



Minutes of the Planning Committee Meeting held on 16th April 2026 at 19:00 in Backwell Parish Hall

Backwell Parish Council

1st Floor, 43 Rodney Road, Backwell, North Somerset, BS48 3HW

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PRESENT: Councillors Mo Bowerman, Barbara Harland, Charles Hatcher, Bob Martin and Sarah Ould.

IN ATTENDANCE: Amy Symonds (Planning and Communication Officer)

1. Administration

1.1. To receive apologies for absence

001. Councillors Paddy Horner, Paul Ramos and Bob Taylor

1.2. To receive declarations of interest and consider written applications for dispensations

002. Personal interest

Cllr Harland – Agenda item 2 – Dark Lane resident

Cllr Bowerman – Agenda item 2 – Backwell Common resident

Cllr Ould – Agenda item 2 – Resident near Land North Farleigh Road.

003. Prejudicial interest

None.

004. Disclosable Pecuniary Interests

None.

1.3. Public Participation

005. No members of the public present

1.4. To approve the Minutes of the meeting held on 19th March 2026

006. The Minutes of the Planning Committee Meeting held on 19th March 2026 were confirmed as a correct record and signed by the Chairman.

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)

007. It was **agreed** that Cllr Harland would follow up on the BPC's letter to Cllr Daw as there has been no response to date.

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 Roa **26/P/0668/AOC Land West Of Rodney Road** Request to discharge condition 28 (Car club scheme) on application 20/P/1847/OUT

008. **Resolved: Unanimously Backwell Parish Council agreed to support with suggested conditions** (*The suggested conditions are included in full in the [Appendix](#)*)

i) To agree a response to the latest CTMP and SWMP for Farleigh Fields West

009. **Resolved: Unanimously Backwell Parish Council agreed the draft response to the CTMP in relation to Land off Dark Lane (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)

010. Cllr Harland updated members as follows:

- **Land East of Backwell** – North Somerset Council has confirmed that approval is not required for demolition.
 - **Land North of Farleigh Road** – No update
 - **South Nailsea** – No update
- 2.2. To receive an update on the Local Green Space
011. No update.
- 2.3. To receive an update on the Local Plan
012. Submission from North Somerset is expected soon.
- 2.4. To receive an update on the Neighbourhood Plan
013. Cllr Harland gave a brief outline of policy direction provided by Polden Planning on the new neighbourhood plan.
- 2.5. To receive an update on Bristol Airport
014. Members noted the low usage of the A2 bus service. In addition it was noted that the A3 first stop is four miles into the route, expressing concern that the service does not adequately serve all necessary areas.
- 2.6. To receive an update on the Bus Services Improvement Plan
015. Cllr Harland updated members that we are still awaiting the bus priority smart light installation.
- 2.7. To receive an update on the A370 roadworks, drainage, new bus stops and pedestrian crossings.
016. Cllr Hatcher provided an update to members. The lack of coordination has been challenging for residents and it is hoped that lessons can be learned for future works. Members also thanked Cllr Hatcher for his work regarding the shuttle bus provision.
- 2.8. To note the response to 23/P/2325/OUT, Land off Netherton Wood Lane, Nailsea (St. Modwen Homes)
017. Noted.
- 2.9. To agree a response to the following planning applications (*BPC's decisions submitted to NSC are set out below; the reasons for each decision are included in full in the [Appendix](#)*)
- 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
- 018. Resolved: Unanimously Backwell Parish Council supports this application with suggested conditions**
- 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
- 019. Resolved: Unanimously Backwell Parish Council supports the application with suggested conditions**

- 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

020. Resolved: Unanimously Backwell Parish Council objects to the application

- 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.

021. Resolved: Unanimously Backwell Parish Council objects to the application.

3. Consultations

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

022. Comments from members were collated and noted

4. Meeting Date

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

023. Noted

024. There being no further items of business, the Chairman closed the meeting at 20:11 hours.

Signed.....Chairman