



Notice of Planning Committee Meeting and Agenda

Backwell Parish Council

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Public Participation: Members of the public may speak during Item 1.3 only.

Summons for 2025 Planning Committee (Quorum 4):

To: M Bowerman, B Harland, C Hatcher, P Horner, R Martin, S Ould, P Ramos and R Taylor

You are summoned to attend the next **Planning** Committee Meeting which will take place on **Thursday 16th April 2026 at 19:00 hours in Backwell Parish Hall, Backwell**, to consider the business set out on the Agenda below.

Agenda

1. Administration

- 1.1. To receive apologies for absence
- 1.2. To receive declarations of interest and consider written applications for dispensations
- 1.3. Public Participation
- 1.4. To approve the Minutes of the meeting held on 19th March 2026

2. Planning

- 2.1. To receive an update on major planning sites within the parish, including:
 - a) Sites with planning outline permission granted (e.g. Grove Farm)
 - b) Sites with full consent at Reserved Matters stage or subject to Discharge of Conditions of Active (e.g. Farleigh Fields East and West, Land West of Rodney Road)
 - i) **26/P/0668/AOC Land West Of Rodney Road** Request to discharge condition 28 (Car club scheme) on application 20/P/1847/OUT.
 - ii) To agree a response to the latest CTMP and SWMP for Farleigh Fields West
 - c) Sites at pre-application stage or subject to emerging proposals (e.g. Land East of Backwell, Land North of Farleigh Road, South Nailsea)
- 2.2. To receive an update on the Local Green Space
- 2.3. To receive an update on the Local Plan
- 2.4. To receive an update on the Neighbourhood Plan
- 2.5. To receive an update on Bristol Airport
- 2.6. To receive an update on the Bus Services Improvement Plan
- 2.7. To receive an update on the A370 roadworks, drainage, new bus stops and pedestrian crossings
- 2.8. To note the response to 23/P/2325/OUT, Land off Netherton Wood Lane, Nailsea (St. Modwen Homes)
- 2.9. To agree a response to the following planning applications:
 - a) **26/P/0449/FUH 3 Rushmoor Grove Backwell BS48 3BW** – Demolition of the existing shed and existing front porch and proposed erection of a first- floor front extension and two-storey side extension, with a new single-storey entrance porch, alterations to existing external openings, and internal re-configurations



- b) **26/P/0551/FUH 35 Church Lane Backwell BS48 3PH** – Proposed replacement of existing single-storey rear extension with a flat-roof extension and deck/terrace above
- c) **26/P/0648/S73 41 Station Road Backwell BS48 3LN** Section 73 application to vary condition 2 (Plans) attached to permission 25/P/0484/FUH (Proposed erection of a single storey side extension, extension of existing roofing above rear extension and hip-to-gable loft conversion including with 2no. front dormers and a flat-roof rear dormer. Creation of raised rear patio, installation of PV Panels and fenestration alterations to all elevations including the removal, replacement and installation of windows and doors. Expansion of existing hardstanding and installation of EV charging point.) To allow for the use of Natureclad wood effect cladding on the new gable ends and front dormers and elevational alterations to include the removal of 4no windows and 2no. sets of doors to the rear to be made into 1no. set of 4m sliding doors
- d) **26/P/0464/OUT Land At Poplar Farm West End Lane Nailsea** Outline application for the development of up to 130 dwellings (Class C3) with associated landscaping, access and infrastructure. Details of the principal vehicle access from Leighwood Drive provided in detail, with matters of appearance, landscaping, layout and scale are reserved for subsequent approval.

3. Consultations

To note the response to the West of England Combined Authority (WECA) to include North Somerset Council consultation

4. Meeting Dates

To note the date of the next Planning Committee Meeting – Thursday 18th June 2026 in the Committee Room at 7:00pm

NOTE: Members are reminded that they are required to provide Declaration of Interests prior to the appropriate Agenda item and that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health and Safety and Human Rights.

Yours Sincerely,

C Melton, Clerk to the Council