



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

Backwell Parish Council

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

Tel: 01275 464653

Email: clerk@backwell-pc.gov.uk

PRESENT: Councillors Mo Bowerman, Barbara Harland (Chairman), Paddy Horner, Bob Martin, Bob Taylor and Anthony Young,

IN ATTENDANCE: Amy Symonds (Planning and Communication Officer)

1. Administration

1.1. To receive apologies for absence

025. Councillors Charles Hatcher and Sarah Ould

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

026. Personal interest

Cllr Harland – Agenda item 2 – Dark Lane resident

Cllr Bowerman – Agenda item 2– Backwell Common resident

Cllr Horner - Agenda item 2 - Station Close resident

027. Prejudicial interest

None.

028. Disclosable Pecuniary Interests

None.

1.3. Public Participation

029. No members of the public were present

1.4. To approve the Minutes of the meeting held on 16th June 2026

030. The Minutes of the Planning Committee Meeting held on 16th June 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)

031. Following the recent meeting with Brockley Parish Council, it was **agreed** that a joint letter would be sent regarding the proposed closure of Chelvey Lane in relation to Grove Farm

032. It was also **agreed** that Neil Brant Consulting would work with North Somerset Council (NSC) to progress Backwell Parish Council's (BPC) requirements for the parameters of the proposal regarding highways and engineering matters. A proposal would then be circulated to BPC for consideration

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)

033. Cllr Harland updated members as follows:

034. **Farleigh Fields East** – Alliance Homes are due to take over ownership of the affordable homes. Once this transfer is complete, the properties should be occupied

035. **Coles Quarry** – No update

Signed.....Chairman

036. **Land West of Rodney Road** – There are 40 HGV movements per day scheduled for Thursday 16th and Monday 20th July. Local schools have been notified of the planned vehicle movements
037. **Land off Dark Lane (Farleigh Fields West)** – The Reserved Matters draft response, circulated prior to the meeting by Cllr Harland, was discussed and **agreed in principle** subject to play equipment being added and Cllr Horner amending the Drainage aspect
- i) To note the Council's response to the revised details submitted in respect of Conditions 7 (Construction Environmental Management Plan), 8 (Landscape and Ecological Management Plan) and 14 (Street Lighting) for application 25/P/2442/AOC, Land off Dark Lane, Backwell
038. Noted
- ii) To agree a response to the CDTMP Rev E for application 25/P/2442/AOC, Land off Dark Lane, Backwell
039. Members were informed that an updated CDTMP (Rev F) had been submitted by Charles Church (Persimmon Homes) on the day of the meeting. This document was made available to and reviewed by all members present
040. It was noted that this version superseded the previously circulated Rev E.
041. Following discussion, members noted that the Council's response required no material change to its previous submissions
042. BPC **agreed** to submit the response to Rev F
043. It was further noted that the Drainage aspect of the CDTMP (Part 2) remained unchanged; therefore, the BPC's previous submission for this section remains valid
044. The Council noted the work undertaken by Cllr Horner in relation to the drainage aspects of the CDTMP and reserved matters, and he was thanked for his contribution
045. It was **agreed** that Cllr Horner would send an email to the Lead Local Authority (LLA) regarding the drainage matters affecting both Farleigh Fields sites.
- iii) To retrospectively approve the response submitted to North Somerset Council in relation to the Farleigh Fields East Section S278 submission and to note that, further to Minute 312, the response was circulated to members prior to submission on 13th July.
046. **Resolved: Unanimously, Backwell Parish Council approve the response submitted to North Somerset Council in relation to the Farleigh Fields East Section S278 submission**
- iv) To consider and determine the Council's response to the request for comments on proposed street names for the development of four dwellings at the Former BT Radio Research Laboratory site (17/P/0233/FUL), including whether to support the developer's suggested names or propose alternatives.
047. **Resolved: Unanimously, Backwell Parish Council support the proposed street name *Signal Heights* to reflect the history of the site**
- c) Sites at pre-application stage or subject to emerging proposals (e.g. Land East of Backwell, Land North of Farleigh Road, South Nailsea)
048. **Resolved: Unanimously, Backwell Parish Council agreed that, as BPC is working on a joint hydrology model, it would conduct a joint survey with North Somerset Council to collect flooding records**
049. Cllr Harland updated members as follows:

- **Land East of Backwell** – No update
- **Land North of Farleigh Road** – The planning application is expected to be submitted and go live on the North Somerset Council planning portal shortly.
- **South Nailsea** – No update.

2.2. To receive an update on the Local Green Space

050. No update

2.3. To receive an update on the Local Plan

051. No update

2.4. To receive an update on the Neighbourhood Plan

052. No update.

2.5. To receive an update on Bristol Airport

053. It was noted that the temporary bus stop at Downside is now in place. Cllrs Martin and Taylor were thanked for their dedication in progressing this matter.

2.6. To receive an update on the Bus Services Improvement Plan

054. Residents have raised concerns regarding the protracted installation of the 20mph scheme. It was noted that Cllr Power has been in contact with NSC to address these concerns.

2.7. 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/1267/FUH – 94 Farleigh Road, Backwell, BS48 3PD

Removal of existing conservatory/sunroom and construction of single storey wrap around rear and side extension with hip to gable roof

055. Resolved: Unanimously, Backwell Parish Council support the application in principle

b) 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 (Reconsultation)

056. Resolved: Unanimously, Backwell Parish Council note the reconsultation

c) 26/P/1304/LDE – Yew Tree Paddocks, Downside Road, BS48 3DZ

Certificate of Lawfulness for the use of the land for airport parking, comprising the parking of customers vehicles associated with Bristol Airport

057. Resolved: Unanimously, Backwell Parish Council object to this application

d) 26/P/1353/FUH- 3 Amberlands Close, Backwell, BS48 3LW

Proposed erection of a first-floor extension above existing attached garage

058. Resolved: Unanimously Backwell Parish support the application in principle.

3. Meeting Date

To note the date of the next Planning Committee Meeting as 20th August 2026 to be held in the Committee Room at 7:00pm

059. Noted

060. There being no further items of business, the Chairman closed the meeting at 20:28 hours.

Signed.....Chairman