



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7<sup>th</sup> of July 2025.**

**PRESENT:** Councillors Nick Manley (Chairman), Paul Harding & Matthew Thomson.

**IN ATTENDANCE:** Liz Shayler (Clerk) and Cllr Mike Dolling.

Cllr Manley welcomed everybody.

**The meeting was convened.**

### **34/25 To elect a Chairman of the Planning Committee (agenda item 1)**

**Resolved** – That Cllr Manley be elected as Chairman of the Planning Committee.

**The resolution was correctly proposed and seconded (unanimous)**

### **35/25 To elect a Vice Chairman of the Planning Committee (agenda item 2)**

**Resolved** – That Cllr Harding be elected as Vice Chairman of the Planning Committee.

**The resolution was correctly proposed and seconded (unanimous)**

### **36/25 To receive apologies for absence (agenda item 3)**

Apologies were received from Cllrs Simon Arlidge and Steve Davies (who attended online).

### **37/25 To receive declarations of interest (agenda item 4)**

No declarations of interest were received.

### **38/25 To approve as a correct record the minutes of the Planning Committee Meeting held on the 12<sup>th</sup> of May 2025 (agenda item 5)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 12<sup>th</sup> of May be approved as 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.

### **39/25 To agree a response to the Governments Consultation on the planning system (agenda item 6)**

The Chairman gave a summary of the current government planning consultations and outlined key concerns.

**Standing Orders were suspended.**

Cllr Dolling requested clarification on the oversight of North Somerset Council Planning Case Officers and how Banwell Parish Council's Planning Committee fits within this process.

**Standing Orders were reinstated.**

**Resolved** – That the following response be submitted:

Whilst Banwell Parish Council Planning Committee supports greater clarity in delegation and the principle of timely housing delivery, we express concern over the following.

- The proposal to reduce scrutiny and application requirements for medium-sized developments (i.e. fewer than 50 homes). In small and medium-sized villages,

developments of this scale are often substantial and can have a significant impact on local infrastructure, services, and community character. These applications should not be subject to reduced oversight or streamlined approval processes.

- The reduction in committee oversight for medium-sized developments. The right should remain for all applications, regardless of size, to be called into committee to ensure transparency, public accountability, and the opportunity for democratic input.
- The potential for piecemeal applications to bypass proper scrutiny, which leaves individual case officers vulnerable to accusations of bias or impropriety.
- Inadequate enforcement of infrastructure delivery, particularly where planning obligations are not met or delayed,
- The potential loss of input from key statutory consultees, such as Sport England, which risks overlooking critical community and recreational needs.

**The resolution was correctly proposed and seconded (unanimous)**

**40/25 To note and comment upon planning applications (agenda item 7).**

**(i) 25/P/0063/FUL. Building At Chestnut Farm Wolvershill Road Banwell BS29 6LA.**

Retrospective application for the change of use of a building from agriculture to a mixed use Class B2 (motor vehicle and plant servicing and repairs) and Class B8 (general storage).

**Resolved:** To note this application. To suggest that, prior to approval being granted, a retrospective lighting assessment and details of any impervious surfacing be submitted and considered.

**The resolution was correctly proposed and seconded (unanimous)**

**(ii) 25/P/0312/RM Land South of Wolvershill Road Banwell.**

Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 81no. dwellings and associated works on Site A pursuant to Outline Permission 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure).

**Resolved:** To note the application and to suggest the following comments be passed to the case officer.

- That the layout be reviewed to ensure bin and recycling storage locations are within a reasonable and accessible distance from the kerbside.
- That hedgehog highways be incorporated into any close-boarded fencing to reduce habitat fragmentation and promote ecological connectivity.

**The resolution was correctly proposed and seconded (unanimous)**

**(iii) 25/P/1057/FUH & 25/P/1058/LBC 60B West Street Banwell BS29 6DB.**

Listed Building Consent & Proposed repair and upgrade of existing rear lean-to extension including the replacement of polyurethane roofing with glass and installation of larger wooden fascia, alongside the repair and upgrade of existing 'sun room' outbuilding including the partial replacement of existing glass roofing with tiles and replacement of front glasswork and doors.

**Resolved:** To support the application

**The resolution was correctly proposed and seconded (unanimous)**

**(iv) 25/P/1113/FUL Land to North of Station Road, and West of Nye Road, Sandford**

Installation of Battery Energy Storage System, associated infrastructure, landscaping and access on land at Station Road Farm (fields between Nye Road and Mead Lane), Sandford.

**Resolved:** To note this application

**The resolution was correctly proposed and seconded (unanimous)**

**(v) 25/P/1098/FUL Land South of Dolemoor Lane, Congresbury**

Application for the construction, operation, maintenance, and decommissioning of a ground mounted solar farm complete with landscaping, associated infrastructure, and temporary construction access.

**Resolved:** To note this application

**The resolution was correctly proposed and seconded (unanimous)**

**41/25 To note the following planning applications (agenda item 8).**

**(i) 25/P/1033/TRCA Banwell Primary West Street Banwell BS29 6DB**

T1 ash - fell due to ash die back. In schools' recent tree survey it was recommended to be felled.

**(ii) 25/P/1037/AOC Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way**

Request to discharge conditions 5 (Parking Plan) and 6 (Ecological Enhancements Timescale) from application 23/P/2647/MMA.

**(iii) 25/P/1094/AOC Parcels 2.1a, 2.1b, 2.2a and 2.2b At Parklands Churchland Way**

Request to discharge condition 4 (Security Lighting) from application 23/P/2647/MMA

**(iv) 25/P/1235/TPO 1 Taylors Fields Banwell North Somerset BS29 6AJ**

T25 - Common Lime Tilia - Crown lift over public footpath to provide 3m ground level clearance

**(v) 25/P/1181/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 amendments to the window proportions and elevational treatments required as a result of updating house type details to reflect bespoke approaches to design.

**(vi) 25/P/1194/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 relocation of plot 21 and 1no. tree to facilitate the relocation of the parking for Plot 38 and the increase in garden size.

**(vii) 25/P/1231/AOC Banwell Bypass Land to North and East of Banwell including mitigation Highway Land In Sandford, Winscombe and Churchill.**

Application for partial discharge of details reserved by conditions 6 (Landscape Ecological Management Plan), 7(b), 29 (Soft landscaping details) and full discharge of condition 7(f) (Riverside bridge design and screening) (herein referred to as "Phase 2d Landscape Planting") relating to the Banwell Bypass and Highway Improvement Scheme application 22/P/1768/R3EIA

The applications above were noted.

**42/25 To note planning decisions – (agenda item 9)**

**(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. **APPROVE**

**(ii) 25/P/0467/AOC Land South of Churchland Way Wolverhill Road Banwell**

Discharge of condition 42 (Generate 15% of energy required by each building or buildings) from application 12/P/1266/OT2. **APPROVE (discharge condition)(RDC)**

**(iii) 25/P/0635/FUH Withyhurst Riverside Banwell BS29 6EH**

Proposed demolition of existing detached stable/store buildings and erection of a part one-storey, part two-storey side extension to existing outbuilding alongside the creation of a canopy front porch and fenestration alterations to all elevations. **REFUSE**

- (iv) **25/P/0653/FUH 28 Littlefields Avenue Banwell BS29 6BQ**  
Proposed erection of a single storey side extension with enlarged room in the roof and associated rear facing dormer. **APPROVE**
- (v) **25/P/0737/TRCA Briar Patch 9 Dark Lane Banwell BS29 6BP**  
Leyland cypress (G1)- remove. **NO OBJECTION (tree/hed) unconditional**
- (vi) **25/P/0785/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 the car port serving the parking of plots 40-42, and the omission of boundary walls to that of fences in several locations. **APPROVE**
- (vii) **25/P/0850/FUL Land at the Moor Dairy (Log Cabin) Moor Road Banwell**  
Section 73 application to vary condition 2 attached to planning permission 22/P/2396/FUL (Demolition of an existing dwelling (log cabin) and the erection of a replacement dwelling) to allow for repositioning of dwelling approved. **APPROVE**
- (viii) **25/P/1070/ELE Land Off East Street and Dark Lane Banwell**  
Notification of National Grid Electricity Distribution intension to divert overhead lines in the close vicinity of the new proposed Banwell bypass. **PN (Electricity) No objections.**
- (ix) **24/P/2734/TRCA 10 School Close Banwell BS29 6DT**  
2 x horse chestnut trees and 1x false acacia - cut overhanging trees back to boundary line, result in a final tree height of 10m as per previous approved application. **NO OBJECTION (tree/hed) unconditional**

**43/25 Date of the next meeting (agenda item 10)**

Planning Committee Meeting Monday 4th of August 2025 7pm at the Youth and Community Centre.

**The Chairman closed the meeting at 19:35**

.....Chairman

.....Date