Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 5th October 2026.

PRESENT: Cllrs Mike Bailey, Paul Harding (Vice-Chairman), Simon Arlidge and Steve Voller.

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)
MEMBERS OF THE PUBLIC: 3

Cllr Harding welcomed everybody.

The meeting was convened.

52/26 To receive apologies for absence. (Agenda Item 1)

Apologies were received for Cllr Davies, Dolling and Thomson.

53/26 To receive members' declarations of interest on any agenda item. (Agenda Item 2)

A declaration of interest was received from Cllr Voller for Agenda Item 5.2 due to the proximity of the application to their property.

54/26 To approve the minutes from the Planning Committee meeting held on the 7th September 2026 as a correct record (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 3rd of August 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.

55/26 To note and comment upon planning applications (Agenda Item 4)

(i) 26/P/1871/FUH 24 Queens Road Banwell BS29 6BB
Proposed creation of raised off-road parking off High Street.

Resolved – To object to this application on the following grounds:

Safety of other road users – the creation of a gated access will have no visibility in either direction. This lack of visibility is exacerbated by the proliferation of the existing on-street car parking at the site of the application along the High Street. Given this lack in visibility to either side of the proposed parking space, the proposal will be detrimental to highway safety. Safety of other road users and the loss of further parking for residents on High Street, leading to further congestion along High Street are contrary to North Somerset policies DM24 and DM 28. Destruction of a wall which is part of the street scene.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/P/1858/FUL Rolstone Farm Business Park West Rolstone Road
Change of use from agricultural to commercial uses to provide additional parking

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

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(iii) 26/P/1851/FUH 13 Wolvershill Park Banwell BS29 6DQ
Proposed erection of detached granny annexe to the rear of the dwelling.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

(iv) 26/P/1730/FUL Jerrys Farm Land Off Moor Road Banwell
Retrospective Application for the erection of agricultural barn.

Resolved – To object to this application on the following grounds:

The new National Planning Policy Framework, published on 17 August 2026, includes a policy (DM8 - Unauthorised Development and Enforcement). Paragraph 2 states: "if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission".

The Parish Council is concerned that the application does not provide a complete picture of the existing use of the site. The Council is aware that caravans on the land may be occupied on a permanent residential basis and understands that this is already the subject of planning enforcement enquiries. However, the submitted information makes no meaningful reference to this existing residential use and instead presents the site primarily as a holding used for the keeping of animals and associated storage. The Parish Council considers that the existing use of the wider site should be fully taken into account when determining this application.

Notwithstanding this concern, the Parish Council also objects to the proposal on its planning merits. It does not consider that sufficient evidence has been submitted to demonstrate that the proposed building is necessary for a viable agricultural or land-based rural business, as required by Policy DM51. The submitted information largely describes the intended use of the building but provides insufficient evidence of the scale, viability or operational requirements of any agricultural enterprise to justify a building of this size.

The Parish Council is also concerned that the scale and massing of the proposed building would be out of keeping with the character of the Locking and Banwell Moors landscape, which is characterised by sparse development, openness and rurality. Insufficient justification has been provided to demonstrate why a building of this scale is necessary in this countryside location.

For these reasons, the Parish Council considers that the proposal has not demonstrated compliance with Policy DM51, Policy CS5 and Policy as well as Policy DM8 (Unauthorised Development and Enforcement) of the NPPF (2026). Therefore, recommends that planning permission be refused.

The resolution was correctly proposed and seconded (unanimous)

56/26 To note the following applications (Agenda Item 5)

(i) **26/P/1944/TRCA The Coach House East Street Banwell BS29 6BW**
T1 willow - pollard back to previous pruning points up to 3m. T2 magnolia - reduce crown by up to 1m. 1m.

(ii) **26/P/1824/TRCA 60B West Street Banwell BS29 6DB**
T1 ash - fell. T2 dogwood - coppice to near ground level. T3 magnolia - reduce crown by up to 1m

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(iii) **26/P/1812/TRCA Banwell Surgery Westfield Road Banwell BS29 6AD**
T1 Leylandii cypress Removal to ground level

(iv) **26/P/1775/CRA Rolstone Farm Business Park West Rolstone Road Hewish**
Application to determine if prior approval is required for the change of use of an agricultural building and its curtilage to Use Class E (commercial, business or service)

(v) **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.

(vi) **26/P/1842/LDE Locking Court, Banwell Road Hutton**
Certificate of Lawfulness for the use of the land and buildings at Locking Court as 10no. separate, self-contained, permanent residential dwellinghouses (Use Class C3).

The planning decisions above were noted.

57/26 To note planning decisions for information (Agenda Item 6)

(i) **26/P/1727/AOC Land South Of Churchland Way, Wolvershill Road Banwell**
Request to discharge condition 2(Footbridge Designs) on application 23/P/2689/RM. Approved (discharge condition)(RDC)

(ii) **26/P/1676/AOC Phase 4A Land At Parklands Churchland Way**
Request to discharge condition 19 (External Works Plan) from application 12/P/1266/OT2 Approved (discharge condition)(RDC)

(iii) **26/P/1837/NMA Parcels 2.1a, 2.1b, 2.2a And 2.2b At Parklands Churchland Way**
Notification under Regulation 5 of the Electronic Communications Code of the intention to install fixed line broadband apparatus comprising of the installation of 1no. 10m light wooden pole. THIS IS NOT A PLANNING APPLICATION. Approved

(iv) **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.Approved (discharge condition)(RDC)

(v) **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. Approved

(vi) **26/P/1237/TPO Mead Fields 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 ground level, grind and remove stumps Approved

(vii)**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 The planning decisions above were noted.

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58/26 To note the Headline Implications for the Mendip Hills National Landscape

The Headline Implications for the Mendip Hills National Landscape was noted.

59/26 Date of the next meeting (Agenda Item 7)

Monday 2nd of November 2026 7pm Planning Committee Meeting at the Youth and Community Centre.

The Chairman closed the meeting at 19:17

…….…….. Chairman

…… Date

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