



Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st June 2026.

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 0

Cllr Harding welcomed everybody.

The meeting was convened.

31/26 To elect a Chairman of the Planning Committee. (Agenda item 1)

Resolved: To elect Cllr Dolling as Chairman of the Planning Committee for 2026/27

The resolution was correctly proposed and seconded (unanimous)

32/26 To elect a Vice Chairman of the Planning Committee. (Agenda item 2)

Resolved: To elect Cllr Paul Harding as Vice-Chairman of the Planning Committee for 2026/27

The resolution was correctly proposed and seconded (unanimous)

33/26 To receive apologies for absence. (Agenda item 3)

Apologies were received for Cllr Dolling (Chairman) and Cllr Davies.

34/26 To receive members' declarations of interest on any agenda item. (Agenda item 4)

No declarations of interest were received.

35/26 To approve as a correct of the minutes from the Planning Committee meeting on the 11th May 2026 (Agenda Item 5)

Resolved – That the minutes of the Planning Committee Meeting held on the 11th May 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.

36/26 To recommend comments to Full Council for the following re-consultation planning applications (Agenda item 6)

(i) 25/P/0046/OU2 Land North Of Banwell And West Of Wolvershill Road (Re-consultation)

Outline planning application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane

Resolved – To recommend to Full Council to object to this application as whilst we welcome the removal of one pitch and no flood lighting, we repeat and update our concerns:

Encroachment on the Strategic Green Gap - The proposal includes changing facilities, storage, football pitches, parking facilities, within the strategic green gap. This green gap is vital for maintaining the distinct identity of the old village of Banwell by ensuring separation from the new development. While we acknowledge North Somerset Council's requirement for additional sports pitches, we do not consider this location appropriate. The Wolverhill development should not be used as a catch-all solution for the district's wider needs, particularly when such provisions compromise the strategic green gap's purpose. Introducing these facilities in this location would harm the undeveloped character of the area and contradict the forthcoming Local Plan's definition of a strategic green gap. Furthermore, this provision is unnecessary given that Banwell Football Club is already a well-established and expanding club serving the community. If additional sports facilities are required, they should be incorporated within the new development itself, preventing unnecessary vehicle movements into Banwell and along Wolverhill Road. Traffic along Wolverhill Road will already be exacerbated through the positioning of allotments south of the bypass as part of application 24/P/2690/OU2. Should NSC grant outline planning permission, whilst changing facilities and storage be permitted, no clubhouse should be erected on the site.

The resolution was correctly proposed and seconded (unanimous)

(ii) 24/P/2690/OU2 Land East Of Wolverhill Road (Re-consultation)

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolverhill Road not reserved) for demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including up to 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.

Resolved – To recommend to Full Council the comments as agreed at the meeting held on the 4th May 2026.

To note this application but reiterate our previous comment regarding the junction 21 relief road. The 2041 Draft Local Plan includes plans for a junction 21 bypass relief road. While we acknowledge that its delivery may be a long-term objective, the proposed development includes permanent features. It is crucial to safeguard this corridor to ensure that the relief road remains a viable option to meet future infrastructure needs. Additional concerns were raised about access to the allotments. With Wolverhill Road closed southbound at the bypass, vehicle access to the allotments will have to be via Knightcott Road and Wolverhill Road.

The resolution was correctly proposed and seconded (unanimous)

37/26 To note planning decisions for information (Agenda Item 7)

(i) 26/P/0615/AOC Lower Laurel Farm Summer Lane Banwell BS29 6LR

Request to discharge conditions 3 (LEMP), 4 (Archaeological Investigation) and 5 (Contamination) from application 25/P/0325/FUL. **Approved**

(ii) 26/P/0525/FUL Land North Of Bluebell Cottage Havage Drove Rolstone

Demolition of 4no. existing structures and construction of 1no. replacement agricultural building, with additional hard standing. **Approved**

(iii) 26/P/0335/AOC Phase 4A Land At Parklands Churchland Way Weston-super-Mare

Request to discharge condition 19 (External Works Plan) from application 12/P/1266/OT2. **Approved**

The planning decisions above were noted.

38/26 Date of the next meeting (Agenda item 8)

Planning Committee Meeting Monday 6th of July 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:19

..... Chairman

..... Date