



## **Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7 pm on Monday 12<sup>th</sup> of May 2025.**

**PRESENT:** Councillors Paul Blatchford (Vice-chairman), Simon Arlidge, Steve Davies, Paul Harding & Matthew Thomson.

**IN ATTENDANCE:** Liz Shayler (Clerk), Cllr Nina Thain and 4 members of the public.

Cllr Blatchford welcomed everybody.

**The meeting was convened.**

### **24/25 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Nick Manley.

### **25/25 To receive declarations of interest (agenda item 2)**

Cllr Arlidge declared a personal interest in agenda item 6 (v) planning application 25/P/0629/FUL 6 The Paddock Banwell BS29 6DH.

### **26/25 To approve as a correct record the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> of April 2025 (agenda item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 7<sup>th</sup> of April 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 of the meeting as a correct record.

**The Chairman of the meeting then moved Agenda item 6(v) 25/P/0629/FUL 6 The Paddock forward.**

### **27/25 To note and comment upon planning application 25/P/0629/FUL 6 The Paddock BS29 6DH (agenda item 6 (v))**

Proposed erection of 1no. 4-bed dwelling including creation of new vehicular access and associated hardstanding. Alteration of existing dwelling including the block-up of all windows to the South elevation.

**Standing orders were suspended to allow members of the public to speak.**

Two members of the public spoke strongly against the application for the following reasons.

- The Paddocks is a quiet, rural area, and additional development would increase traffic.
- No consideration has been given to the impact on neighbouring properties on Knightcott Road.
- Overlooking concerns from proposed upper floor windows to properties on Knightcott Road.
- Potential loss of light to neighbouring properties.
- Existing drainage issues in the area would be exacerbated by the development.
- The proposed dropped kerb would be dangerous in this location as it is too close to a busy footpath used by families, children, and the elderly.
- With new housing coming as part of the bypass development, there is no need to overdevelop existing garden space.

**Standing orders were reinstated**

**Resolved:** To recommend refusal of this proposed development on the following grounds:

- The proposal would represent overdevelopment of the site, which lies on a road defined by properties with large gardens. The construction of an additional dwelling in this location

would undermine the established character of the street and harm the visual appearance of the area.

- The positioning of bedroom windows raises concerns regarding overlooking and a loss of privacy for neighbouring properties particularly those on Knightcott Road.
- The plans do not clearly demonstrate that the site can accommodate the required six off-street parking spaces (three per 4-bedroom dwelling, in line with North Somerset Council's parking standards), nor adequate bicycle storage. This raises concerns about the practicality of the scheme and the potential for increased on-street parking pressures.
- The site is located at the end of a cul-de-sac within the turning circle, where on-street parking is not feasible without obstructing access for refuse collection and emergency vehicles. This makes the lack of sufficient off-street parking provision particularly problematic.
- The proposed dropped kerb would be dangerous in this location as it is too close to a busy footpath used by families, children, and the elderly.

If North Somerset Council is minded to approve the application, the Committee recommends the following conditions and requirements:

- Inclusion of water-efficient fixtures and fittings in all proposed bathrooms and utility areas, in line with Policy CS1 of the North Somerset Core Strategy, to mitigate increased water demand.
- Submission of a BNG report, as this is already a mandated requirement which has not yet been met.
- Provision of a Sustainable Drainage System (SuDS) management plan to ensure appropriate surface water handling and long-term maintenance.

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

**28/25 To agree the Planning Committee Terms of Reference to be presented to the Full Council at the Annual meeting (agenda item 4)**

**Resolved** – To approve the Planning Committee Terms of Reference to be presented to the Full Council at the Annual meeting.

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

**29/25 To discuss recommending that the Planning Application 24/P/0967/OUT Land South of Knightcott Road be called into NSC Planning Committee (agenda item 5)**

**Resolved** – To request that the Planning Application 24/P/0967/OUT Land South of Knightcott Road be called into NSC Planning Committee.

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

**30/25 To note and comment upon planning applications (agenda item 6).**

- (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.

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

- (ii) **25/P/0133/FUH Briar Patch 9 Dark Lane Banwell BS29 6BP.**  
Proposed removal of front balconies alongside the demolition of existing conservatory and storage below with subsequent erection of a 2-storey side extension. Creation of a second storey with rear flat-roof dormer. Fenestration alterations including the removal, replacement and installation of windows, doors, finishing and fencing.

**Resolved:** To recommend refusal of the proposed development on the following grounds:

- The overall height, size, and scale of the development, combined with the removal of existing trees without suitable replacement, would fail to respect the character of the existing property and would cause harm to the Banwell Conservation Area.
- The site lies in close proximity to Bat Special Area of Conservation (SAC) Consultation Zone B and the Mendip National Landscape. The introduction of large roof windows raises concerns regarding light spill and the resulting impact on protected bat species. No assessment has been provided to demonstrate that the development would avoid ecological harm.

If North Somerset Council is minded to approve the application, the Parish Council recommends that:

- A full bat survey is undertaken, and
- Any necessary mitigation measures, such as black-out glass, are conditioned to ensure the protection of nearby protected species.

**The resolution was correctly proposed and seconded (unanimous with one abstention)**

**(iii) 25/P/0323/RM Land South of Churchland Way, Wolvershill Road, Banwell.**

Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 469no. dwellings and associated works on Site A pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home(Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multi-use games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings).

**Resolved:** To object to this application to the proposed development due to insufficient parking provision, which is likely to lead to substantial on-street parking. This could obstruct access for essential services, including refuse collection and emergency vehicles, and would have a negative impact on the safety and usability of the internal road network.

While the total number of parking spaces may meet policy on paper, the development places a heavy reliance on garage spaces (which are frequently underused) and tandem driveways (which are often avoided in practice). This design flaw significantly reduces the effectiveness of the parking provision.

Furthermore, the development proposes only 9 dedicated visitor parking spaces for 469 dwellings, which is entirely inadequate. This is expected to further exacerbate on-street parking pressures.

If North Somerset is minded to approve the application, then the Planning Committee recommends the following conditions and observations:

- Prioritisation of the North South Link Road (Apprentice Way): The Committee strongly recommends that the North South Link Road be constructed and opened prior to the further development of the site. Currently, there is no direct vehicular access between Locking Parklands and Mead Fields. The completion of this link is essential to divert traffic from neighboring roads and to provide necessary connectivity between these settlements.
- A condition stating the minimum dimensions of the dense planting zone and the requirement for ongoing maintenance of the bat corridor.

- A condition stating that within Area 2 (Grumblepill corridor), lighting levels will not exceed 0.5 lux, in line with best practice for protecting light-sensitive bat species.
- A condition requiring that at least 80% of all trees and shrubs planted are native species, to support local biodiversity.
- The Committee notes a lack of explicit recognition of passive design principles or future provisions for renewable energy installations and encourages that these be addressed to ensure long-term environmental sustainability.

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

**(iv) 25/P/0743/RM Land South of Churchland Way, Wolvershill Road, Banwell**

Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of the following: 120 space Nursery; Wellness Centre (including doctors' surgery, gym, spa facilities, cafe); Commercial facilities including food retail and cafe; and Veterinary Surgery pursuant to Outline Permission 12/P/1266/OT2 (Outline application and Environmental Impact Assessment with all matters reserved except for main accesses from West Wick Roundabout and from Wolvershill Road, for a mixed use development comprising: Residential: 1,150 residential dwellings, a 60 bed care home (Use Class C2), 60 close care units (Use Class C2), 120 bedroom Hotel (Use Class C1), Employment: 20,000 square metres comprising offices, research and development and light industry (Use Class B1,a,b,c), 1,000 square metres Veterinary practice, 1000 square metres development comprising 2 x 60 place nursery, leisure use, doctor/dentist surgery (Use Classes D1 & D2), 600 square metre community building (Use Class D2), 200 square metre convenience shop (Use Class A1), 200 square metre building for Use Classes A3, A4 & A5, primary school and 40-place nursery, 9.98 hectares of strategic open space, 10.47 hectares of public open space, including multiuse games area, neighbourhood equipped play areas and local equipped play areas, allotments and community orchard, 3.39 hectares of sports provisions including 1 senior and 1 junior pitches and 2 tennis courts, 2.43 hectares strategic buffer space, 1 vehicle access off West Wick Roundabout and 1 access from Wolvershill Road with other internal road connections to adjoining land, site infrastructure and demolition of existing buildings).

**Resolved:** To note this application and welcomed the inclusion of three proposed car parks within the development. However, the Committee would like to request that consideration be given to opening up the car parks for residential or public use, where appropriate.

This could help alleviate the wider parking shortfall identified in the adjacent residential application and contribute to improved accessibility and reduced on-street parking pressures within the wider development.

In addition, the Planning Committee recommends the following design and environmental enhancements:

- Prioritisation of the North South Link Road (Apprentice Way): The Committee strongly recommends that the North South Link Road be constructed and opened prior to the further development of the site. This connection is vital not only for traffic management but also to enable residents from both settlements to access key facilities—such as the secondary school, veterinary surgery, wellness centre, and retail units—without needing to use longer or less suitable routes.
- Revise building layout to incorporate outdoor working options, including: Dedicated bin and recycling areas for offices and public amenities such as water fountains and a bike pump station to support sustainability and active travel.
- Provide an installation plan showing clear, species-specific box locations (e.g. bird/bat boxes) and required height to ensure ecological value.
- Extend the Ryne maintenance zone from 9m to 10m to allow sufficient space for watercourse management and ecological buffer.
- Incorporate fine-leaved, dense hedges between parking bays and pedestrian walkways to enhance visual screening, biodiversity, and pedestrian safety.

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

**(v) 25/P/0701/FUL Kings Field Land Off Moor Road Banwell**

Section 73 application for the removal of Condition 3 (temporary consent) and variation of condition 4 (amount of development) of permission granted on appeal ref: APP/D0121/W/21/3274284 (Creation of 1no. traveller and gypsy caravan pitch together with the formation of hardstanding and the retention of a day room, stables and shed) to allow permanent occupation of the site and for a total of 5no. caravans, including 3no. static caravans.

**Resolved:** To recommend the refusal of the removal of Condition 3 (temporary consent) and variation of Condition 4 (amount of development). While the Committee does not object to an extension of the temporary consent until the adoption of the new Local Plan and the identification of alternative traveller sites, it strongly opposes any permanent site in this location or an increase in the number of caravans on the site.

The Committee notes that the Inspector's 2022 findings regarding flood risk, harm to the character and appearance of the area, and car dependency remain valid. Any intensification of the site's use would serve only to exacerbate these issues.

If North Somerset Council is minded to approve the application, the Committee recommends the following conditions be applied:

- A condition to ensure that all structures with internal light (e.g. caravans) are located at least 10 metres from any hedgerow or tree, to reduce light spill and ecological disturbance.
- Confirmation that either a septic tank or connection to the public sewer network is already in place, or will be secured within the next 6 months, to ensure appropriate wastewater management.
- A condition requiring that either: A drainage strategy is provided, or All caravans are located only on existing hardstanding, to avoid surface water and ground contamination risks

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

**(vi) 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.

**Resolved:** To note this application.

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

**31/25 To note the following planning applications (agenda item 7).**

**(i) 25/P/0737/TRCA Briar Patch 9 Dark Lane Banwell BS29 6BP.**

Leyland cypress (G1)- remove

**(ii) 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.

The applications above were noted.

**32/25 To note planning decisions – (agenda item 8)**

**(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. **APPROVED (discharge condition) (RDC)**

(ii) **25/P/0638/NMA Land to South of William Daw Close Banwell**

Non-material amendment to application 18/P/3334/OUT (Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.) to allow for an amendment to plot 12 (AG) for an already approved house type (SC) to provide greater separation and privacy for Hatherleigh House. **APPROVED**

**33/25 Date of the next meeting (agenda item 9)**

Monday 2<sup>nd</sup> of June 2025 at 7pm Planning Committee Meeting at the YCC.

**The Chairman closed the meeting at 19:45**

.....Chairman

.....Date