



Banwell Youth and Community Centre,
West Street, Banwell. BS29 6DB
01934 820442
1st August 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 7th of September 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 3rd August 2026. (Pages 1-2)**
- 4. To note and comment upon planning applications (Pages 3-16)**
 - (i) 26/P/1567/S73 Cedar Haven Haybow Hewish BS24 6RB**
Section 73 application for the removal of condition 2 (Limited period of time) attached to planning permission 22/P/1124/FUL (Change of use of land for the siting of a 2 no. pitch gypsy and traveller site, the erection of a 1.5m high boundary wall (retrospective). To allow for the occupation of Cedar Haven as a permanent Gypsy and Traveller site.
 - (ii) 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.
 - (iii) 24/P/2446/OU2 Land North Of Knightcott Road And West And East Of Summer Lane (Reconsultation)**
Outline planning application with Environmental Statement for the erection of up to 800 residential dwellings, up to 2.83ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise barrier, community infrastructure, ancillary uses and principal means of vehicular access from Knightcott Road and Summer Lane. All matters reserved except for means of access.
- 5. To note the following applications (Page 17)**
 - (i) 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

- (ii) **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.
- (iii) **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.

6. To note planning decisions for information (Page 18)

- (i) **2626/P/1393/AOC Land South Of Churchland Way, Wolvershill Road Banwell**
Request to discharge condition 2 (Construction of the footbridge) on application 25/P/2589/S73.
Approve (discharge condition)(RDC)
- (ii) **26/P/1343/FUH Rose Cottage Bristol Road Hewish Weston-super-Mare BS24 6RD**
Retrospective application for the demolition of existing outbuilding, Replacement of existing side and rear extensions with a new 2-storey side extension and single storey rear extension.
Approved
- (iii) **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**
- (iv) **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. Date of the next meeting

Planning Committee Meeting Monday 5th of October 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.