



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd August 2026.

PRESENT: Cllr Dolling (Chairman), Paul Harding (Vice-Chairman), Simon Arlidge, Mike Bailey

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 2

Cllr Dolling welcomed everybody.

A member of the public spoke to raise concerns regarding planning application 26/P/1406/OUT, outlining flooding and highways concerns about the proposed development, its potential impacts, and why they considered it to be unsuitable.

The meeting was convened.

39/26 To receive apologies for absence. (Agenda Item 1)

Apologies were received for Cllr Thomson and Cllr Davies (Attended online)

40/26 To receive members' declarations of interest on any agenda item. (Agenda Item 2)

No declarations of interest were received.

41/26 To approve the minutes from the Planning Committee meeting held on the 1st of June 2026 as a correct record (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 1st of June 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.

42/26 To note and comment upon planning applications (Agenda Item 4)

(i) 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. Installation of rooflights to the front elevation and expansion of front hardstanding.

Resolved – To note the application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/P/1418/RM Land At Nut Tree Farm Off Barton Road Winscombe BS25 1DU

Reserved Matters application for approval of appearance, landscaping, layout and scale for the erection of two agricultural workers dwellings, pursuant to outline planning permission 24/P/0203/OUT

Resolved – To note the application.

The resolution was correctly proposed and seconded (unanimous)

(iii) 26/P/1406/OUT Land North Of Lower Laurel Farm Summer Lane Banwell BS25 1DU

Outline planning permission for the erection of a specialist later living accommodation (Classes C2 and C3), with access for approval (Appearance, landscaping, layout and scale reserved for subsequent approval).

Resolved – To defer the decision to the Full Council meeting on the 17th August 2026.

The resolution was correctly proposed and seconded (unanimous)

43/26 To note planning decisions for information (Agenda Item 5)

- (i) **26/P/1302/CRN Waywick Farm Waywick Lane BS24 6UZ**
Prior Notification for the change of use of a stone barn from Agricultural Use (Sui Generis) to Commercial, Business and Service use (Use Class E(d) - indoor sport, recreation or fitness), specifically for use as a yoga and wellness - **PN (General) Noted.**
- (ii) **26/P/1055/TRCA Oak Lodge West Street Banwell BS29 6DB**
T1 yew - reduce crown by up to 1m - **No objection (tree/hed) unconditional.**
- (iii) **26/P/0852/FUH Royston Wolvershill Road Banwell BS29 6DG**
Installation of an Air Source Heat Pump (ASHP) to the South-East of the property – **Approved.**
- (iv) **26/P/0808/FUL Rolstone Farm Business Park West Rolstone Road Hewish**
Operational development consisting of the enclosure of an agricultural building with new roller doors, metal and timber cladding – **Approved.**
- (v) **26/P/0777/AOC Land To The North West Of The Moor Dairy Moor Road Banwell**
Request to discharge condition 3 (Construction Environmental Management Plan) from application 25/P/1583/FUL – **Approved.**
- (vi) **26/P/0489/FUL Barn 2, Box Bush Farm Box Bush Lane Rolstone BS24 6UA**
Change of use of land from agricultural to Use Class C3 (residential garden land) and external alterations to the building comprising of cladding of the walls, installation of external flue, landscape boundary fences, gates and surfacing materials (pursuant to application 24/P/1890/CQA) – **Approved.**
- (vii) **26/P/0637/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 71-76 – **Approved.**

The planning decisions above were noted.

44/26 Date of the next meeting (Agenda Item 6)

Planning Committee Meeting Monday 7th of September 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:28

..... Chairman

..... Date

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.

Location



Site Application history

Planning Applications (8)

- [Area A1 - Ash, Sycamore, Hawthorn - Crown lift to 4m or cut back to clear pathway. Willow - Reduce to 1.0m \(failed stem\).](#)
Ref. No: 18/P/3376/TPO | Status: Split decision made
- [Siting of a static home and erection of a day room](#)
Ref. No: 18/P/4343/FUL | Status: Withdrawn by applicant
- [Siting of a static home and erection of a new day room.](#)
Ref. No: 19/P/1588/FUL | Status: Withdrawn by applicant
- [Prior Approval for the conversion of a redundant milking parlour to 1 no. dwelling with operational development comprising re-roofing of building; insertion of windows, doors and re-rendering of building](#)
Ref. No: 20/P/1846/CQA | Status: Prior approval - refused (not pd)
- [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 \(retrospective\)](#)
Ref. No: 22/P/1124/FUL | Status: Approved
- [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 Gypsey and Traveller site.](#)
Ref. No: 26/P/1567/S73 | Status: Pending Consideration
- [Variation of planning condition of 99/1103 to allow temporary consent for bungalow to be extended to the lifetime of Zofia Birch](#)
Ref. No: 04/P/1379/F | Status: Approve with Conditions
- [Demolish existing mobile home, build new two bedroom bungalow](#)
Ref. No: 02/P/0161/F | Status: Refuse

Site History - Parish Council Comments

18/P/4343/FUL Siting of a static home and erection of a day room

At their meeting on the 21st January 2019, Banwell Parish Council resolved not to support this application unless the same time condition, as currently applies to the bungalow, is attached to any planning permission. **Withdrawn By Applicant**

19/P/1588/FUL Siting of a static home and erection of a new day room.

At their meeting on the 5th August 2019, Banwell Parish Council Planning Committee resolved to not support this application unless a condition is placed on any resultant planning permission to require that the proposed development is to be removed within two months of the death of the existing occupier of Cedar Haven who it is intended will be cared for by the occupants of the proposed development. **Withdrawn By Applicant**

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.

Site Location



Proposal

NOTES:

-  Planning Application Boundary
-  Brick Finish
-  Brick finish at Ground Floor level / Boarded Cladding at Upper level
-  Brick finish at ground level, split extent upper level boarded cladding
-  Indicative units with varying red tile roof finish (**All others to have grey slate effect tile)

Previous design



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.

The amended plans and further information submitted has revisions to the proposal which include:

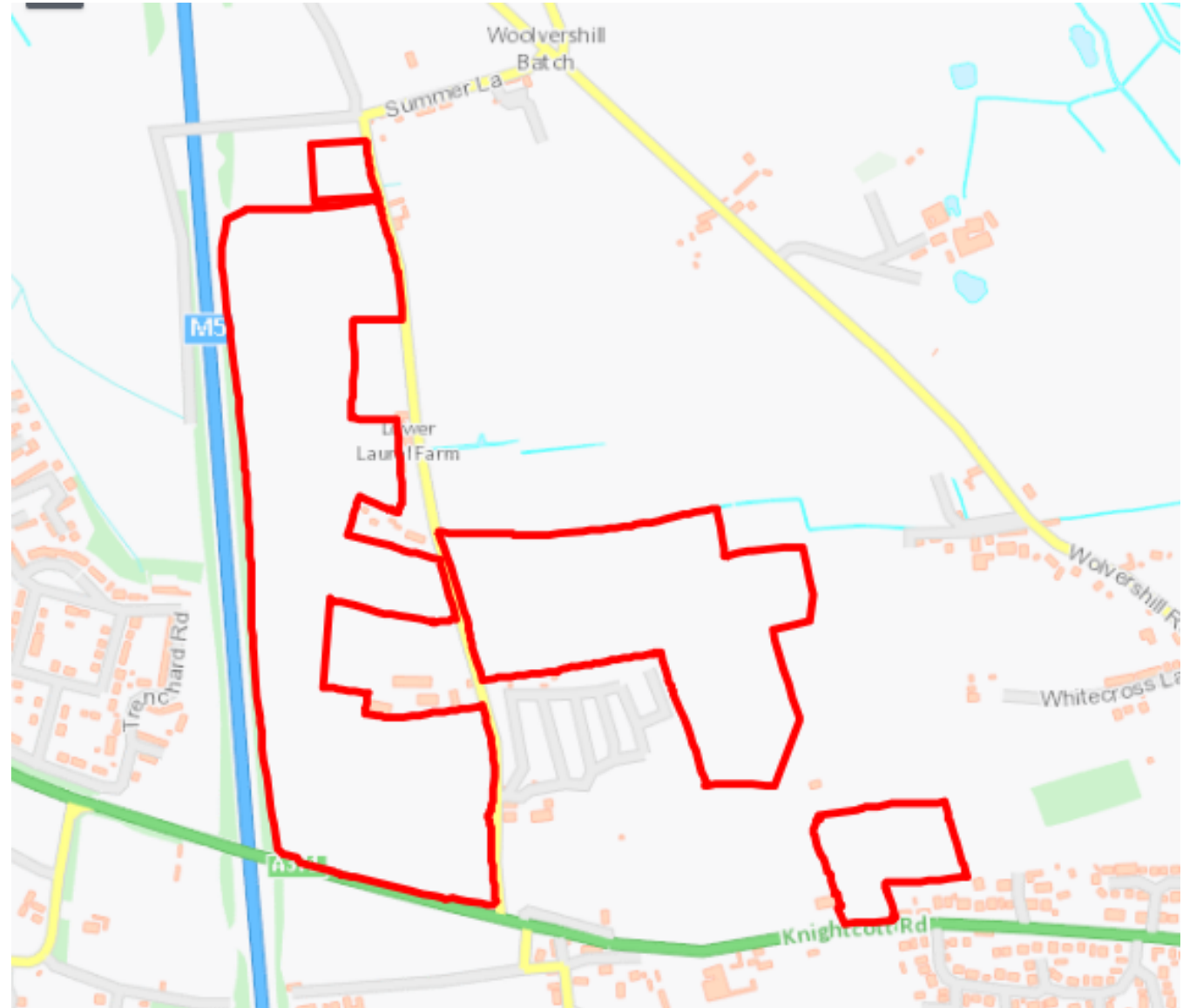
- Land shown set aside for any potential M5 junction 21A if required in future;
- Proposed M5 noise bund shown replaced by part bund/part fence;
- Increase in number of dwellings from up to 755 to up to 800 dwellings;
- Reduction in employment land from up to 6.3 ha to up to 2.83 ha;
- Revised traffic modelling for up to 3300 dwellings on the overall Wolverhill allocation;
- Amendments to Design Code, Masterplan framework as well as updated Environmental Statement.

Previous Comments

At their meeting on the 17th February, Banwell Parish Council resolved to note this application.

While they broadly support the scheme, this is contingent on its implementation following the delivery of the Banwell Bypass. However, there are concerns regarding the traffic assessment presented in this application, as it appears to have been conducted under the assumption that Wolvershill Bridge will be closed. Given the recent clarification from North Somerset Council confirming that the bridge will remain open, we urge an updated assessment to accurately reflect the future road network and to properly evaluate the developments impact on existing infrastructure. Additionally, we request that a monitoring point be established on Riverside to assess the developments impact on this road and ensure that any unforeseen traffic implications can be addressed appropriately. The Parish Council also notes concerns regarding the Summer Lane Park Home site, particularly the potential for hard development including both housing and employment units being built directly up to the boundary. We strongly request the incorporation of a strategic green gap to protect the amenity of existing residents and provide an appropriate buffer between the development and the Park Homes. To request mandated minimum hedgerow dimensions to ensure ecological integrity and to secure a legally binding Habitat Management and Monitoring Plan (HMMP) as a condition of planning permission, ensuring the long-term success of these measures

Location



Illustrative Masterplan update

Previous



Update

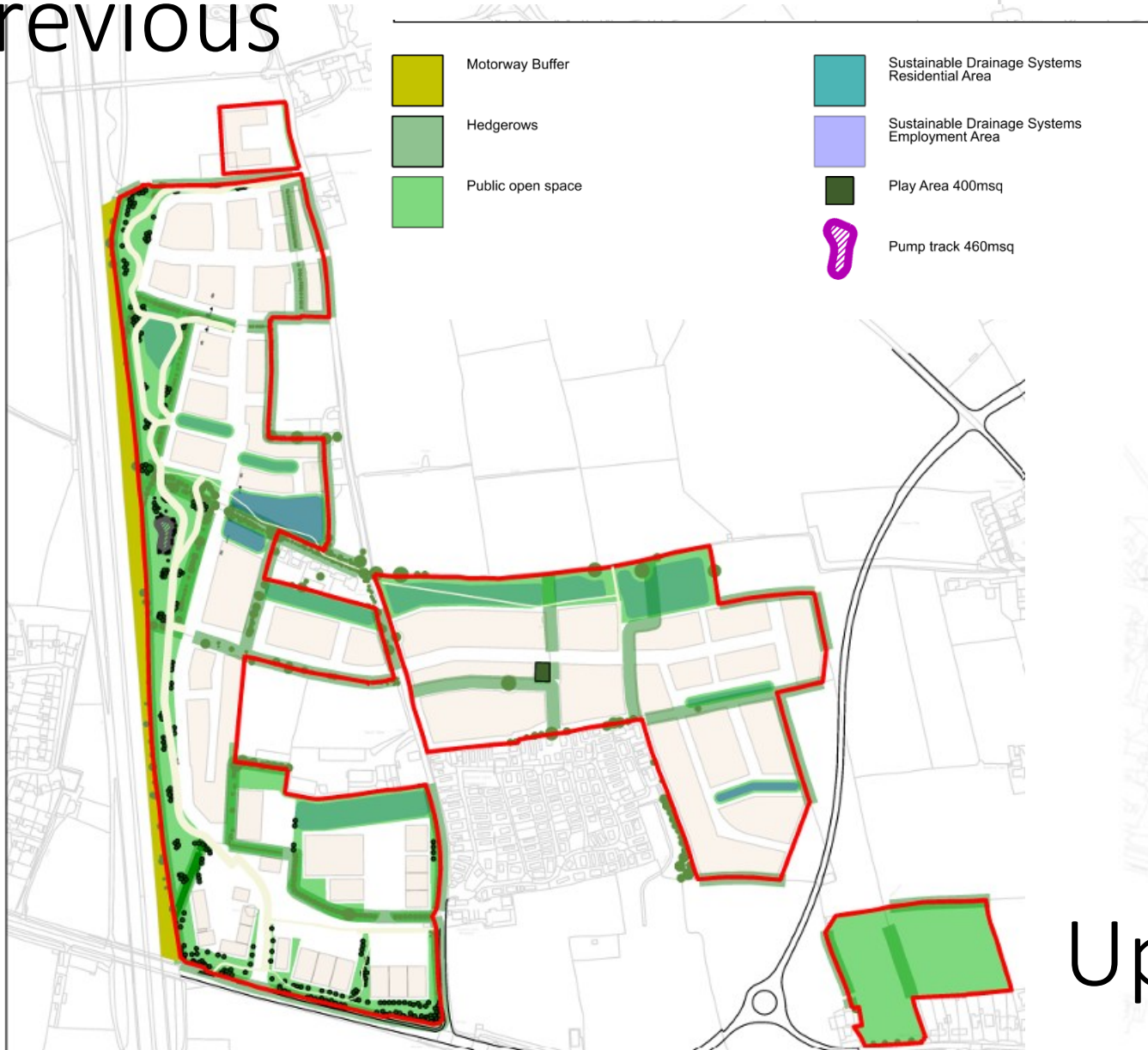


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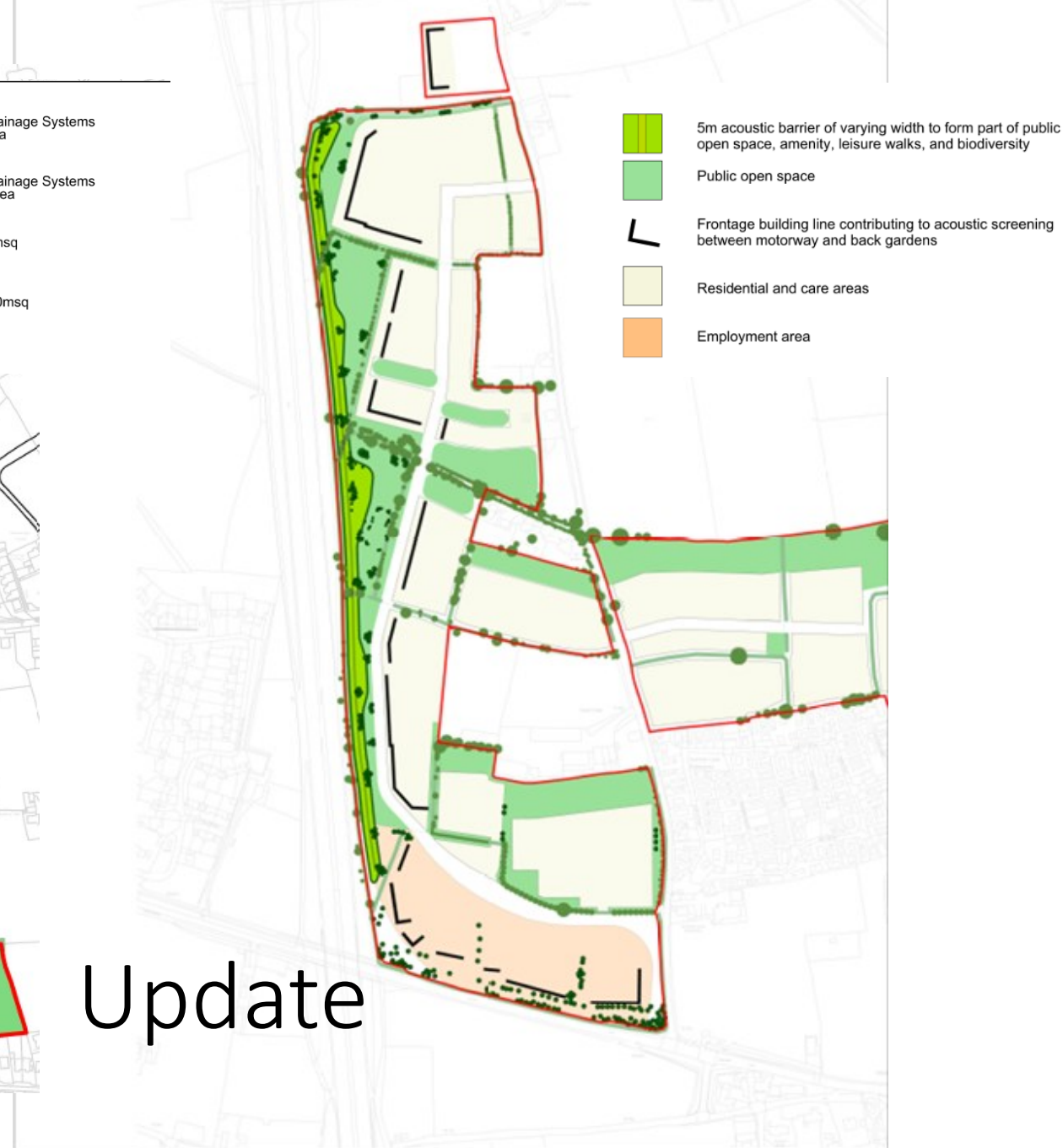


Update

Previous



Update



To note the Following applications

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

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.

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.

To note North Somerset Council's planning decisions

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)**

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**

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

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**