



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

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

IN ATTENDANCE: Amy Symonds (Environment and Biodiversity Officer)

MEMBERS OF THE PUBLIC: 3

Cllr Dolling welcomed everybody.

The meeting was convened.

09/26 To receive apologies for absence. (Agenda item 1)

Apologies were received for Cllr Arlidge

11/26 To receive members' declarations of interest on any agenda item. (Agenda item 2)

No declarations of interest were received.

12/26 To approve as a correct of the minutes from the Planning Committee meeting on the 1st December 2025 and 2nd February 2026. (Agenda Item 3)

Resolved – That the minutes of the Planning Committee Meeting held on the 2nd February 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.

13/26 To note and comment upon planning applications. (Agenda item 4)

(i) 26/P/0326/FUL Banwell Primary West Street Banwell BS29 6DB

Demolition of existing outbuildings, and erection of new cycle store, covered play area, ramp and boundary fencing

Resolved – To support the application.

The resolution was correctly proposed and seconded (unanimous)

(ii) 26/P/0063/FUL Building At Chestnut Farm Wolvershill Road Banwell BS29 6LA

The change of use of the building from agriculture to a use Class B2 (motor vehicle and plant servicing and repairs) and alterations of the building including a new roof extension (all retrospective)

Resolved - To note the application.

The resolution was correctly proposed and seconded (unanimous)

22/P/3067/OUT Land At Haybow, North Of The A370 And East Of The M5 Motorway Hewish

Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works

Resolved - The Committee continues to object to the application on the grounds set out in its previous comments as below. In addition, it considers the proposal to represent speculative development, as it does not form part of the Local Plan.

- Outside the settlement boundary
- Located on flood zone 3a
- Concerns regarding the sustainable transport provision

The resolution was correctly proposed and seconded (unanimous)

(iii) **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 application.

The resolution was correctly proposed and seconded (unanimous)

14/26 To note the following applications (Agenda item 5)

- (i) **26/P/0173/TRCA Banwell Youth And Community Centre West Street Banwell**
Cherry (T2 & T3) - Raise low canopy to 2m within 1 year
- (ii) **26/ P/0174/TRCA Banwell Youth And Community Centre West Street Banwell**
Ash (T7) - Raise low canopy to 2m. Remove major dead wood within 1 year
- (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.
- (iv) **25/P/1113/FUL Land To North Of Station Road And West Of Nye Road Sandford**
Installation of Battery Energy Storage System, associated infrastructure, landscaping and access on land at Station Road Farm (fields between Nye Road and Mead Lane), Sandford [amended plans].

The applications above were noted.

15/26 To note planning decisions for information

- (i) **25/P/2410/FUL Banwell Primary West Street Banwell BS29 6DB**
Demolition of existing demountable classroom blocks and construction of new single storey classroom extension containing 3no. classrooms, toilets and associated areas **Approved**
- (ii) **26/P/0241/NMA Land At Parklands, Meadfields Phase 6 Churchland Way**
Non-Material Amendment to application 25/P/0238/RM (Reserved Matters application for area Phase 6, with access, appearance, landscaping, layout and scale for approval, for the erection of 68no. dwellings and associated works pursuant to Outline Permission 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure)) to allow for alterations to the quantity of M4(2) units proposed with associated change to the proposed levels. Approved
- (iii) **26/P/0119/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 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.**Approved**

(iv) 25/P/2589/S73 Land South Of Churchland Way, Wolvershill Road

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 **Approved**

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

(vi) 25/P/2539/FUH 4 Church Street Banwell BS29 6EA

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

(vii)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.

Approve (discharge condition)(RDC)

The planning decisions above were noted.

16/26 Date of the next meeting (Agenda item 7)

Planning Committee Meeting Monday 13th of April 2026 7pm at the Youth and Community Centre.

The Chairman closed the meeting at 19:28

.....Chairman

.....Date