# Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 7th September 2026.

**PRESENT:** Cllr Dolling (Chairman), Paul Harding (Vice-Chairman), Simon Arlidge, Steve Davies

**IN ATTENDANCE:** Amy Symonds (Environment and Biodiversity Officer)
**MEMBERS OF THE PUBLIC:** 3

Cllr Dolling welcomed everybody.

A member of the public spoke to inform the council that an interim office will be located at Deer Leap Farm until the approved works commence next year. North Somerset Council has been consulted and understands the need for the interim arrangement.

Another member of the public spoke in objection to planning application 24/P/2446/OU2. Concerns were raised regarding flood risk and the proposed drainage discharge rate compared with an adjacent application, the reduction in employment land and cumulative traffic impacts. The member of the public asked the Council to support their objection and to seek appropriate conditions.

**The meeting was convened.**

**45/26 To receive apologies for absence. (Agenda Item 1)**

Apologies were received for Cllr Thomson and Cllr Bailey

**46/26 To receive members' declarations of interest on any agenda item. (Agenda Item 2)**

No declarations of interest were received.

**47/26 To approve the minutes from the Planning Committee meeting held on the 3rd of August 2026 as a correct record (Agenda Item 3)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 3rd of August 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.

**48/26 To note and comment upon planning applications (Agenda Item 4)**

**(i) 26/P/1567/S73 Cedar Haven Haybow Hewish BS24 6RB**
Section 73 application for the removal of condition 2 (Limited period of time) attached to planning permission 22/P/1124/FUL (Change of use of land for the siting of a 2 no. pitch gypsy and traveller site , the erection of a 1.5m high boundary wall (retrospective). To allow for the occupation of Cedar Haven as a permanent Gypsey and Traveller site.

**Resolved** – To object to the application on the grounds that the proposed development is unsuitable due to flood risk and is located outside the defined settlement boundary.

**The resolution was correctly proposed and seconded (unanimous)**

**(ii) 26/P/1692/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 18, 60, 61, 69, 9-12.

**Resolved –** To note the application.

**The resolution was correctly proposed and seconded (unanimous)**

**(iii) 24/P/2446/OU2 Land North Of Knightcott Road And West And East Of Summer Lane (Reconsultation)**

Outline planning application with Environmental Statement for the erection of up to 800 residential dwellings, up to 2.83ha employment use, public open space and areas of play, sustainable drainage, planting, foot/cycle paths, noise barrier , community infrastructure, ancillary uses and principal means of vehicular access from Knightcott Road and Summer Lane. All matters reserved except for means of access.

**Resolved –** To defer the decision to the Full Council meeting on the 21st September 2026.

**The resolution was correctly proposed and seconded (unanimous)**

**49/26 To note the following applications (Agenda Item 5)**

(i) **26/P/1543/AOC Rolstone Farm West Rolstone Road Hewish BS24 6UU**
Request to discharge condition 7 (Noise Report) on application 21/P/0094/FUL

(ii) **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.

(iii) **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.

**The planning decisions above were noted.**

**50/26 To note planning decisions for information (Agenda Item 6)**

(i) **26/P/1393/AOC Land South Of Churchland Way, Wolvershill Road Banwell**
Request to discharge condition 2 (Construction of the footbridge) on application 25/P/2589/S73. **Approve (discharge condition)(RDC)**

(ii) **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. Approved

(iii) **26/P/1237/TPO Mead Fields (Parklands) Locking Head Drove Churchland Way BS29 6AP**
T1, Oak: remove to ground level, grind and remove stump G2, Ash: up-to 8 trees, remove all to ground level, grind and remove stumps **Approved**

(iv) **26/P/0722/FUL Barn 1 North Of Box Bush Farm Box Bush Lane Rolstone BS24 6UA**
Proposed demolition of existing agricultural barn and erection of 1no. self-build dwelling with associated change of use of land to incidental garden with soft and hard landscaping works.
**Approved**

**The planning decisions above were noted.**

**51/26 Date of the next meeting (Agenda Item 7)**
Planning Committee Meeting Monday 5th of October 2026 7pm at the Youth and Community Centre.

**The Chairman closed the meeting at 19:28**

…….…….. Chairman

…… Date