



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
29th September 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 5th of October, 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 7th September 2026. (Pages 1-3)**
- 4. To note and comment upon planning applications (Pages 4-18)**
 - (i) 26/P/1871/FUH 24 Queens Road Banwell BS29 6BB**
Proposed creation of raised off-road parking off High Street.
 - (ii) 26/P/1858/FUL Rolstone Farm Business Park West Rolstone Road**
Change of use from agricultural to commercial uses to provide additional parking
 - (iii) 26/P/1851/FUH 13 Wolverhill Park Banwell BS29 6DQ**
Proposed erection of detached granny annexe to the rear of the dwelling.
 - (iv) 26/P/1730/FUL Jerrys Farm Land Off Moor Road Banwell**
Retrospective Application for the erection of agricultural barn.
- 5. To note the following applications (Page 22)**
 - (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.
 - (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
 - (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).

6. To note planning decisions for information (Page 23-24)

(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 (Parklands) 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**

7. To note the Headline Implications for the Mendip Hills National Landscape (Page 25-26)

8. Date of the next meeting

Planning Committee Meeting Monday 2nd November 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.