Banwell Parish Council

Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 2nd November 2026.

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

IN ATTENDANCE: Liz Shayler (Clerk)
MEMBERS OF THE PUBLIC: None

Cllr Dolling welcomed everybody.

The meeting was convened.

60/26 To elect a Vice-Chairman of the Planning Committee (agenda item 1).
The Chairman thanked Cllr Harding for his contribution to the Planning Committee during his time as Chairman and Vice-Chairman.

Resolved – To elect Cllr Bailey as Vice Chairman of the Planning Committee.

The resolution was correctly proposed and seconded (unanimous)

61/26 To receive apologies for absence (agenda item 2).

Apologies were received for Cllr Thomson.

62/26 To receive members' declarations of interest on any agenda item (agenda item 3).
No declarations of interest were received.

63/26 To approve the minutes from the Planning Committee meeting held on the 5th October 2026 as a correct record (agenda item 4).

Resolved – That the minutes of the Planning Committee meeting held on the 5th October 2026 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 as a correct record.

64/26 To discuss the Public Consultation Land at Knightcott Road, Banwell (Phase II) and agree a response to be considered by the Parish Council (agenda item 5).

Resolved – To recommend to Full Council the following response:
Banwell Parish Council has considered the emerging proposals for up to 34 additional dwellings on land south of Knightcott Road. The Council has significant concerns regarding the further extension of residential development southwards into this area of open countryside. In particular, the Council is concerned about:

- the progressive erosion of the open land and separation between Banwell and Knightcott;
- the potential for incremental development of the wider landholding beyond the current Phase 2 proposal;
- the landscape and visual impact of extending built development farther south towards the Mendip Hills National Landscape;
- the need to demonstrate that the development would avoid or minimise adverse effects on the setting and special qualities of the National Landscape;

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- potential effects on Greater and Lesser Horseshoe bats, including established foraging and commuting routes, dark corridors, hedgerows and the impact of artificial lighting;
- the cumulative impact of further development when considered alongside Phase 1, the Wolvershill strategic development and other planned growth around Banwell; and
- the need to ensure that the proposed public open space, ecological areas and landscaping are permanently protected and are not subsequently brought forward for further development;
- the proposed development lies outside Banwell's existing settlement boundary, and the land was considered but not selected for residential allocation as part of North Somerset Council's emerging Local Plan.

The Parish Council seeks clarification as to whether the current Phase 2 proposal represents the intended final extent of residential development within the wider landholding. The Council recognises that this is a pre-application consultation and that the proposals may change before any planning application is submitted. Should an application subsequently be made, the Parish Council will consider it separately on its merits and having regard to the plans, supporting evidence and planning policies applicable at that time.

The resolution was correctly proposed and seconded (unanimous)

65/26 To note and comment upon planning applications (agenda item 6).

(i) 26/P/2099/FUL 'Rolstone Manor', West Rolstone Road, Hewish. BS24 6UR
Demolition of existing Dutch barn, conversion and extension of 2no. barns to create 1no. residential dwelling and detached garage with associated gardens alongside the change of use of agricultural access track to mixed residential and agricultural use.

Resolved – To raise no objection to this application, subject to the Local Planning Authority being satisfied that flood risk, including safe access and egress, has been adequately addressed.

The resolution was correctly proposed and seconded (unanimous)

66/26 To note the following applications (agenda item 7).

(i) **26/P/1923/CQA Cannaways Lodge Silver Moor Lane Banwell BS29 6LQ**
Application to determine whether Prior Approval is required for the change of use and conversion of existing agricultural building to create 1no. dwelling with operational development of the insertion of new windows and doors, insertion of 2no. external flues, re-roofing, new cladding and demolition of 2no. sub-standard lean-to buildings.

(ii) **26/P/2021/AOC 'Rolstone Manor Farm' West Rolstone Road Hewish BS24 6UR**
Request to discharge conditions 9 (Natural England Licence), 10 (Installation of suitable provisions) and 12 (Biodiversity Enhancement) on application 23/P/0815/FUL

(iii) **26/P/2111/MOD Land South of Wolvershill Road Banwell**
Deed of Variation to a Section 106 legal agreement dated 27/10/2017 on planning permission 16/P/2744/OT2 to allow amendments to the affordable housing provisions in the Section 106 Agreement.

(iv) **26/P/2200/MOD Land South of Churchland Way, Wolvershill Road Banwell.**
Modification of section 106 legal agreement dated 07/04/2015 relating to planning permission 12/P/1266/OT2 to allow changes to the original obligation (as varied) in respect of specific plots on Phase 5b only, for charging purposes.

The planning applications above were noted.

67/26 To note planning decisions for information (agenda item 8).

(i) **26/P/1354/FUL Land at Knightcott Road Banwell**
Proposed creation of new vehicular access and concrete hardstanding off Knightcott Road**.**
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(ii) **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. **Approved (Lawful)**

(iii) **26/P/1717/TRCA Abbey Cloisters East Street Banwell BS29 6BW**
T1 - Horse Chestnut - Crown reduce by approx 3m over road and fire station to reduce risk of limb failure **No objection (tree/hed) unconditional**

(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) **Prior approval - required and grant**

(v) **26/P/1812/TRCA Banwell Surgery Westfield Road Banwell BS29 6AD**
T1 Leylandii cypress Removal to ground level **No objection (tree/hed) unconditional**

(vi) **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. **No objection (tree/hed) unconditional.**

The planning decisions above were noted.

68/26 Date of the next meeting (agenda item 9).

Monday 7th December 2026 7pm - Planning Committee Meeting at the Youth and Community Centre.

The Chairman closed the meeting at 19:17

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