



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

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer).

MEMBERS OF THE PUBLIC: 1

Cllr Harding welcomed everybody.

The meeting was convened.

58/25 To receive apologies for absence. (Agenda item 1)

Councillors Nick Manley, Steve Davies, Matthew Thomson.

59/25 To receive members' declarations of interest on any agenda item. (Agenda item 2)

No declarations of interest were received.

60/25 To approve as a correct of the minutes from the Planning Committee meeting on the 6th of October 2025. (Agenda item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 6th October are a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

61/25 To note and comment upon planning applications. (Agenda item 4)

(i) 25//P/1884/FUL Land Off Catworthy Lane Banwell

Erection of an Equestrian building, creation of an access track and hardstanding.

Resolved – To support the application but request that the following conditions be applied:

1. The applicant, restrict all building works to daylight hours to ensure compliance with the North Somerset and Mendip Bats Special Area of Conservation.
2. The application to provide details on the enhancements that will be made to the grassland to ensure the BNG uplift can be successfully achieved and sustained.

The resolution was correctly proposed and seconded (unanimous)

(ii) 25/P/1439/FUH 7 Littlefields Road Banwell BS29 6BHZ

Proposed erection of a single storey rear and side extension and new front porch. Partial demolition of the existing garage and store and creation of a new parking area at front of property.

Resolved -To object on the basis that the plans fail to adequately demonstrate that the proposed development would provide the requisite three off-street parking spaces for a four-bedroom dwelling in accordance with North Somerset Council's standards for parking space dimensions and access arrangements. If North Somerset are minded to grant permission, we request the following:

1. The application provides further evidence of parking for three cars off roads.
2. To include a condition or advisory note requiring 13cm x 13cm access gaps in solid boundary to maintain hedgehog connectivity through the site to support ecological connectivity in line with NPPF paragraph 187.
3. The applicant be encouraged to incorporate sustainable fittings such as low-flow taps and dual-flush toilets in line with North Somerset Core Strategy Policy CS2.

The resolution was correctly proposed and seconded (unanimous)

62/25 To note the following applications (Agenda item 5)

- (i) **25/P/2011/AOC Land At Parklands Churchland Way**
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT225/P/1726/AOC.
- (ii) **25/P/2079/NMA At Parklands Churchland Way Weston-super-Mare**
T1 lawson conifer - fell because it is damaging a retaining wall.
- (iii) **25/P/1975/AOC Land South Of Churchland Way Wolvershill Road Banwell**
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 pursuant to 12/P/1266/OT2)) to allow for 1) boundary wall on the western boundary of plot 36 has had an L shape kink put in 2) Plot 31's garden has been changed to be completely hard standing.
- (iv) **25/P/2074/AOC Parklands Churchland Way Weston-super-Mare**
Request to discharge condition 24 (External lighting) on application 16/P/2744/OT2. Phase 6.
- (v) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**
Felling of 3no. dead/dying ash trees (0-25% canopy cover).
- (vi) **25/P/1959/AOC Meadfields Phase 6 Land At Parklands Churchland Way**
Request to discharge conditions 32 (Contamination), 38 (External Surfaces Samples), 39 (Pathways Samples) from application 16/P/2744/OT2.

The applications above were noted.

63/25 To note planning decisions (Agenda item 6)

- (i) **25/P/1504/TPO Wells Wood Banwell Woods Towerhead Road Banwell**
Fell 5 ash trees (plan A1-A5, approximate locations) that have been severely affected by ash dieback; Hazel stools (plan areas H1 and H2) – coppice. **APPROVED**
- (ii) **24/P/2611/LBC 16 High Street Banwell BS29 6AE**
Listed building consent for extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- (iii) **24/P/2610/FUH 16 High Street Banwell BS29 6AE**
Extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- (iv) **24/P/2611/LBC 16 High Street Banwell BS29 6AE**
Listed building consent for extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- (v) **25/P/1817/TRCA The Manor 1 Castle Hill Banwell BS29 6BL**
T1 lawson conifer - fell because it is damaging a retaining wall. **No objection (tree/hed) unconditional**
- (vi) **25/P/1792/TRCA Churchyard Church Street Banwell**
T1 - Magnolia - Reduce to previous points, approximately 2 meters of growth to be removed. **No objection (tree/hed) unconditional**
- (vii) **23/P/2689/RM Land South of Churchland Way, Wolvershill Road (Parklands, Mead Fields)**
Reserved matters application for approval of access and landscaping in relation to the construction of cycle and footpath connection along the Grumblepill Rhyne to the M5 bridge crossing, pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**

The planning decisions above were noted.

64/25 Date of the next meeting (Agenda item 7)

Planning Committee Meeting Monday 1st of December 2025 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:15

.....Chairman

.....Date