Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
27th October 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 2nd of November, 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.

Liz Shayler
Banwell Parish Council Clerk

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 Vice Chairman of the Planning Committee**

2. **To receive apologies for absence.**

3. **To receive members' declarations of interest on any agenda item.**

4. **To approve as a correct record of the minutes from the Planning Committee meeting on the 5th October 2026. (pages 1 - 4).**

5. **To discuss the Public Consultation Land at Knightcott Road, Banwell (Phase II) and agree a response to be considered by the Parish Council (pages 5 - 8).**

6. **To note and comment upon planning applications (pages 9-15)**
   (i) **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.

7. **To note the following applications (page 16).**
   (i) **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.
   (ii) **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
   (iii) **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.

(iv) **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

8. To note planning decisions for information (page 17 & 18).

(i) **26/P/1354/FUL Land at Knightcott Road Banwell**
Proposed creation of new vehicular access and concrete hardstanding off Knightcott Road**.**
WITHDRAWN

(ii) **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)**

(iii) **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**

(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) **Prior approval - required and grant**

(v) **26/P/1812/TRCA Banwell Surgery Westfield Road Banwell BS29 6AD**
T1 Leylandii cypress Removal to ground level **No objection (tree/hed) unconditional**

(vi) **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**

9. Date of the next meeting
Planning Committee Meeting Monday 7th December 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.