



**MINUTES OF THE PARISH COUNCIL MEETING HELD IN
BANWELL YOUTH & COMMUNITY CENTRE (YCC)
AT 7:30pm ON MONDAY 15th JUNE 2026**

PRESENT: Councillors: Steve Voller (Chairman), Mike Bailey (Vice Chairman), Mike Dolling, Paul Harding, Darren Salvage, Kelly Smith, Matthew Thompson and Tara Wright

IN ATTENDANCE: Mrs Liz Shayler (Clerk)
WARD COUNCILLOR: Cllr Tristram
MEMBERS OF THE PUBLIC: None

Cllr Voller welcomed everybody.

Before the meeting was convened, members of the public were invited to speak.

i) Members of the public.

No members of the public were present.

Cllr Dolling spoke in relation to application 25/P/0046/OU2 – Land North of Banwell and West of Wolvershill Road. He raised concerns regarding the proposed location of the playing pitches within the strategic green gap. Concerns included duplication of existing football provision within the parish, the impact of vehicular access via Wolvershill Road, and the location of the pitches on the opposite side of the bypass.

ii) Community Beat Manager's Report.

No report was received. Residents are encouraged to stay informed via the Avon & Somerset Police website or by following their Facebook page: North Somerset Neighbourhood Policing.

iii) Ward Councillor's Report.

Cllr Tristram reported that, overall, residents appeared to be content at present. He confirmed that the William Dawes Close development was almost complete. However, he had met with a number of Knightcott Road residents who had raised concerns about the potential flood risk associated with the new development. Particular concerns related to whether the attenuation ponds had sufficient capacity and whether they would continue to operate effectively in the event of a power cut.

The meeting was convened.

099/26 To receive apologies for absence (agenda item 1)

Apologies were received from Cllrs Simon Arlidge, Andrew Base and Steve Davies (who attended online).

100/26 To receive members' declarations of interest on any agenda item (agenda item 2)

Cllr Dolling declared an interest in agenda item application 25/P/0046/OU2 Land North of Banwell and West of Wolvershill Road due to the proximity of his property to the strategic green gap.

101/26 To approve as a correct record the minutes of the Annual Parish Council Meeting held on the 18th of May 2026 (agenda item 3)

Resolved – That the May minutes of the Annual Parish Council Meeting be approved as a correct record.

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

The minutes of the meetings were signed by the Chairman as a correct record.

102/26 To note the following minutes (agenda item 4)

- i) **Planning Committee 1st June 2026**
- ii) **Environment Working Group on 1st June 2026**
- iii) **Wolvershill Working Group on 9th June 2026**

The minutes above were noted.

103/26 To approve the request from the Mendip Villages Joint Committee to initially host the new Mendip Villages website / app (agenda item 5).

Resolved – To approve the request from the Mendip Villages Joint Committee to initially host the new Mendip Villages website / app.

The resolution was correctly proposed and seconded (unanimous)

104/26 To note the training and events available and agree any attendance (agenda item 6)

- i) **ALCA events and training from £30 each**
- ii) **ALCA e-learning on Nimble £14 each**
- iii) **Breakthrough communications training £30**
- iv) **Various finance training £30**
- v) **Various Scribe finance training Free**
- vi) **Various NALC training from £32.68.**

The training above was noted.

105/26 To receive the Clerk's report/Exchange of information (agenda item 7)

i) **Banwell Bypass update**

Opening has been delayed due to utility diversion works, with the current expected opening date now summer 2027. Traffic mitigation measures for Churchill, Sandford and Winscombe are a current high priority. A further closure of Wolvershill Road is planned, although this is unlikely to take place until the autumn. Intermittent traffic management will be required on Knightcott Road, including works to the new junction, road realignment and the entrance to the industrial estate. A decision is awaited from North Somerset Council Highways regarding proposed works on East Street, with discussions ongoing about a possible closure in or around July; any closure would be kept as short as possible, with traffic management used where feasible to minimise disruption. It was also noted that Moor Road is due to close permanently on 13th July, with no pedestrian access north of the embankment works until Riverside reopens, meaning access will need to be via Silvermoor Lane or from north of the Riverside closure point.

ii) **Mead Fields Surgery**

No residents attended the Mead Fields Surgery. The Environment and Biodiversity Officer also cancelled the litter pick due to the weather.

iii) **Mead Fields Picnic**

The Mead Fields Picnic had to be cancelled the day before the event due to forecast heavy rain and wind gusts of up to 40mph. It is hoped that the event can go ahead on 15th September.

iv) **Printer contract**

The printer contract has rolled over into a new year, with a small increase of £3 to the monthly cost. This includes the provision of a new, updated printer, which should make it significantly easier to switch between colour and black and white printing than is currently the case.

106/26 To approve the cost of £100 donation to St John Ambulance for four defib training sessions in Banwell and Mead Fields (agenda item 8).

Resolved – To approve a £100 donation to St John Ambulance for four defib training sessions in Banwell and Mead Fields.

The resolution was correctly proposed and seconded (unanimous)

107/26 To note and comment upon the reconsultation of the following planning applications (agenda item 9)

i) 24/P/2690/OU2 Land East of Wolvershill Road (Re-Consultation)

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill 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 approve the following comment.

Banwell Parish Council notes the changes to the planning application; however, it has the following comments.

The Parish Council supports the safeguarding of land for the future M5 Junction 21A road. However, it considers that the M5 Junction 21 relief road, identified in the Local Plan, should also be protected. Concern is raised that the current planning application appears to show an attenuation pond and new planting on the proposed route. If permitted, and the relief road is subsequently brought forward, this could have implications for drainage infrastructure and the delivery of 30-year Biodiversity Net Gain commitments.

The Parish Council notes the updated layout of the community centre area and supports the continued prioritisation of bus access and active travel routes. However, concern is raised that car parking provision may be inadequate, particularly where residential, commercial and hub-related demand coincides. The Parish Council requests that parking provision is reviewed to ensure that the community centre area can function effectively without creating displacement parking or access issues elsewhere within the development.

The Parish Council supports the provision of one set of allotments south of the bypass within the strategic green gap. Whilst the Parish Council would not normally support this type of provision within the strategic green gap, it considers that the benefits in this instance outweigh the potential disadvantages. In particular, provision south of the bypass would better serve existing Banwell residents, whose access to the current allotments north of the bypass is likely to become more challenging once the bypass is in place, and may help reduce vehicle movements across the village.

The resolution was correctly proposed and seconded (unanimous)

Cllr Dolling left the meeting.

ii) 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 approve the following comment:

Banwell Parish Council notes the changes to the planning application; however, as the playing pitches remain within the strategic green gap, it recommends refusal of the application for the following reasons.

The Parish Council notes the updated layout of the community centre area and supports the continued prioritisation of bus access and active travel routes. However, concern is raised that car parking provision may be inadequate, particularly where residential, commercial and hub-

related demand coincides. The Parish Council requests that parking provision is reviewed to ensure that the community centre area can function effectively without creating displacement parking or access issues elsewhere within the development.

The Parish Council does not support the provision of formal sports pitches within the strategic green gap.

The Parish Council supports the principle of sports provision and recognises the importance of access to football and organised sport. However, it considers that the current location is inappropriate and that formal sports pitches should be relocated to the Wolverhill side of the bypass, where they can be properly integrated into the layout, movement network, green infrastructure and community infrastructure of the new development. The Parish Council's concerns are as follows:

Vehicular access - The Parish Council considers that vehicular access is the key issue. While pedestrian, cycle and public transport access may be available, the proposal does not appear to have adequately assessed the vehicular trips generated by organised sports use, including visiting teams, parents, spectators, coaches, officials and maintenance vehicles. The concern is therefore not general accessibility, but the suitability and impact of the proposed vehicular access arrangement.

Location in relation to the bypass and the new development - The pitches would be located outside the main body of the Wolverhill development and separated from it by the bypass corridor. This weakens their integration with the new community and risks creating a peripheral sports facility rather than a centrally planned piece of community infrastructure.

Traffic modelling - The Parish Council is concerned that the traffic modelling for the bypass did not include the operation of formal sports pitches in this location. The application should not rely on modelling that has not assessed organised sports use, match-day peaks, visitor traffic, parking demand, and the cumulative impact on Banwell village and the local highway network.

Impact on Banwell village - The proposed location could result in pitch-related traffic being routed via Banwell village rather than being contained within the Wolverhill development. This risks undermining the purpose of the bypass by creating a new leisure destination that draws vehicle movements back into the village.

Access from the end of a cul-de-sac - The Parish Council remains concerned that access via the end of a cul-de-sac is not suitable for an organised sports facility that may generate concentrated periods of traffic, parking demand and pedestrian movement. This arrangement risks harm to residential amenity and highway safety unless it is fully assessed and appropriately mitigated.

Strategic gap and landscape impact - The Parish Council objects to the location of formal sports pitches within the strategic green gap unless the applicant can clearly demonstrate that the proposal would preserve the openness, landscape character, visual separation and setting function of the gap. The strategic green gap is not simply undeveloped land available for community facilities; it has a defined planning purpose in maintaining the character and setting of Banwell and the separation between Banwell and Wolverhill.

Formal sports use, together with associated parking, structures, lighting, fencing and activity, risks urbanising this important area and weakening its planned separation function.

Placemaking and community integration - Sports provision should form part of a comprehensive placemaking strategy for Wolverhill. Locating the pitches south of the development, beyond the bypass corridor, risks making them feel detached from the new settlement rather than part of its social and recreational heart. The Parish Council therefore requests that the applicant consider relocating the pitches to the Wolverhill side of the bypass, where they can be integrated into the development from the outset, with direct vehicular access designed as part of the wider movement strategy.

Alternative provision and wider health and wellbeing - Banwell already has established football provision through Banwell FC. The Parish Council therefore considers that limited land and Section 106 resources should be used to create a broader and more inclusive health and wellbeing offer that complements existing football provision rather than duplicating it. The Parish Council supports football and organised sport but considers that the wider health and wellbeing needs of a 2,800-home development would be better served by more inclusive multi-use green space, particularly where formal football provision already exists locally and could be enhanced through early Section 106 investment. Land within the strategic green gap should instead be used for informal, low-impact green infrastructure and country park-style wellbeing provision, consistent with its separation, landscape and setting function.

Section 106 and early sports mitigation - The Parish Council is concerned that the timing of sports pitch delivery may not align with the timing of need arising from the development. Demand for football and other organised sport will arise from the first occupations, particularly from families and young people moving into the new community. If the permanent pitch provision is delivered in a later phase, there is likely to be a significant interim period during which existing local clubs and facilities will experience additional demand without corresponding mitigation.

The Parish Council therefore requests that the Section 106 agreement includes an early-phase sports mitigation contribution, payable at or before first occupation, or at an early occupation threshold, to support existing local football provision. This could be directed to Banwell FC or administered through the appropriate local authority or community sports mechanism, to increase immediate local capacity while permanent provision is delivered. Such a contribution would be directly related to the development, necessary to mitigate the early recreational and sporting demand generated by new residents, and fairly and reasonably related in scale and kind to the development. It would also help ensure that the health and wellbeing benefits of sports provision are available from the outset, rather than only after later phases of the development.

The resolution was correctly proposed and seconded (unanimous)

Cllr Dolling rejoined the meeting.

108/26 To note the Parish Council's end of May net position, bank balances, bank reconciliation and reserves (agenda item 10).

The Parish Council's end of May net position, bank balances, bank reconciliation and reserves were noted.

109/26 To authorise bills for payment for June (agenda item 11).

The Clerk tabled an amended bills for payment schedule.

Resolved – To authorise June payments totalling £9,536.37. Cllrs Harding and Bailey to authorise the BACS payments on behalf of the Council.

The resolution was correctly proposed and seconded (unanimous)

110/26 Dates of the next meetings (agenda item 12)

Monday 6th of July 2026, 7pm Planning Committee at the Youth & Community Centre (YCC).

Monday 20th of July 2026, 7pm Banwell Recreation Ground AGM at the YCC.

Monday 20th of July 2026, 7:30pm Parish Council Meeting at the YCC.

The Chairman closed the meeting at 8pm

.....Chairman

.....Date