



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd of February 2025.

PRESENT: Councillors Nick Manley (Chairman), Simon Arlidge, Paul Blatchford, Steve Davies, Paul Harding & Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk).

Cllr Manley welcomed everybody.

Before the meeting was convened, members of the public were invited to speak.

Members of the public.

No members of the public wished to speak.

The meeting was convened.

01/25 To receive apologies for absence (agenda item 1)

No apologies were received.

02/25 To receive declarations of interest (agenda Item 2)

A personal interest was received by Cllr Manley who had spoken numerous times to the residents of 16 High Street (applications 24/P/2610/FUH & 24/P/2611/LBC) in relation to their application.

03/25 To approve as a correct record the minutes of the Planning Committee Meeting held on the 2nd of December 2024 (agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd of December 2024 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous with one abstention due to absence)

The minutes of the meeting were signed by the Chairman as a correct record.

04/25 To discuss a response to be presented to Full Council upon planning applications (agenda item 4).

(i) 24/P/2446/OU2 Land North of Knightcott Road and West and East of Summer Lane Banwell

Outline planning application with Environmental Statement for the erection of up to 755 residential dwellings, up to 6.3ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise bund, community infrastructure, ancillary uses and principal means of vehicular access from Knightcott Road and Summer Lane. All matters reserved except for means of access.

Resolved: The Planning Committee recommends that the Parish Council notes 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 Wolverhill 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 development's impact on existing infrastructure.

Additionally, we request that a monitoring point be established on Riverside to assess the development's impact on this road and ensure that any unforeseen traffic implications can be addressed appropriately.

The resolution was correctly proposed and seconded (unanimous)

(ii) 24/P/2690/OU2 Land East of Wolvershill Road, Banwell

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill Road not reserved) for demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including up to 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.

Resolved: The Planning Committee recommended that the Parish Council notes this application. While they largely support the scheme and welcome its proposed benefits, particularly improvements to the nature trails, they have several concerns and believe its implementation should be contingent on the completion of the Banwell bypass.

- **Traffic Assessment Concerns** - The current traffic assessment appears outdated, as it assumes Wolvershill Bridge will be closed, which is no longer the case. We urge an updated assessment to reflect the future road network accurately and to properly evaluate the development's impact on existing infrastructure.
- **Safeguarding the Junction 21 Relief Road Route** - The forthcoming North Somerset Local Plan 2040 includes plans for a Junction 21 bypass relief road. While we acknowledge that its delivery may be a long-term objective, the proposed development includes permanent features—such as a SuDS basin, wet woodland, community orchard, and housing—that would occupy the planned route. It is crucial to safeguard this corridor to ensure that the relief road remains a viable option to meet future infrastructure needs.

The resolution was correctly proposed and seconded (unanimous)

(iii) 25/P/0046/OU2 Land North of Banwell and West of Wolvershill Road Banwell

Outline planning application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane.

Resolved: The Planning Committee recommended that the Parish Council notes this application. While they broadly support the scheme, they do so on the condition that it is implemented after the delivery of the Banwell bypass. However, several concerns remain.

- **Traffic Assessment Concerns** - The current traffic assessment is outdated, as it assumes Wolvershill Bridge will be closed, which is no longer the case. We urge an updated assessment to accurately reflect the future road network and properly evaluate the development's impact on existing infrastructure.
- **Encroachment on the Strategic Green Gap** - The proposal includes a football clubhouse, parking facilities, and pitches within the strategic green gap. This green gap is vital for maintaining the distinct identity of the 'old' village of Banwell by ensuring separation from the new development. While we acknowledge North Somerset Council's requirement for additional sports pitches, we do not consider this location appropriate.

The Wolvershill development should not be used as a catch-all solution for the district's wider needs, particularly when such provisions compromise the strategic green gap's purpose.

Introducing these facilities in this location would harm the undeveloped character of the area and contradict the forthcoming Local Plan's definition of a strategic green gap.

Furthermore, this provision is unnecessary given that Banwell Football Club is already a well-established and successful club serving the community. If additional sports facilities are required, they should be incorporated within the new development itself, preventing unnecessary vehicle movements into Banwell and along Wolvershill Road.

The resolution was correctly proposed and seconded (unanimous)

05/25 To note and comment upon planning applications (agenda item 5).

(i) 24/P/2551/FUL Land to the East of Banwell Road (A371)

Banwell Retention of existing access track for agricultural use and construction of new 4m wide agricultural track.

Resolved: To strongly recommend refusal of this application on the grounds that the retention of the existing track and construction of a new 4m-wide agricultural track would cause unacceptable harm to the scenic beauty of the Mendip National Landscape, with no clear public benefit to outweigh this impact. Additionally, we remain unconvinced that the development would not pose an increased risk to highway safety, particularly given the imminent reversion of the road's speed limit to 60mph, which may exacerbate hazards associated with additional agricultural access.

The resolution was correctly proposed and seconded (unanimous)

At this point in the meeting, the Chairman, Cllr Manley, handed over the chair to the Vice-Chairman, Cllr Blatchford, for the discussion of planning applications 24/P/2610/FUH & 24/P/2611/LBC.

(ii) 24/P/2610/FUH & 24/P/2611/LBC 16 High Street Banwell BS29 6AE

Listed building consent for extended bay window with door and steps at the rear of the property in place of the existing bay.

Resolved: To echo Historic England by supporting this application.

The resolution was correctly proposed and seconded (unanimous)

Following the conclusion of this item, Cllr Manley resumed the chair and continued to preside over the meeting.

(iii) 24/P/2636/FUL Field To the Rear of Rose Hatch Cottage Hatches Lane Banwell.

Proposed extension of existing equine menage area.

Resolved: To note this application.

The resolution was correctly proposed and seconded (unanimous)

(iv) 24/P/2692/FUL The Old Police House, 3 Towerhead Road, Banwell BS29 6PG

Proposed Change of Use from Residential to Sui Generis Temporary Wellbeing Accommodation with sleeping accommodation and communal areas.

Resolved: To support this application.

The resolution was correctly proposed and seconded (unanimous)

(v) 24/P/2704/FUL The Moor Dairy Moor Road Banwell BS29 6ET

Proposed demolition of existing barn and erection of a new barn in place.

Resolved: To note this application.

The resolution was correctly proposed and seconded (unanimous)

06/25 To note the following planning applications (agenda item 6).

- (i) **25/P/0130/AOC Banwell Bypass Land to North and East of Banwell Including Mitigation Highway Land In Sandford, Winscombe And Churchill.**
Application for the discharge of details reserved by conditions 7(k), 9, 10, 11, 13 and 33 attached to planning permission 22/P/1768/R3EIA (herein referred to as 'Package D') relating to the Banwell Bypass and Highways Improvement Scheme road construction Phase 2C.
- (ii) **25/P/0151/LDP Willow Barn Silver Moor Lane Banwell BS29 6LG.**
Certificate of lawful development for the proposed erection of a single storey rear extension.
- (iii) **25/P/0165/TPO Avona Wood Banwell Woods Towerhead Road Banwell.**
4-5 no. Hazels - coppice to let in more light.

Resolved: The applications above were noted.

The resolution was correctly proposed and seconded (unanimous)

07/25 To note planning decisions – (agenda item 7)

- (i) **20/P/2282/FUL Land at The Moor Dairy Moor Road Banwell**
Change of use of land to use for the siting of 2no. storage containers (part retrospective). Erection of 1no. stable and retention of 1no. stable for use with the existing livery business; formation of a hardstanding and the erection of a timber fence in association with agricultural activities (retrospective). **APPROVED**
- (ii) **24/P/1749/FUL Corner Lodge Whitecross Lane Banwell BS29 6DP**
Proposed conversion of existing detached garage to 1no. dwelling. Works to include; Hardstanding and landscaping alterations including the infill of existing outdoor pool and creation of new vehicular access for existing dwelling. Fenestration alterations to the North and West elevations including the removal, replacement and installation of windows, doors, cladding and 1no. new rooflight. **APPROVED**
- (iii) **24/P/2212/MMA Elmfield Whitecross Lane Banwell BS29 6DP**
Minor material amendment to planning permission 22/P/3009/FUL (proposed demolition of existing dwelling and erection of 2 No. detached dwellings) to allow for very minor repositioning of houses and omission of lintel over window on front elevation, windows to be white and not grey and reconstructed stone to front elevation. **APPROVED**
- (iv) **24/P/2236/FUL Land at The Moor Dairy Moor Road Banwell**
Retrospective application for change of use from agriculture to equestrian and the erection of 2no. Stables, tack room and 2no. Hay stores. **APPROVED**
- (v) **24/P/2353/TRCA 60B West Street Banwell BS29 6DB**
T1 magnolia- reduce crown by up to one metre. **No objection (tree/hed) unconditional**

08/25 Date of the next meeting (agenda item 7)

3rd of March 2025 7pm Planning Committee Meeting at the YCC.

The Chairman closed the meeting at 19:30

.....Chairman

.....Date