



Minutes of the Planning Committee Meeting held on 20th August 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), Charles Hatcher, Paddy Horner, Bob Martin, Sarah Ould and Bob Taylor.

IN ATTENDANCE: Amy Symonds (Planning and Communication Officer)

1. Administration

1.1. To receive apologies for absence

061. Councillors Paddy Horner and Anthony Young

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

062. Personal interest

Cllr Harland – Agenda item 2 – Backwell Resident

Cllr Bowerman – Agenda item 2– Backwell Resident

Cllr Martin- Agenda item 2 - Backwell Resident

Cllr Ould - Agenda item 2 - Backwell Resident

063. Prejudicial interest

None.

064. Disclosable Pecuniary Interests

None.

1.3. Public Participation

065. No members of the public were present

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

066. The Minutes of the Planning Committee Meeting held on 16th July 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)

067. It was **agreed** that Backwell Parish Council would send a letter regarding drainage at the site pending final comments (*The full response is included in the [Appendix](#)*).

i) To agree the Council's responses to the street lighting and monitoring plans relating to Land at Grove Farm

068. **Resolved: Unanimously, Backwell Parish Council approved the response to the street lighting and monitoring plans relating to Land at Grove Farm** (*The full response is included in the [Appendix](#)*)

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) To note the amended access arrangement for the temporary car park relating to the development on Land West of Rodney Road.

069. The Committee noted the update and expressed its gratitude for Taylor Wimpey's collaboration

070. Cllr Harland updated members as follows:

Signed.....Chairman

- 071.** **Farleigh Fields East** – A non-material amendment is expected in relation to three grasscrete parking spaces, reportedly requested by new residents.
- 072.** **Coles Quarry** – Members discussed compliance with the Construction Traffic Management Plan and **agreed** that contact should be made to address concerns.
- 073.** **Land West of Rodney Road** – The footpath is scheduled for resurfacing on 5 September and the Heras fencing would be repositioned to cover the staff car park footprint only and that two properties are currently occupied.
- 074.** **Land off Dark Lane (Farleigh Fields West)** – Demolition of 23 Dark Lane had commenced. Meeting with the Ecologist and drainage concerns moving forwards.
- c) Sites at pre-application stage or subject to emerging proposals (e.g. Land East of Backwell, Land North of Farleigh Road, South Nailsea)
- i) To note the joint letter with Nailsea Town Council sent to North Somerset's case officer regarding Land South of Nailsea dated 10/08/2026.
- 075.** Noted
- 076.** Cllr Harland updated members as follows:
- **Land East of Backwell** – No update
 - **Land North of Farleigh Road** – No update
 - **South Nailsea** – No update.
- 2.2. To receive an update on the Local Green Space
- 077.** Cllr Ould updated Members that the formal offer had been received from Persimmon and that Backwell Parish Council had agreed to proceed. A response from Persimmon is now awaited
- 2.3. To receive an update on the Local Plan
- 078.** Members noted that work is continuing on the preparation of documents for the examination library
- 2.4. To receive an update on the Neighbourhood Plan
- 079.** The Committee noted that the Neighbourhood Plan update was deferred to agenda items 2.7 and 2.8.
- 2.5. To receive an update on Bristol Airport
- a) To note the council submission to register interest as an interested party in the compulsory purchase of Felton Common
- 080.** Noted
- 081.** Members noted that a meeting with Airport representatives was scheduled to discuss the Parish Council's concerns and priorities as per our formal objection response. Councillors reiterated strong concerns regarding road safety within the hamlet of Downside.
- 2.6. To receive an update on the Bus Services Improvement Plan
- 082.** It was noted that resurfacing of the A370 is expected to take place in early September. The Committee also noted that the new pedestrian crossing and 20mph speed limit are expected to become operational.
- 2.7. To receive an update on the Social Cohesion Project, including progress to date and any developments regarding youth provision and opportunities for engagement with young people in the community.
- 083.** Cllr Ould updated members that Cllr Hollis and Gordon are looking into next steps.
- 2.8. To receive an update on the Safe Routes to School initiative, including any progress, discussions, and next steps.
- 084.** Cllr Ould updated members that Cllr Young and Rogers are leading on this and following advice from John Russell a Highways consultant their initial work should focus on

gathering surveys and views from parents and children regarding local safety hotspots, particularly routes to West Leigh and Backwell Junior School.

- 2.9. To receive an update regarding the Management of Safe Construction within Backwell as a Strategic Growth Site Initiative
085. Cllr Harland updated the Committee on the Strategic Growth Site Initiative and the management of construction activity within Backwell.
086. Members noted the increasing level of construction activity within the village and the need for improved coordination.
087. It was **agreed** these initiatives would go to full council for consideration.
- 2.10. 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/1459/FUL - 125 Farleigh Road Backwell BS48 3PG.**
Erection of 2no. dormer windows to NE elevation and conversion of an existing two storey out building and to form 4 new self-contained en-suite bedrooms as part of The George Inn hotel accommodation. Erection of boundary walls to terraces
088. **Resolved: Unanimously, Backwell Parish Council support the application in principle**
- b) **26/P/1564/LDP - 27 Amberlands Close Backwell BS48 3LW.**
Certification of Lawful Development for the erection of a single-storey side extension and garage conversion.
089. **Resolved: Unanimously, Backwell Parish Council support the application in principle**
- c) **26/P/1588/LDP - 4 Oakleigh Close BS48 3JU.**
Certification of Lawful Development for the partial conversion of existing attached garage.
090. **Resolved: Unanimously, Backwell Parish Council objected to the application**
- d) **26/P/1590/FUH - 16 Long-thorn Backwell BS48 3GY.**
Proposed erection of a single storey front porch extension
091. **Resolved: Unanimously, Backwell Parish Council supported the application.**
- e) **26/P/1591/LDP - 5 Oakleigh Close Backwell BS48 3JX.**
Certification of Lawful Development for the conversion of existing garage to create habitable space, utility room and storage garage
092. **Resolved: Unanimously, Backwell Parish Council objected to the application.**
3. **Meeting Date**
To note the date of the next Planning Committee Meeting as 17 September 2026 to be held in the Committee Room at 7:00pm
093. Noted
094. There being no further items of business, the Chairman closed the meeting at 20:29 hours.