



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

PRESENT: Paul Harding (Vice-Chairman), Simon Arlidge, Mike Bailey, Mike Dolling (Chairman), Steve Davies, Matthew Thomson.

IN ATTENDANCE: Liz Shayler (Clerk)

MEMBERS OF THE PUBLIC: 3

Cllr Harding welcomed everybody.

The application from 26/P/0022/FUL spoke in support of the application

The meeting was convened.

01/26 To receive apologies for absence. (Agenda item 1)

Environment and Biodiversity Officer

02/26 To elect a Chairman of the Planning Committee. (Agenda item 2)

Resolved – That Cllr Dolling to be elected as Chairman of the Planning Committee

The resolution was correctly proposed and seconded (unanimous).

03/26 To receive members' declarations of interest on any agenda item. (Agenda item 3)

No declarations of interest were received.

04/26 To approve as a correct of the minutes from the Planning Committee meeting on the 1st December 2025 and 3rd November 2025. (Agenda Item 4)

Resolved – That the minutes of the Planning Committee Meeting held on the 1th December and 3rd November are a correct record of the meeting.

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

05/26 To note and comment upon planning applications. (Agenda item 4)

- (i) **25/P/2589/S73 Land South Of Churchland Way, Wolvershill Road (Parklands, Mead Field**
Section 73 application to vary condition 1 (plans) attached to reserved matters application 23/P/2689/RM (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) to allow for amendment to the location of the footpath across the Grumblepill Rhyne

Resolved – To support the application.

The resolution was correctly proposed and seconded (unanimous)

- (ii) **25/P/2539/FUH 4 Church Street Banwell BS29 6EA**

Retrospective application for the replacement of windows to the West elevation.

Resolved -To object on the grounds this is a development within the conservation area, and the window style is not in keeping with the original windows or the surrounding properties. As a result, the proposal would harm the character and appearance of Church Street and fail to preserve or enhance the Conservation Area.

The resolution was correctly proposed and seconded (Five in favour and one against)

(iii) 26/P/0022/FUL Deer Leap Farm Knightcott Road Banwell BS29 6HS

Erection of an office/reception building

Resolved -To support

The resolution was correctly proposed and seconded (unanimous)

(iv) 25/P/2609/FUL Land To The North West Of Hewish, North Of A370,Puxton

Construction of a ground mounted solar farm and battery energy storage system with associated infrastructure and landscaping

Resolved -To note

The resolution was correctly proposed and seconded (unanimous)

06/26 To note the following applications (Agenda item 5)

(i) 25/P/2569/TRCA 4 High Street Banwell BS29 6AA

T1: Apple. Fell to ground level tree in decline evidence of honey fungus.. T2: Laburnum. Fell to ground level tree in decline evidence of honey fungus. T3: Pittosporum. Crown reduce by up to 2 metres. T4:Pittosporum. Crown reduce by up to 2 metres and remove damaged / split leader. 526/P/0119/NMA Parcels 2.1a, 2.1b, 2.2a And 2.2b At Parklands Churchland Way

(ii) 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 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 alterations to windows cil placement on Plot 33.

The applications above were noted.

07/26 To note 25/P/1975/AOC Land South Of Churchland Way Wolvershill Road Banwell

Request to discharge condition 11 (strategic surface water drainage / strategic flood solution schemes) on application 12/P/1266/OT2. **Withdrawn by applicant**

(i) 25/P/1726/AOC Land At Parklands, Meadfields Phase 6 Churchland Way Weston-super-Mare

Request to discharge outline conditions 7, 10, 13, 16, 18, 23, 25, 30, 31, 36, 37, 40 and 42 on application 16/P/2744/OT2 in relation to Phase 6 development at Meadfields, Parklands. - **Approved (discharge condition)(RDC)**

(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. **Approved**

(iii) 25/P/2313/AOC 15 Towerhead Road Banwell BS29 6PQ

Request to discharge conditions 3 (Landscaping scheme) 4, (Works comprised in the approved details of landscaping) and 5,(Retention of trees, hedges and plants shown in the landscaping scheme) on application 25/P/1299/FUH. **Approved (discharge condition)(RDC)**

- (iv) **25/P/2287/FUH 10 Hill Path Banwell BS29 6AB**
Removal of the existing balcony and proposed erection of a rear extension. **Approved**
- (v) **25/P/2230/FUH The Withies Riverside Banwell BS29 6EH**
Proposed part-demolition of existing single-story side extension with subsequent erection of a two storey-side extension. **Approved**
- (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. **Approved (discharge condition)(RDC)**
- (vii) **25/P/2672/NMA Land South East Of Land Farm Puxton Road Hewish BS24 6UE**
Non material amendment to application 24/P/2498/CQA (Prior approval to convert part of an existing agricultural barn into 1no. dwelling with operational development consisting of re-roofing, re-cladding, insertion of new window and doors) to allow for the addition of 2no. windows to the side (West) elevation, one for each bedroom. **Approved**
- (viii) **26/P/0009/AOC Phase 4A Land At Parklands Churchland Way Weston-super-Mare**
Request to discharge condition 38 (Remediation Scheme) from application 12/P/1266/OT2. **Approved (discharge condition)(RDC)**
- (ix) **25/P/2490/TRCA 10 School Close Banwell BS29 6DT**
T1 and T2 (Horse Chestnut): Remove (fell) to near ground level and treat stump to inhibit regrowth. **No objection (tree/hed) unconditional**
- (x) **25/P/1463/FUL Land East of Moor Road Banwell.**
Change of use of land and the creation of 1no. Traveller and Gypsy pitch together with the formation of hardstanding and the erection of a day room (retrospective) **Approved**
- (xi) **25/P/2079/NMA At Parklands Churchland Way Weston-super-Mare**
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 **Approved**
- (xii) **25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way**
Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2. **Approve (discharge condition)(RDC)**
- (xiii) **25/P/2397/TPO Corner House Eastermead Lane Banwell BS29 6PD**
T1 hornbeam - prune laterals to create a 2m clearance from roof and lift crown over road to 6m **Approved**
- (xiv) **25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN**
Magnolia - reduction of crown by approximately 2 metres **No objection (tree/hed) unconditional**
- (xv) **25/P/1181/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 amendments to the window proportions and elevational treatments required as a result of updating house type details to reflect bespoke approaches to design. **Approved**

(xvi) **25/P/0325/FUL Land South Of Lower Laurel Farm Summer Lane Banwell**
Proposed erection of 6 bed-bungalow for use as an accessible holiday let. **Approved**

(xvii) **25/P/2011/AOC Parcels 2.1a, 2.1b, 2.2a And 2.2b Land At Parklands Churchland Way**
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT2. **Approved (discharge condition)(RDC)**

(xviii) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**
Felling of 3no. dead/dying ash trees (0-25% canopy cover) **Approved**

The planning decisions above were noted.

08/26 Date of the next meeting (Agenda item 7)

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

The Chairman closed the meeting at 19:27

.....Chairman

.....Date