



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 3rd August 2026.

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 2

Cllr Dolling welcomed everybody.

A member of the public spoke to raise concerns regarding planning application 26/P/1406/OUT, outlining flooding and highways concerns about the proposed development, its potential impacts, and why they considered it to be unsuitable.

The meeting was convened.

39/26 To receive apologies for absence. (Agenda Item 1)

Apologies were received for Cllr Thomson and Cllr Davies (Attended online)

40/26 To receive members' declarations of interest on any agenda item. (Agenda Item 2)

No declarations of interest were received.

41/26 To approve the minutes from the Planning Committee meeting held on the 1st of June 2026 as a correct record (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 1st of June 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.

42/26 To note and comment upon planning applications (Agenda Item 4)

(i) 26/P/1343/FUH Rose Cottage Bristol Road Hewish Weston-super-Mare BS24 6RD

Retrospective application for the demolition of existing outbuilding, Replacement of existing side and rear extensions with a new 2-storey side extension and single storey rear extension. Installation of rooflights to the front elevation and expansion of front hardstanding.

Resolved – To note the application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/P/1418/RM Land At Nut Tree Farm Off Barton Road Winscombe BS25 1DU

Reserved Matters application for approval of appearance, landscaping, layout and scale for the erection of two agricultural workers dwellings, pursuant to outline planning permission 24/P/0203/OUT

Resolved – To note the application.

The resolution was correctly proposed and seconded (unanimous)

(iii) 26/P/1406/OUT Land North Of Lower Laurel Farm Summer Lane Banwell BS25 1DU

Outline planning permission for the erection of a specialist later living accommodation (Classes C2 and C3), with access for approval (Appearance, landscaping, layout and scale reserved for subsequent approval).

Resolved – To defer the decision to the Full Council meeting on the 17th August 2026.

The resolution was correctly proposed and seconded (unanimous)

43/26 To note planning decisions for information (Agenda Item 5)

- (i) **26/P/1302/CRN Waywick Farm Waywick Lane BS24 6UZ**
Prior Notification for the change of use of a stone barn from Agricultural Use (Sui Generis) to Commercial, Business and Service use (Use Class E(d) - indoor sport, recreation or fitness), specifically for use as a yoga and wellness - **PN (General) Noted.**
- (ii) **26/P/1055/TRCA Oak Lodge West Street Banwell BS29 6DB**
T1 yew - reduce crown by up to 1m - **No objection (tree/hed) unconditional.**
- (iii) **26/P/0852/FUH Royston Wolvershill Road Banwell BS29 6DG**
Installation of an Air Source Heat Pump (ASHP) to the South-East of the property – **Approved.**
- (iv) **26/P/0808/FUL Rolstone Farm Business Park West Rolstone Road Hewish**
Operational development consisting of the enclosure of an agricultural building with new roller doors, metal and timber cladding – **Approved.**
- (v) **26/P/0777/AOC Land To The North West Of The Moor Dairy Moor Road Banwell**
Request to discharge condition 3 (Construction Environmental Management Plan) from application 25/P/1583/FUL – **Approved.**
- (vi) **26/P/0489/FUL Barn 2, Box Bush Farm Box Bush Lane Rolstone BS24 6UA**
Change of use of land from agricultural to Use Class C3 (residential garden land) and external alterations to the building comprising of cladding of the walls, installation of external flue, landscape boundary fences, gates and surfacing materials (pursuant to application 24/P/1890/CQA) – **Approved.**
- (vii) **26/P/0637/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 71-76 – **Approved.**

The planning decisions above were noted.

44/26 Date of the next meeting (Agenda Item 6)

Planning Committee Meeting Monday 7th of September 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:28

..... Chairman

..... Date