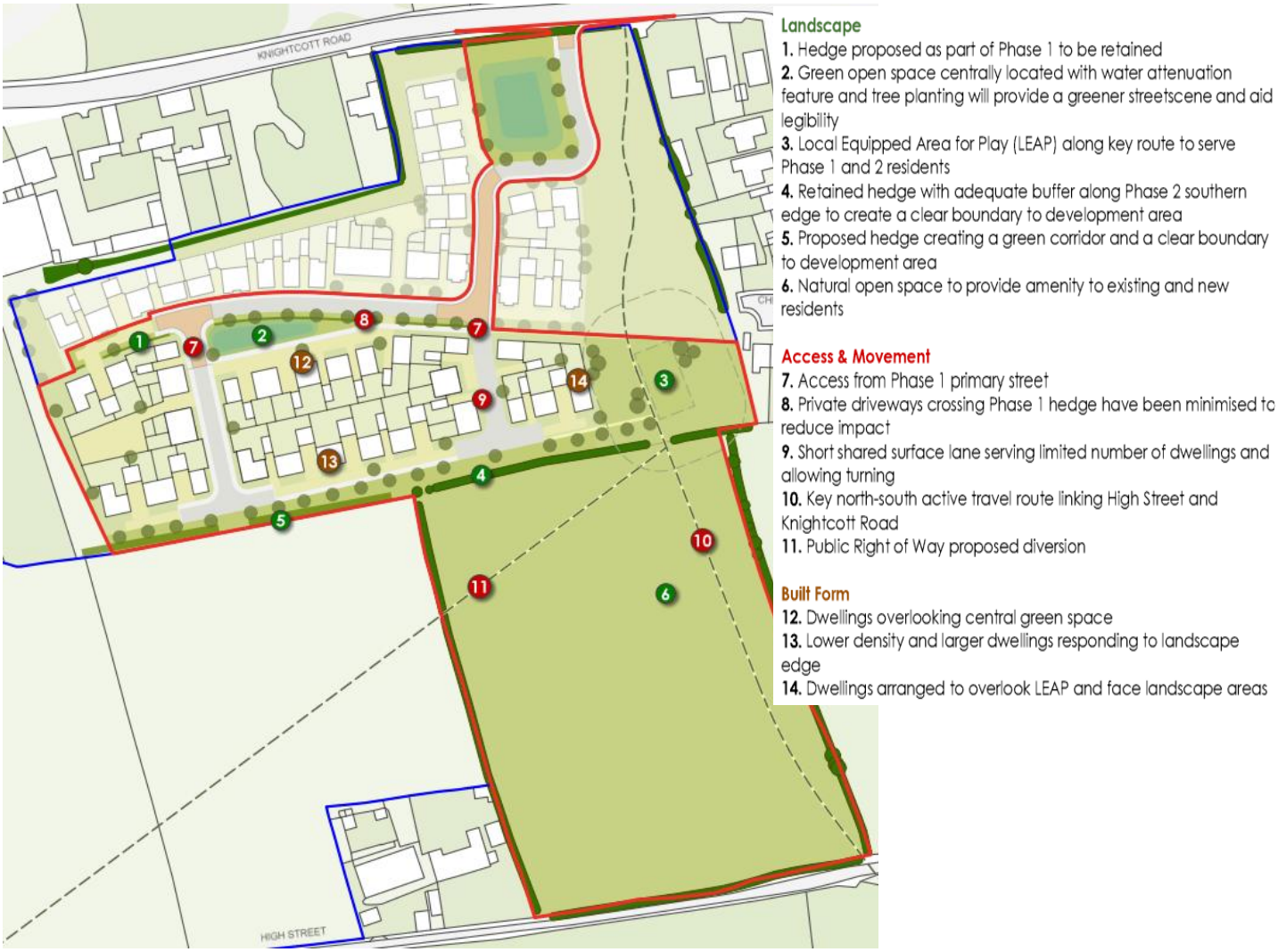
2. Background

The land south of Knightcott Road has previously been the subject of proposals for residential development. An earlier proposal, planning application 23/P/2303/OUT, sought outline permission for up to 95 dwellings across the wider site. Banwell Parish Council objected to the proposed development. A subsequent, smaller application, 24/P/0967/OUT, sought outline permission for up to 27 dwellings on approximately 0.92 hectares at the northern end of the wider site, adjoining Knightcott Road.

Banwell Parish Council also raised objections to this proposal. North Somerset Council's Planning and Regulatory Committee subsequently resolved in November 2025 to grant outline planning permission for up to 27 dwellings, subject to completion of the necessary Section 106 Agreement. The current consultation therefore relates to land immediately south of this 27-dwelling development and represents a further phase of residential development rather than a replacement for the 27-dwelling scheme.

3. Current Public Consultation

Woodstock Homes are consulting upon an emerging outline proposal for up to 34 additional dwellings. The developer's consultation material confirms that the current proposal is being prepared as an outline planning application. The illustrative masterplan shows the proposed residential development extending southwards from Phase 1, with a substantial area of open space between the proposed housing and High Street. It also identifies adjoining land controlled by the developer to the west of the current proposal.



The consultation information currently identifies:

- up to 34 homes of a range of sizes and tenures;
- at least 30% affordable housing;
- approximately 2.78 hectares of public open space;
- opportunities for a community orchard and ecological area;
- a Locally Equipped Area of Play;
- landscaping and biodiversity measures;
- vehicular access through the Phase 1 development to Knightcott Road; and
- pedestrian connections between Knightcott Road and High Street.

The consultation closes on 15 November 2026. An extension has been requested to enable the matter to be considered by Full Council. No planning application has currently been submitted and detailed technical information which would normally accompany a planning application may therefore not yet be available.

4. Wider Landholding and Potential Future Development

Members may wish to consider the current proposal in the context of the wider landholding.
The current Phase 2 consultation does not seek development of all of the land previously promoted by Woodstock Homes. The Parish Council has previously considered the wider site through the North Somerset Local Plan process. The wider site identified as HE2098 – South of Knightcott Road comprised approximately 8.76 hectares and was promoted for up to 95 dwellings.

In its previous representations, the Parish Council raised concerns regarding residential development extending progressively southwards across this land. The fact that land remains outside the present Phase 2 proposal does not mean that a further phase will necessarily be proposed or that any such proposal would receive planning permission. However, members may consider it appropriate to seek clarification through the consultation about the developer's long-term intentions for the remainder of its landholding and whether the current proposal represents the anticipated final extent of residential development.

Consideration may also be given to the cumulative effect of Phase 1, the current Phase 2 proposal and any potential future development, rather than considering the present proposal solely in isolation.

5. Previous Parish Council Considerations

The Parish Council has considered development of this wider area on a number of occasions. Those previous decisions do not determine the Parish Council's response to the present consultation. However, they provide relevant background and identify issues which members may wish to consider when assessing whether earlier concerns remain applicable to the emerging scheme.

5.1 Rural character and settlement separation

The Parish Council has consistently placed importance on retaining the open countryside between Banwell and Knightcott. As part of its representations on the emerging North Somerset Local Plan, the Parish Council supported the principle of a Strategic Gap but requested that it should be extended southwards across the A371 to encompass land between Knightcott and Banwell. The purpose of the Parish Council's proposed extension was to:

- protect the countryside separating Banwell and Knightcott;
- prevent incremental or ribbon development;
- retain the rural approaches to Banwell;
- safeguard Knightcott's separate identity as a hamlet; and
- provide a green connection towards the Mendip Hills National Landscape.

The Parish Council has previously expressed concern that progressive development of the land between the two settlements could erode their physical and visual separation and alter the rural character of this entrance to Banwell. It should be recognised that the Parish Council's requested extension does not itself mean that the land is currently designated as Strategic Gap. Rather, it records the Parish Council's established policy position concerning the importance of retaining separation in this location. Members may wish to consider whether the current masterplan sufficiently maintains that separation and rural character.

5.2 Mendip Hills National Landscape

The site lies adjacent to and within the setting of the Mendip Hills National Landscape. The relationship between development in this location and the National Landscape has been an important consideration in

previous proposals for development around Knightcott Road. The Parish Council has previously expressed concern that development extending southwards and onto more elevated land could become increasingly prominent in views and adversely affect the rural landscape and the setting of the Mendip Hills. A Planning Inspector considering development in this general area in 2016 referred to its landscape and visual qualities, and the Parish Council has subsequently relied upon those findings when considering development of the wider Knightcott Road site. There has also been a material change in national planning policy since North Somerset Council considered the 27-dwelling Phase 1 scheme.

The National Planning Policy Framework published on 29 September 2026 now includes Policy N4: Protected Landscapes. This specifically states that development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts upon the Protected Landscape. Members may therefore wish to consider whether the emerging scheme satisfactorily demonstrates how development in this location would avoid or minimise effects on the setting, character and special qualities of the Mendip Hills National Landscape.

5.3 Landscape character and topography
The Parish Council has previously raised concerns regarding the landscape sensitivity of the wider site and the effect of extending built development beyond the existing settlement. Previous Parish Council representations have referred to:

- the open and rural character of the site;
- its visibility from surrounding roads and public rights of way;
- the relationship between development and the rising ground towards the Mendips;
- the visual effect of development at higher elevations; and
- the cumulative urbanising effect of development extending southwards from Knightcott Road.

The current masterplan places the proposed built development principally within the northern part of Phase 2, with a substantial area of open space retained farther south. Members may wish to consider whether that approach adequately addresses the landscape concerns previously identified and whether sufficient information is currently available to make that assessment.

5.4 Bats, ecology and dark corridors
Ecology, particularly the importance of the North Somerset and Mendip Bats Special Area of Conservation (SAC), has also featured in previous consideration of development in this area. The North Somerset and Mendip Bats SAC supports internationally important populations of Greater and Lesser Horseshoe bats. North Somerset Council's adopted Bat SAC guidance includes consultation zones within which development may require assessment of potential impacts on horseshoe bat habitat, feeding areas and commuting routes.

Previous assessment of development around Knightcott Road has identified the potential importance of the surrounding countryside for bat movement and foraging and the potential effects of artificial lighting. A previous Planning Inspector also considered the relationship between development in this area and the nearby Banwell Caves SSSI, which forms part of the North Somerset and Mendip Hills Bat SAC. The Parish Council has previously raised particular concerns about:

- maintaining dark corridors;
- artificial light spill from residential development;
- fragmentation of habitat and commuting routes;
- retention and enhancement of hedgerows; and
- cumulative effects alongside other planned development and infrastructure around Banwell.

Members may wish to seek further information through the consultation on the ecological assessment which will accompany any future planning application and how the layout and lighting strategy would protect established bat corridors and other ecological features.

5.5 Cumulative development
The Parish Council has previously made the point that Banwell is already expected to accommodate substantial strategic growth through the Wolvershill development. Previous Parish Council Local Plan representations have therefore considered the cumulative effect of additional speculative development alongside planned strategic housing growth, rather than each site solely in isolation.
Members may wish to consider whether the cumulative implications of Phase 1, Phase 2, Wolvershill and any potential further development should be addressed as part of any future planning application.

6. Matters Members May Wish to Consider

As this is an early public consultation rather than a planning application, members may wish to focus the Parish Council's response on the issues it considers should be addressed before an application is submitted. These could include:

1. **The principle and extent of development** – whether extending residential development farther south from the approved Phase 1 site is appropriate.
2. **Future phases** – clarification of the developer's intentions for the remaining land within its control and whether further residential development is envisaged.
3. **Settlement separation** – the effect upon the remaining open countryside and physical and visual separation between Banwell and Knightcott.
4. **National Landscape** – the relationship of the site with the Mendip Hills National Landscape and how the proposal responds to the requirements of NPPF Policy N4 concerning development within its setting.
5. **Landscape and visual impact** – including topography, views from surrounding roads and public rights of way and the cumulative effect of Phase 1 and Phase 2.
6. **Bats and ecology** – evidence regarding horseshoe bat foraging and commuting routes, dark corridors, lighting, hedgerow retention and the North Somerset and Mendip Bats SAC.
7. **Green infrastructure and open space** – the long-term status, management and protection of the proposed 2.78 hectares of public open space, community orchard and ecological areas.
8. **Access and movement** – the implications of routing all vehicular access through Phase 1 to Knightcott Road and the proposed pedestrian connections towards High Street.
9. **Cumulative development** – consideration of this development alongside the approved Phase 1 scheme, the strategic development at Wolvershill and other growth around Banwell.
10. **Infrastructure and services** – whether sufficient information has been provided at this stage regarding the cumulative impact of additional housing upon village infrastructure and services.

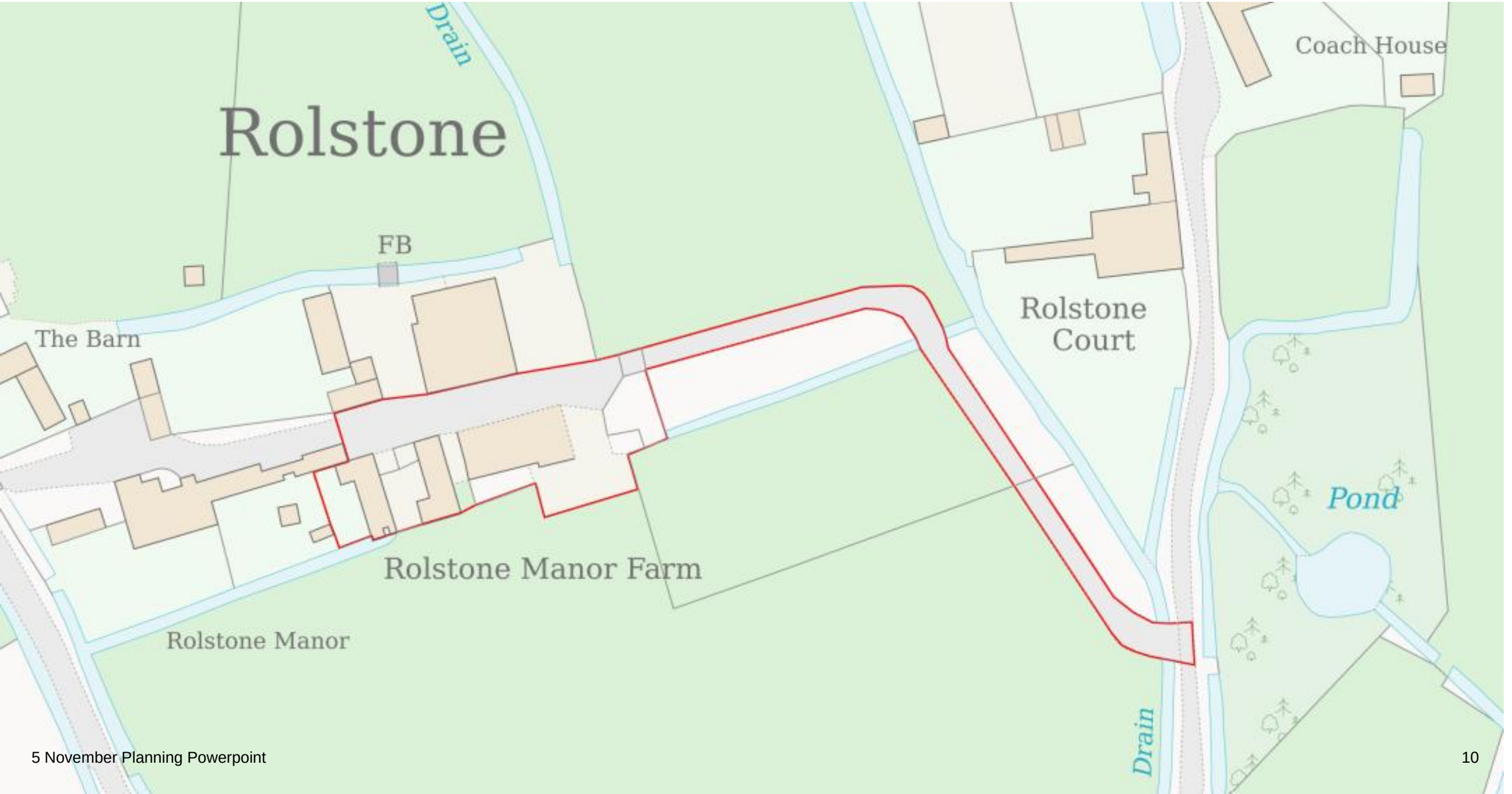
7. Conclusion

The present consultation relates to an emerging proposal and not a submitted planning application. It provides the Parish Council with an opportunity to identify matters which it considers should be addressed before the proposals are finalised. The Parish Council has a substantial history of considering development on this wider site. Previous concerns have included the rural character and landscape value of the land, separation between Banwell and Knightcott, the setting of the Mendip Hills National Landscape, ecological and bat interests and the cumulative effect of further development around Banwell.

Members should consider whether and to what extent those previous concerns remain relevant to the current, smaller Phase 2 proposal, taking account also of the proposed public open space, landscaping and other measures shown on the emerging masterplan. Any comments made at this stage would relate solely to the public consultation. The Parish Council would consider any future planning application separately on the basis of the plans, supporting technical information and planning policies applicable at that time.

26/P/26/P/2099/FUL ‘Rolstone Manor’, West Rolstone Road Hewish. BS24 6UR

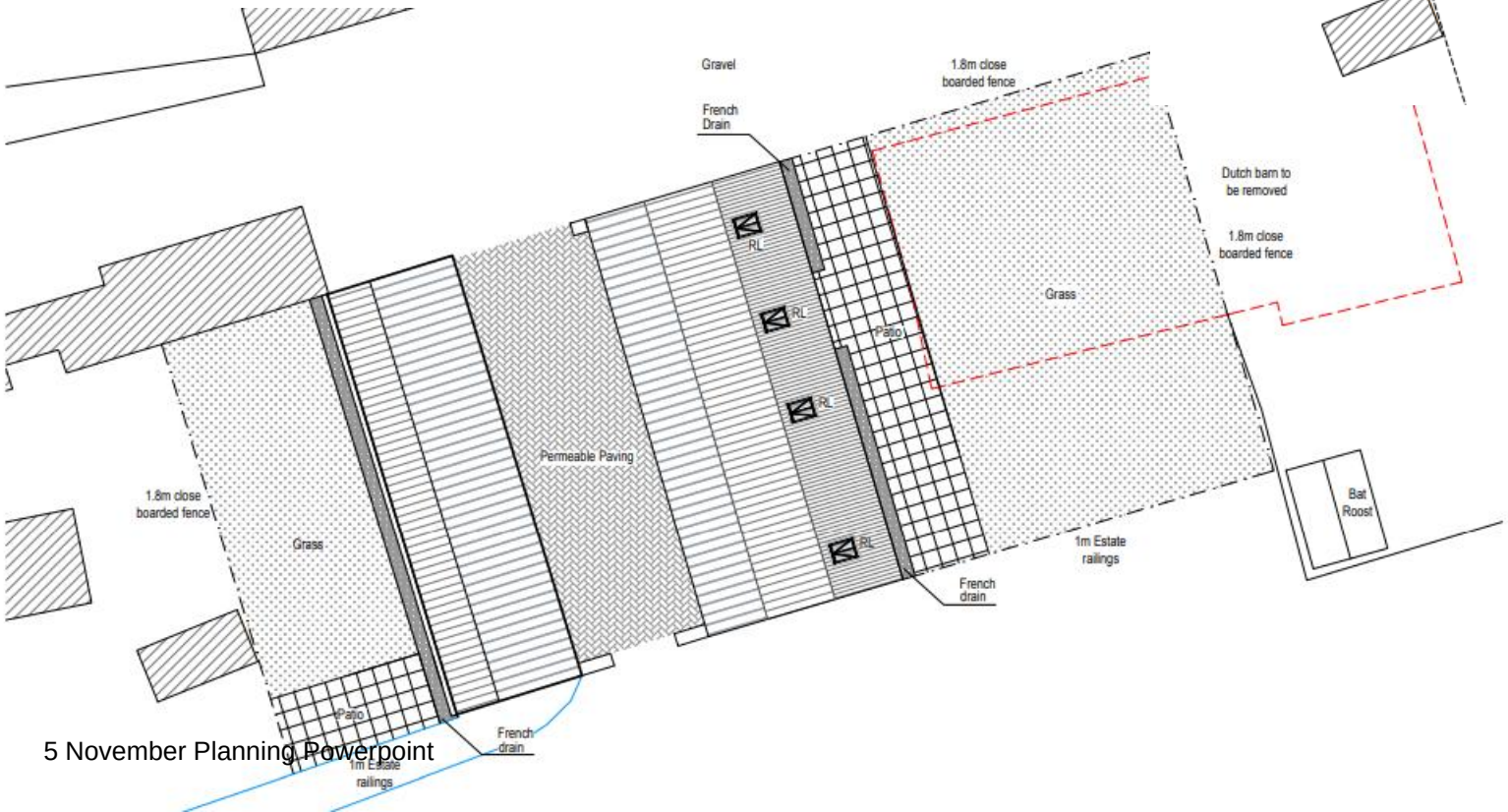
Demolition of existing Dutch barn, conversion and extension of 2no. barns to create 1no. residential dwelling and detached garage with associated gardens alongside the change of use of agricultural access track to mixed residential and agricultural use

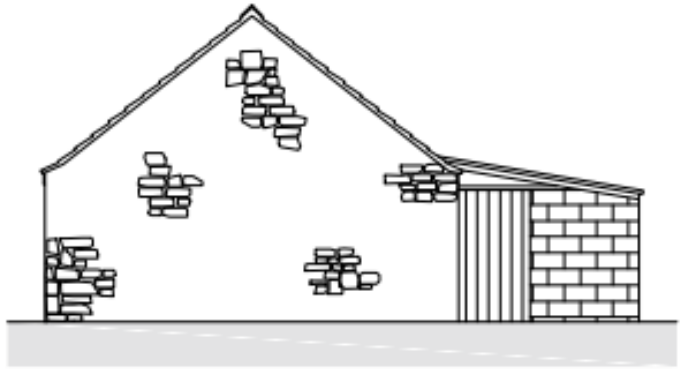

Drain
Rolstone
FB
Coach House
Rolstone
Court
The Barn
Pond
Rolstone Manor Farm
Rolstone Manor
Drain

Existing

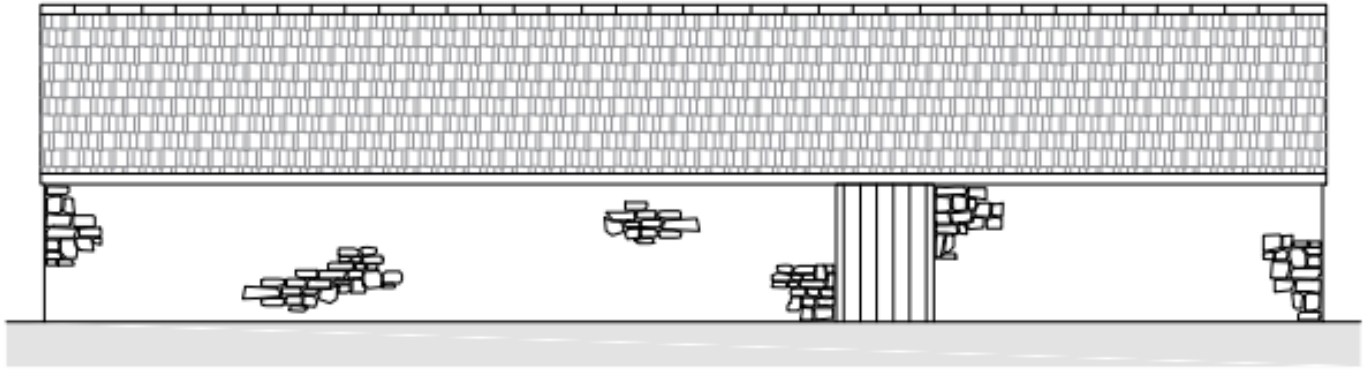


Proposed

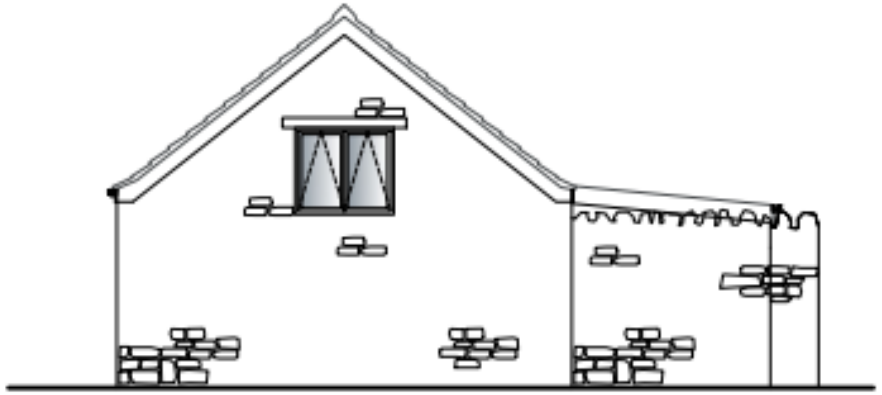




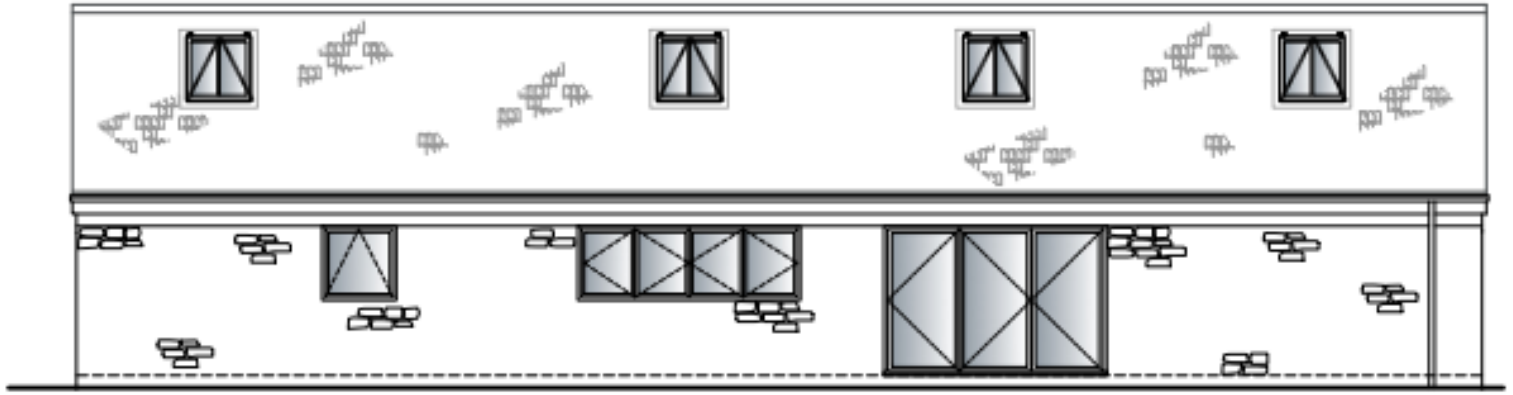
EXISTING NORTH ELEVATION



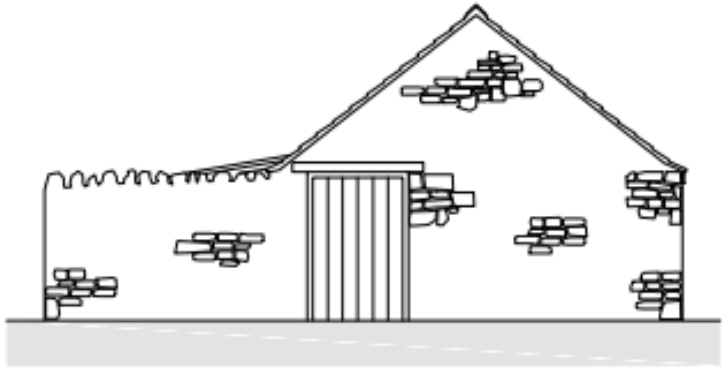
EXISTING EAST ELEVATION



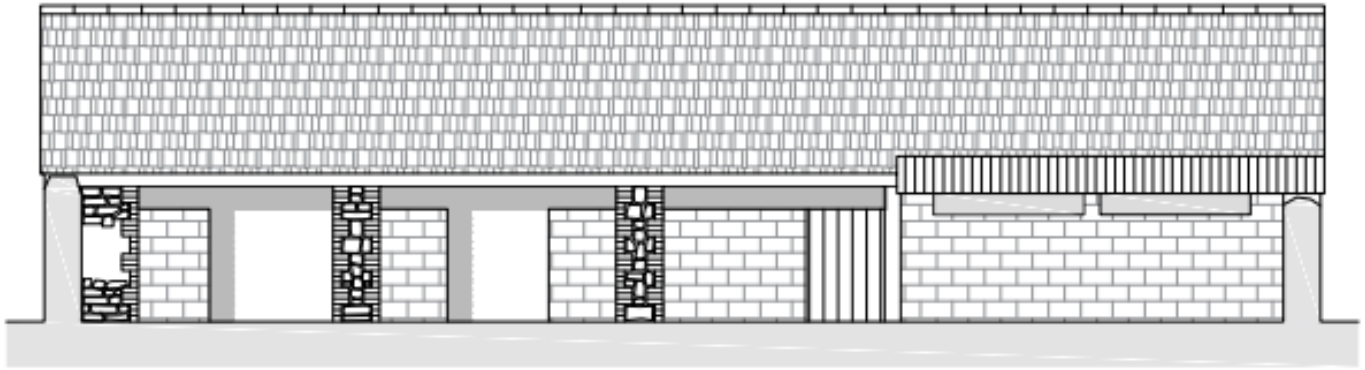
PROPOSED NORTH ELEVATION



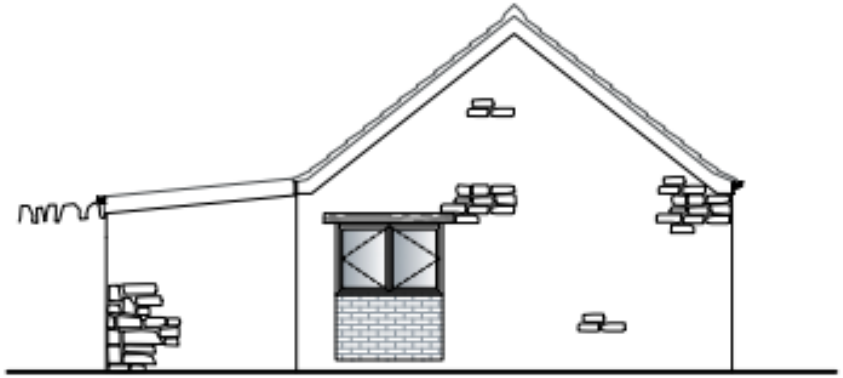
PROPOSED EAST ELEVATION



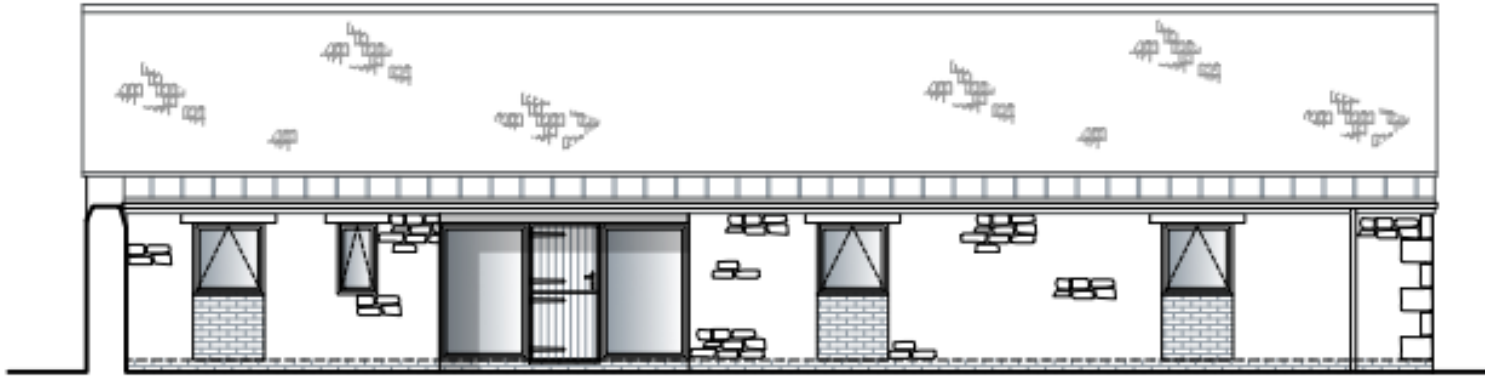
EXISTING SOUTH ELEVATION



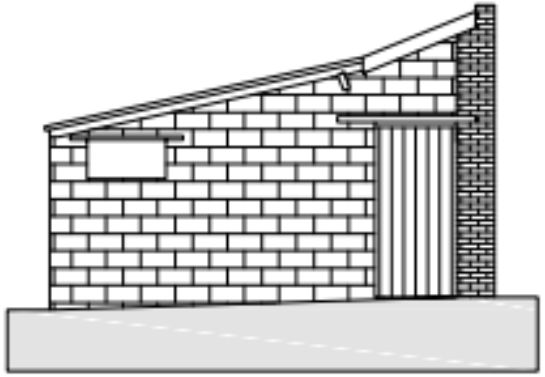
EXISTING WEST ELEVATION



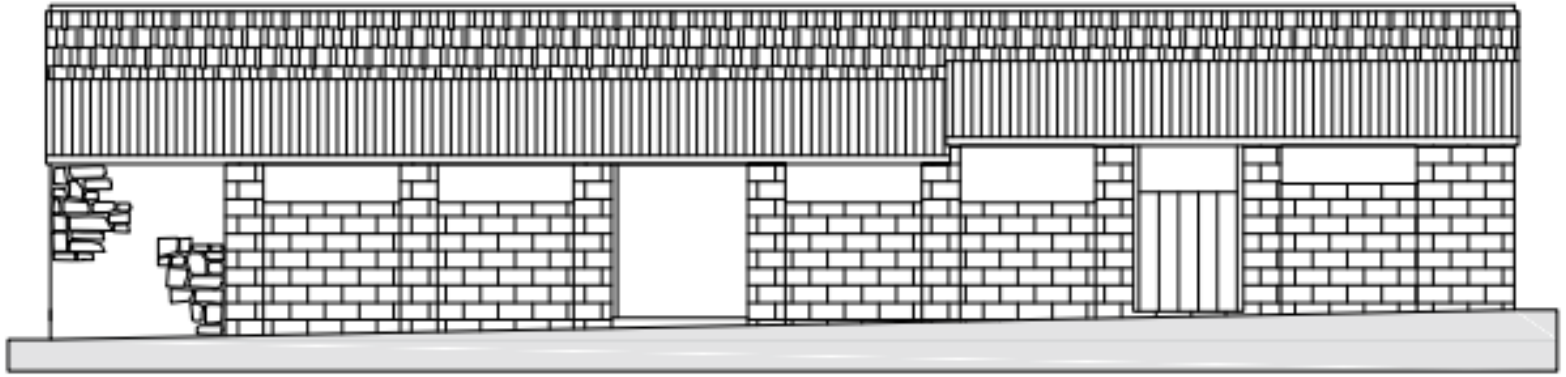
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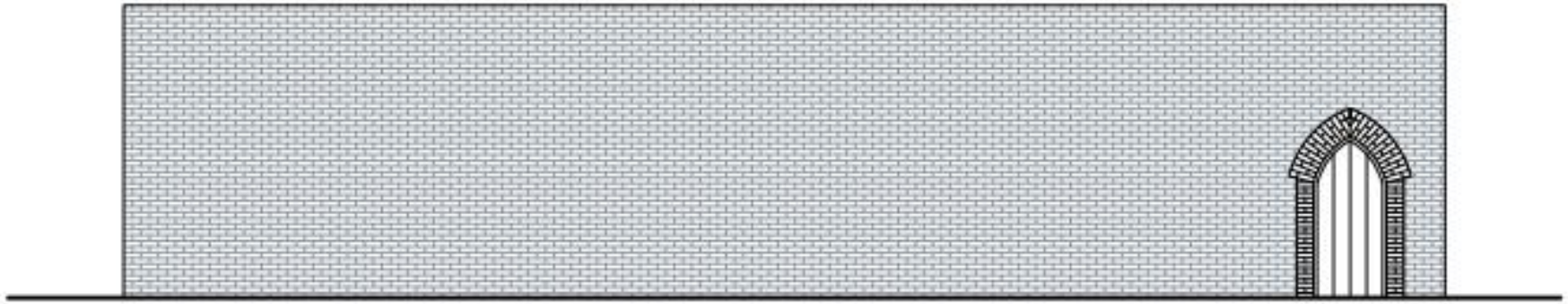
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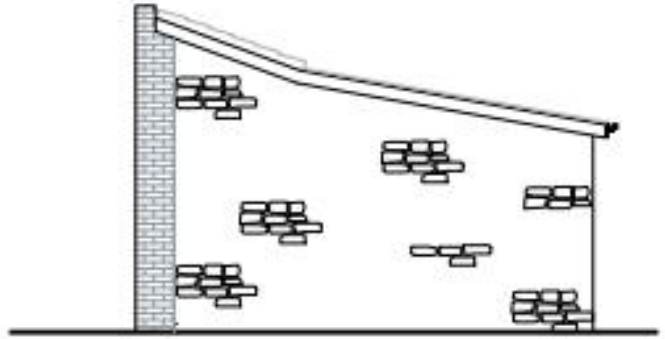
EXISTING NORTH ELEVATION



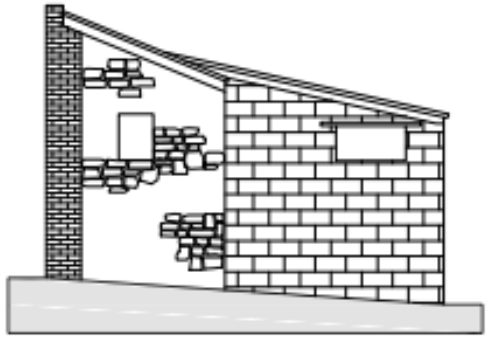
EXISTING EAST ELEVATION



PROPOSED NORTH ELEVATION



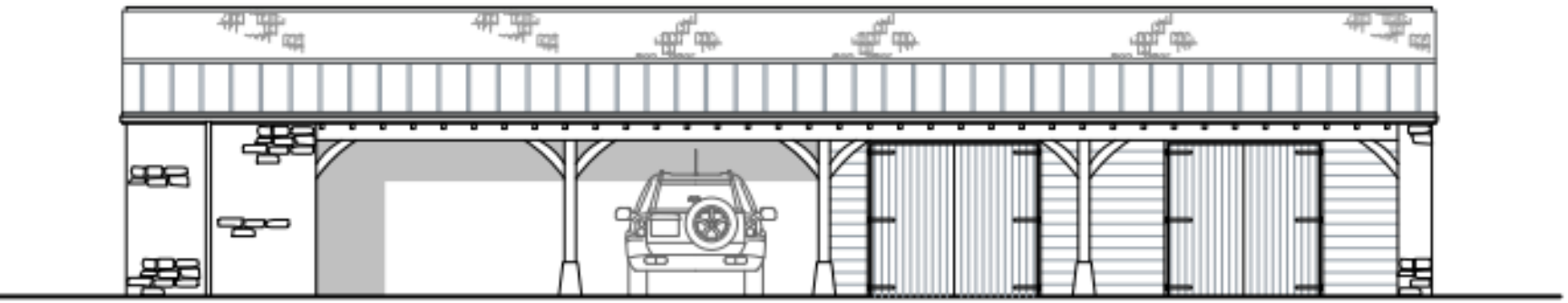
PROPOSED EAST ELEVATION



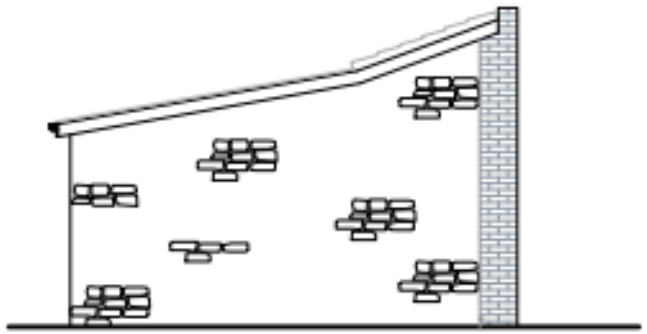
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

To note the following applications

26/P/1923/CQA Cannaways Lodge Silver Moor Lane Banwell BS29 6LQ

Application to determine whether Prior Approval is required for the change of use and conversion of existing agricultural building to create 1no. dwelling with operational development of the insertion of new windows and doors, insertion of 2no. external flues, re-roofing, new cladding and demolition of 2no. sub-standard lean-to buildings.

26/P/2021/AOC 'Rolstone Manor Farm' West Rolstone Road Hewish BS24 6UR

Request to discharge conditions 9 (Natural England Licence), 10 (Installation of suitable provisions) and 12 (Biodiversity Enhancement) on application 23/P/0815/FUL

26/P/2111/MOD Land South of Wolvershill Road Banwell

Deed of Variation to a Section 106 legal agreement dated 27/10/2017 on planning permission 16/P/2744/OT2 to allow amendments to the affordable housing provisions in the Section 106 Agreement.

26/P/2200/MOD Land South Of Churchland Way, Wolvershill Road Banwell

Modification of section 106 legal agreement dated 07/04/2015 relating to planning permission 12/P/1266/OT2 to allow changes to the original obligation (as varied) in respect of specific plots on Phase 5b only, for charging purposes.

To note North Somerset Council's planning decisions

26/P/1354/FUL Land at Knightcott Road Banwell

Proposed creation of new vehicular access and concrete hardstanding off Knightcott Road**.** **WITHDRAWN**

26/P/1635/LDP 53 Tanner Road Banwell BS29 6AT

Certification of Lawful Development for the conversion of existing loft, including structural alterations and roof windows. **Approved (Lawful)**

26/P/1717/TRCA Abbey Cloisters East Street Banwell BS29 6BW

T1 - Horse Chestnut - Crown reduce by approx 3m over road and fire station to reduce risk of limb failure **No objection (tree/hed) unconditional**

26/P/1775/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 - required and grant**

To note North Somerset Council's planning decisions

26/P/1812/TRCA Banwell Surgery Westfield Road Banwell BS29 6AD

T1 Leylandii cypress Removal to ground level **No objection (tree/hed) unconditional**

26/P/1824/TRCA 60B West Street Banwell BS29 6DB

T1 ash - fell. T2 dogwood - coppice to near ground level. T3 magnolia - reduce crown by up to 1m. **No objection (tree/hed) unconditional**