



## MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 19<sup>th</sup> NOVEMBER 2018 AT BANWELL CHILDRENS CENTRE

<b>PRESENT:</b>	Councillors Jim Weston (Chairman), Phil Adams, Paul Bateman, Paul Blatchford, Phil Hale, Paul Harding (Vice-Chairman), Maggie McCarthy, Dawn Parry and Emma Perrett.
<b>IN ATTENDANCE:</b>	Mrs Liz Shayler (Clerk).
<b>WARD COUNCILLOR:</b>	None
<b>AVON &amp; SOMERSET POLICE:</b>	None
<b>PRESS:</b>	None
<b>MEMBERS OF THE PUBLIC:</b>	4

### Before the meeting opened Members of the public were invited to speak;

#### i) **Members of the public.**

The following issue was raised;

- The Parish Council was asked what it could do about the increased amount of fly tipping around the village. The Chairman informed the resident that the Parish Council is unable to do anything however the resident was encouraged to report it to NSC's Council Connect. It was felt that since the new charges at the recycling centres had been introduced fly tipping was on the increase.

#### ii) **Community Beat Manager's report.**

The following report was received for the period 22/10/2018 to 18/11/2018

Calls from the Parish received = 45

Selection of crimes reported includes: 2 assault, 1 burglary, 1 criminal damage, 1 harassment, 2 missing persons, 1 public order, 1 suspicious activity, 2 thefts and 1 theft of a vehicle.

The police reported that this month was rural crime week, focusing on the effects of rural crime, which included promoting Farm and Horse watch within the rural community. Farm or horse owner who want to know more or have equestrian equipment for property marking are encouraged to get in touch; these are all free services provided by the constabulary.

Beat Surgeries continue to be held in the neighbouring village of Winscombe at the community centre Farmers Market between 10am and midday; the next dates are 6<sup>th</sup> & 20<sup>th</sup> December Alternately the team can be contacted via the Avon and Somerset Constabulary website or Twitter @ASPWSM. The police asked that they be contacted if there are forthcoming events that they could attend.

The Clerk was asked to write to the PCSO and ask whether there was a possibility of doing a 'Coffee with the Cops' in the new shop or at the Children's Centre.

#### iii) **Ward Councillor's report.**

No Ward Councillor was present and no report was received.

### The meeting was convened

#### 258/18 **To receive apologies for absence (agenda item 1).**

Apologies were received from Cllr Steve Davies and Cllr Manley.

- 259/18 To receive members' declarations of interest on any agenda item (agenda item 2).**
- None were received
- 260/18 To approve as a correct record, the minutes of the Parish Council Meeting held on 15<sup>th</sup> October 2018 (agenda item 3).**
- Resolved** – That the minutes be approved as a correct record of the meeting.
- The resolution was correctly proposed and seconded (8 in favour with one abstention due to absence).**
- The minutes of the meeting were signed by the Chairman as a correct record.
- 261/18 To receive the Clerk's report/Exchange of information: (agenda item 4).**
- (i) **'Battles Over Beacon'**– The Chairman reported that it was a very successful evening. Thanks were extended to all Parish Councillors on the 'Beacon' working group especially Cllr Bateman and his family for supplying the generator and building the fire and the Clerk for providing the Winter Punch. Over 90 people attended and the feedback was very good.
  - (ii) **Meeting with North Somerset Flood Engineer concerning Riverside** – The Clerk reported that she had met with the flood engineer and Cllr Harley. Whilst North Somerset sympathised with the Council about the problems that the flooding is causing it does not have the budget to be able to contribute financially to solving them. Moreover whilst it has a statutory duty to deal with flooding to properties it is only required to publish a report if only land is affected. However, given the circumstances North Somerset will work with the Parish Council to find a solution which will be presented to Council to look at in the future.
  - (iii) **Lights around the village** – No concerns were raised and the Clerk reported that she would be signing the contract with the new lighting contractors.
- 262/18 To review and approve the following documents (agenda item 5).**
- (i) **Action Plan for current year**
- Resolved** – To approve the Action Plan for 2018/19
- The resolution was correctly proposed and seconded (unanimous).**
- (ii) **Training Policy**
- Resolved** – To approve the Training Policy.
- The resolution was correctly proposed and seconded (8 in favour 1 abstention).**
- (iii) **Community Engagement Policy**
- Resolved** – To approve the Community Engagement Policy.
- The resolution was correctly proposed and seconded (8 in favour 1 abstention).**
- (iv) **Amendments to the Grant awarding policy**
- Resolved** – To approve the Amendments to the Grant Awarding Policy.
- The resolution was correctly proposed and seconded (unanimous).**

**263/19 To confirm that the Parish Council meet the requirements for the Local Council Award Scheme Foundation the policies and procedures it has and the information it publishes online (agenda item 6).**

**Resolved** – To confirm that the Parish Council considers that it meets the requirements for the Local Council Award Scheme - Foundation.

**The resolution was correctly proposed and seconded (unanimous).**

**264/18 To approve the following items of expenditure: - (agenda item 7).**

i) £80 to apply for the Local Council Award Scheme - Foundation

**Resolved** – To approve £80 to apply for the Local Council Award Scheme - Foundation

**The resolution was correctly proposed and seconded (unanimous).**

ii) £15 to renew the annual membership to Somerset Playing Fields' Association

**Resolved** – To approve £15 to renew the annual membership to Somerset Playing Fields' Association

**The resolution was correctly proposed and seconded (unanimous).**

iii) £50 for the annual Christmas Tree which will be located in the school.

The Chairman informed the Council that he had visited the site and chosen a tree but that the price of the tree had increased to £65 this year.

**Resolved** – To approve £65 for the annual Christmas Tree

**The resolution was correctly proposed and seconded (unanimous).**

**265/18 To consider the following items in relation to the relocation of the Parish Council Office to the Children's Centre; (agenda item 8).**

i) The hiring of legal advice to advise on North Somerset's Contract.

**Resolved** – To approve the hiring of legal advice to advise on North Somerset's Contract.

**The resolution was correctly proposed and seconded (unanimous).**

ii) An earlier surrender date than the 1<sup>st</sup> April

The Clerk reported that following the Parish Council's requirement for an additional agreement if the Parish Council office moved to the Centre before April 2019, North Somerset has suggested an earlier surrender date rather than have two agreements.

**Resolved** – To approve an earlier surrender date of the North Somerset Council lease from the 1<sup>st</sup> January 2019 on the agreement also that the Parish Council and North Somerset together view the building before the new lease is finalised to agree a snagging list for the building with any remedial action to be completed before the agreement is finalised and that any agreement also incorporates a 3 month warranty clause for the building

**The resolution was correctly proposed and seconded (unanimous).**

iii) The report from Structural Engineers regarding the Children's Centre cracks

The Structural Engineers' report was noted

iv) The ownership and future of the CCTV.

**Resolved** – The Parish Council to retain ownership of the CCTV, to retain the wardrobe in which it is housed and to research CCTV rules and contracts.

**The resolution was correctly proposed and seconded (unanimous).**

**266/18 To note the annual tree report and agree any recommendations (agenda item 9).**

The annual tree report was noted with no further action needed.

**267/18 To note the training and events available and agree any attendance. (agenda item 10).**

i) **21<sup>st</sup> November Playground Inspections GB Sports, Weston. 8:45am – 4pm £125**

No one to attend this course

ii) **30<sup>th</sup> November VAT Course Oldland Community & Youth Centre. 10am – 12:30pm**

**Resolved** - The Clerk to attend this course at a cost of £40.

**The resolution was correctly proposed and seconded (unanimous).**

**268/18 To discuss traffic calming measures or improved road markings on Castle Hill following recent traffic incidents (agenda item 11).**

**Resolved:** The Clerk to contact the PCSO about the van parked on Castle Hill verge opposite one of the properties affected and North Somerset Highways concerning traffic calming measures on Castle Hill.

**269/18 To discuss the Council's initial thoughts concerning North Somerset's Parking review (agenda item 12).**

**Resolved:** The Clerk to put forward a proposal for West Street for time limited parking outside the shops.

**The resolution was correctly proposed and seconded (unanimous).**

**270/18 To note the internal auditors, interim report for the 2018/2019 accounts and agree any recommendations (agenda item 13).**

The recommendations were noted.

**Resolved:** That the recommended actions be completed by the Clerk and that the fidelity guarantee be kept at the present level and reviewed in the financial year 2019/20 before the renewal date in May.

**The resolution was correctly proposed and seconded (unanimous).**

**271/18 To authorise bills for payment (agenda item 14).**

A revised list of payments was circulated for consideration. It was noted that Bin It's collections of dog waste were not up to date.

**Resolved:** To authorise bills for payment of £10076.36 except for Bin It (unless another week's collection is removed to bring their invoices in line with their collections). Cllr Harding and Cllr Blatchford to authorise the BACs payments and to sign the cheques.

**The resolution was correctly proposed and seconded (unanimous)**

**272/18 To note the Parish Council's end of October's net position, bank balances and bank reconciliation (agenda item 15).**

The net position, bank balances and bank reconciliation were noted.

**273/18 To note and comment upon planning applications (agenda item 16).**

- i) Planning Appeal following refusal of planning application **17/P/2111/O** - 47 dwellings at Western Trade Centre, Knightcott Road, Banwell. To discuss whether the Parish Council would like any planning conditions to be imposed should the appeal be allowed.

**Resolved:** That the following condition be requested if the Inspector allows the planning application to go ahead; That the re location of the Bus Shelter be part of the initial site entrance works, that it should be replicated, and the works paid for by the developer. Also, to re-iterate that S106 monies be used to provide a pedestrian crossing (**unanimous**).

- ii) **18/P/3681/FUL** - Land to the rear of The Ship Hotel, West Street, Banwell. Erection of two dwellings, access and parking

**Resolved** – To not support this application for the following reasons;

- Lack of detail regarding the impact of the new houses on adjacent properties in relation to overlooking, proximity and loss of light.
- Footprint and height are intrusive.
- Inappropriate design given the proximity to the grade ii listed Ship Hotel.
- Inappropriate building design in the heart of the Conservation Area.
- Concern that the footpath is potentially increasing footfall, not just from the development but also the High Street, on to a steep set of steps that leads pedestrians on to the main road (A371 West Street) with no pavement or crossing. Further the plan does not make clear if it is intended to use the current steps or whether new ones will be built, the ownership of the steps and adjacent land and how / who will maintain them.
- The proposed main access is now even narrower than in earlier applications and the Parish Council remains concerned that emergency vehicle may be unable to turn.
- The distance between the houses and the refuse point is too great. Further the Bin Area now appears to be outside the application boundary.
- Loss of green space and wildlife habitat.
- Impact on Archaeology.
- The Car Parking has been reduced by two spaces, yet the number of bedrooms remains the same.

**The resolution was correctly proposed and seconded (8 in favour 1 abstention)**

- iii) **18/P/4239/FUH** - 6 Riverside Banwell BS29 6EE. Combined Double and Single Storey Rear Extension.

**Resolved** – To support this application

**The resolution was correctly proposed and seconded (Unanimous)**

- iv) **18/P/4417/FUL** - Land Adjacent to Lower Laurel Farm Summer Lane Banwell BS29 6LP. Erection of 2 No. holiday lets for disabled visitors with specialised needs. (Resubmission of Application ref. 17/P/2467/F)

**Resolved** – To support this application but ask for clarification regarding the dwelling closest to the main house as on the plans this dwelling appears to have a pedestrian gate on to the narrow verge of the narrow highway suggesting that this is where the rubbish bins will be placed for collection to the detriment of highway safety.

**The resolution was correctly proposed and seconded (8 in favour 1 abstention)**

- v) **18/P/4496/FUL** - Land adjacent To Waits Cottage, Knightcott Road, Banwell. BS29 6HR. Retrospective application for the retention of altered field gate access.

**Resolved** – To not support this application for the following reasons;

- The loss of the hedgerow
- The possibility of insufficient visibility splay.

**The resolution was correctly proposed and seconded (8 in favour 1 abstention)**

- vi) **18/4535/LDP** – The Old Farmhouse, Rolstone Farm, West Rolsone Road, Hewish. BS24 6UU. 2 storey rear extension.

**Resolved** – To support this application.

**The resolution was correctly proposed and seconded (8 in favour 1 abstention)**

- vii) **18/P/4608/TPO** - The Coach House Cooks Lane Banwell BS29 6DS. Beech - prune lower limb by 1-1.5m.

This application was noted

- viii) **18/P/4645/MMA** - Waits Farm, Knightcott Road, Banwell. Minor Material Amendment for variation of Condition 1 (approved plans) of permission 16/P/2173/F (Conversion and extension of existing barn to create 1no. dwelling. Replacement of 2no. existing farm buildings with 1no. new building creating a single dwelling and a further building to create 2no. dwellings) to allow changes to: Unit 1 (extension to north elevation; raising of wall plate and ridge level by 200mm; changes to size number and design of fenestration on all elevations; use of timber boarding to west elevation instead of natural stone; change to internal layout and provision of 3rd bedroom); Unit 2 (change to internal layout to provide a 2nd bedroom; changes to size number and design of fenestration on two elevations and change of materials); Unit 3 (change of position of entrance porch; change to external finishes to match Unit 2; changes to size number and design of fenestration); Unit 4 (changes to size number and design of fenestration; substitution of vertical boarding with cement plinth and horizontal boarding)

**Resolved** – To support this application if it is established by NSC that there is adequate parking for the increased number of bedrooms.

**The resolution was correctly proposed and seconded (unanimous)**

- ix) **18/P/4656/TPO** – The Caves, Whitley Road, Banwell. BS29 6NA. Woodland – removal of saplings.

This application was noted

- x) **18/P/4660/OUT** – Land North of Hunters Lodge, Cooks Lane, Banwell. Outline application for the erection of a pair of semi-detached dormer bungalow dwellings. Access for determination; all other matters reserved for subsequent approval.

**Standing orders were suspended to allow members of the public to speak.**

The applicant spoke in support of the application. He clarified that there were separate entrances for the farm and the new properties. He also suggested that the precedent had been set with properties along Wolvershill Road.

**Standing orders were reinstated**

**Resolved** – To not support this application for the following reasons;

- It is outside the settlement boundary in an unsustainable location.
- There are no bus services along Wolvershill Road
- The simple line drawing plans show no indication of height

**The resolution was correctly proposed and seconded (6 in favour 3 against)**

- xi) **18/P/4675/FUL** – 18/P/4675/FUL - Unit 5, Box Bush Lane, Rolstone, Weston-super-Mare. BS24 6UA. Proposed erection of a new building (Use Classes B1/B2).

**Resolved** – To support this application

**The resolution was correctly proposed and seconded (unanimous)**

- xii) **18/P/4696/FUH** - Silver Birches Whitecross Lane Banwell BS29 6DP. Replace existing garage and outbuildings with single storey side extension, new detached front garage.

**Resolved** – To support this application

**The resolution was correctly proposed and seconded (unanimous)**

- xiii) **18/P/4697/RM** – Land Adjacent to Rayners, The Paddock, Banwell. Reserved Matters Permission sought in relation to 16/P/2423/O for the erection of a detached two storey dwelling with access from The Paddock; to include access, appearance, landscaping, layout and scale.

**Resolved** – To not support this application for the following reason;

- Appearance, layout and disproportionate scale adversely affect the street scene.

**The resolution was correctly proposed and seconded (6 in favour 3 against)**

- xiv) **18/P/4700/OUT** – 1 William Daw Close, Banwell. BS29 6HQ. Outline application for the demolition of existing bungalow and erection of 2no. detached dwellings with access, layout and scale for approval. Matters of appearance and landscaping reserved for subsequent approval.

**Standing orders were suspended**

Members of the public raised the following objections;

- Moving the building line makes it out of kilter with adjacent properties
- The potential driveway facing on to Knightcott Gardens is a dangerous spot with already excessive parking.
- Out of keeping with the properties on William Dawes Close.
- As there are various covenants on the properties, more detail is required.

**Standing orders were reinstated**

**Resolved** – To not support this application for the following reasons;

- This increases the number of bedrooms on site from 2 to 6 with implications for parking.
- Indicated proportions of the dwellings do not seem right for the current street scene and is unnecessary massing.
- No detail of the external design

**The resolution was correctly proposed and seconded (unanimous)**

**274/18 To note planning decisions – (agenda item 17).**

- 18/P/2275/RM** - Land to East of Wolvershill Road Banwell North Somerset. Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission 16/P/2094/O. **APPROVED**
- 18/P/2792/FUH** - 26A West Street Banwell BS29 6DB. Installation of UPVC windows (Retrospective) **REFUSED.**
- 18/P/3346/FUH** – Court Farm, Moor Road, Banwell BS29 6ET. First floor extension. **WITHDRAWN**
- 18/P/4131/FUH** – 47 West Street Banwell BS29 6DE. The erection of full height gates across an archway at the front of the property facing onto the main road. **APPROVED**
- 18/P/4250/LDP** – 17 Wolvershill Park Banwell BS29 6DQ. Rear extension not exceeding 3000mm deep together with loft conversion and new rear dormer. **APPROVED (LAWFUL)**
- 18/P/4374/TRCA** – The Grange 60B West Street Banwell BS29 6DB. T1 - crown reduction by up to 1.5m. **APPROVED**

**275/18 Dates of the next meetings – (agenda item 18)**

27<sup>th</sup> November 2018 – Cemetery Committee, 7:00pm Banwell Village Hall.  
17<sup>th</sup> December 2018 – Parish Council Meeting 7:30pm Banwell Children’s Centre.

The Chairman closed the meeting at 21:20

.....Chairman

.....Date

**Bills for Payment - 15th October 2018 to 19th November 2018**  
**Banwell Parish Council**

Method	Payee	Details	Net Amount	VAT	Gross Amount	Minute agreed	Power
Charge	Unity	Service Charge	£18		£18	115/18 (report)	LGA 1972 s111
<b>Already Agreed</b>							
BACS	Complete Weed Control	Weed Spray	£350	£70	£420	239/18 (i)	PHA 1875 s164
BACS	Stock Signs	Hump Sign	£94	£18.80	£112.80	170/17	RTRA 1984 s72
BACS	SSE Contracting	2nd quarter Maintenance	£363.09	£72.62	£435.71		PCA 1957, s3 & HA 1980 S301
		<b>Total</b>	<b>£825.09</b>	<b>£161.42</b>	<b>£986.51</b>		
DD	Mainstream	Phone and Broadband	£60.83	£12.17	£73.00		LGA 1972 s111
DD	E-ON	Streetlight Power	£185.52	£37.10	£222.62		PCA 1957, s3 & HA 1980 S301
DD	Nest	October pension contributions (DD 10.12.18)	£79.66		£79.66		LGA 1972 s112
SO	E. Shayler	Clerk's Salary	£1,312.23		£1,312.23		LGA 1972 s112
BACS	E. Shayler	Clerk's Expenses (stamps, CPRE grant, bulbs, beacon)	£125.30	£0.43	£125.73		LGA 1972 s111
BACS	J K Gardening	Grass cutting @ Rec Ground	£141.75		£141.75		PHA 1875 s164
BACS	J K Gardening	Grass cutting @ Riverside, Children's Centre, K'cott Bank	£141.75		£141.75		PHA 1875 s164
BACS	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		£162.50		LGA 1972 s214 (2) & (6)
BACS	J K Gardening	Village Orderly duties	£392.50		£392.50		LGA 1972 s112
BACS	J K Gardening	Environmental fee (x2) <b>Total £918.50</b>	£80.00		£80.00		LGA 1972 s214 (2) & (6)
BACS	Youthworkz	Youth Club staffing costs (£990 - £13.50 subs) + Programme costs (£84.54)	£1,007.04		£1,007.04		LG (MP) Act 1976 S19 (1e) & (1f)
BACS	Bin-It	Dog Bin Emptying	£264.60	£52.92	£317.52		EPA 1990 s5 subsection 86 (13)
BACS	Bridget Bowen	Internal Audit	£200.00		£200.00	201/18	LGA 1972 s111
BACS	Banwell News	Two page article and defib advert	£60.00		£60.00	214/18 (iii)	LGA 1972 s142
BACS	CAB	Outreach advisor	£630.00		£630.00	239/18	Section 137 (9)
BACS	SLCC	Agenda's and Minute webinar	£60.00	£12.00	£72.00	193/18 (iii)	LGA 1972 s111
BACS	Complete Business Solutions	Ink Cartridges	£161.15	£32.23	£193.38		LGA 1972 s111
BACS	GB Sport & Leisure	Repair to Muga	£734.77	£146.95	£881.72	196/18 (iii)	PHA 1875 s164
BACS	SSE	Final maintenance payment for October	£121.03	£24.21	£145.24		PCA 1957, s3 & HA 1980 S301
BACS	Adams Memorials	Phase 2 Memorials	£2,897.00		£2,897.00		LGA 1972 s214 (2) & (6)
BACS	HMRC	PAYE and NI for November (DD 12.12.18)	£340.48		£340.48		LGA 1972 s112
BACS	Gopax	4 x 6ft tables and 1 x 4ft table	£433.52	£86.70	£520.22	241/18 (iv)	LGA 1972 s111
BACS	Somerset Playing fields Association	Annual Membership	£15.00		£15.00	264/18 (ii)	PHA 1875 s164
5365	Mike Russell	Christmas Tree	£65.00		£65.00	264/18 (iii)	LGA 1972 s142
		<b>Totals</b>	<b>£9,671.63</b>	<b>£404.71</b>	<b>£10,076.34</b>		

Not authorised at present



# Banwell Parish Council

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## MINUTES OF A MEETING OF THE CEMETERY & MEMORIALS COMMITTEE HELD AT BANWELL CEMETERY AT 7.00 P.M. ON TUESDAY 27<sup>th</sup> NOVEMBER 2018

Present: Cllr Paul Blatchford (Chairman), Cllr Phil Adams, Cllr Hale, Cllr Paul Harding (ex-officio), Cllr Maggie McCarthy (Vice Chairman), Cllr Weston, John Keate (co-optee) & Richard Tolmie (co-optee).

### **Before the meeting opened Members of the public were invited to speak;**

There were no members of the public present.

### **The meeting was convened**

#### **42/18 To receive apologies for absence (agenda item 1).**

Apologies were received from Cllr Steve Davies

#### **43/18 To receive members' declarations of interest on any agenda item (agenda item 2).**

John Keate declared an interest in all agenda items.

#### **44/18 To approve as a correct record the minutes of the Cemetery and Memorials committee on 28<sup>th</sup> August 2018 (agenda item 3).**

**Resolved** – That the minutes be approved as a correct record of the meeting

**The resolution was correctly proposed and seconded (Unanimous with 1 abstention due to absence.).**

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

#### **45/18 Matters for Information / Clerks Report (agenda item 4).**

- i. **South Wall** – Thanks was given to Tony Yard for planting the daffodils along the South Wall.

#### **46/18 To discuss the installation of a Parish Council owned bench for memorial plaques (agenda item 5).**

**Resolved** – To agree the erection of Parish Council owned memorial benches for memorial plaques. The Committee to investigate the types of benches available and report back to the next meeting.

**The resolution was correctly proposed and seconded (unanimous).**

**47/18 To discuss any work needed on paths, trees and the compost area in the cemetery (agenda item 6).**

**Resolved** – To weed spray the paths to remove the grass and moss.

**The resolution was correctly proposed and seconded (unanimous).**

**48/18 To agree the purchase of six reserve plaques (agenda item 7).**

**Resolved** – To agree the purchase of six reserve plaques.

**The resolution was correctly proposed and seconded (unanimous).**

**49/18 To review and approve the following documents (agenda item 8).**

(i) Amendments to the Interment Application Form

**Resolved** – To approve the amendments to the Interment Application Form

**The resolution was correctly proposed and seconded (unanimous).**

(ii) Amendments to the Memorial Application Form

**Resolved** – To approve the Memorial Application Form

**The resolution was correctly proposed and seconded (unanimous).**

(iii) Transfer / Additional ownership of a grave / cremation plot form.

The Clerk to speak to NALC/SLCC/ILCM to ensure that this form meets their requirements.

(iv) Cemetery Risk Assessment

Cllr Blatchford to work with the Clerk to look at shortening the Risk assessment

**50/18 To review the Cemetery fees (agenda item 9).**

**Resolved** – To agree the new table of fees (see attached) for implementation from the 1<sup>st</sup> January 2019.

**The resolution was correctly proposed and seconded (unanimous).**

**51/18 To agree the Cemetery and Memorials budget request to present to the Parish Council (agenda item 10).**

**Resolved** – To agree the Cemetery and Memorials budget request to present to the Parish Council

**The resolution was correctly proposed and seconded (unanimous).**

**52/18 To note the Cemetery and Memorials Budget (agenda item 11)**

The budget was noted

**53/18 Date of next meeting (agenda item 12)**

Tuesday 25<sup>th</sup> February 2019 venue to be determined at a later date.

The meeting closed at 7:45pm.

Chairman.....

Date.....

Agenda item 8 – Dog Bin waste collections

<b>Contractor</b>	Cost of removal of dog bin waste, disinfect and replace with new bag weekly	<b>Liability</b>
A Present	£4232.76 With VAT 5079.36	5 million
B Alternate	£4,080	5 million

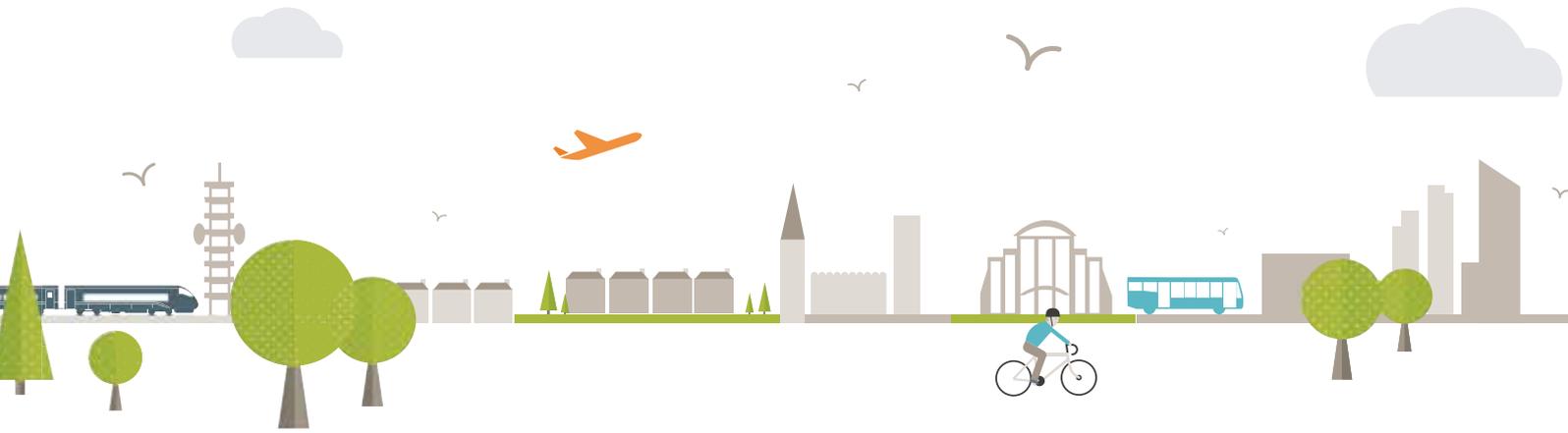
**YOUR PRACTITIONERS' CONFERENCE PROGRAMME****DAY 1: THURSDAY 14TH FEBRUARY 2019**

Time	Session		
09:00 – 10:15	Registration & Refreshments Meet your Exhibitors – The Grange		
09:30 – 10:15	<b>HAMLET</b> First Timers Meeting with Cathy Tibbles	<b>OTHELLO</b> Community Governance Awards Breakfast	
10:15 – 10:30	<b>KENILWORTH (MAIN ROOM)</b> Welcome - Rob Smith, SLCC Chief Executive & Sarah Jeffries PSLCC, SLCC President		
10:30 – 10:50	Community Governance Awards Presentation Presented by Sarah Jeffries PSLCC, SLCC President, Elisabeth Skinner FSLCC, SLCC Academic Leader & Academic Sponsors, Came & Company Local Council Insurance and Blachere Illuminations		
10:50 – 11:50	How to (almost) Achieve a Paperless Council Carl Cheevers FSLCC, Harpenden Town Council		
11:50 – 12:30	<b>KENILWORTH (MAIN ROOM)</b> Effectiveness in the Workplace (1) Clive Stilwell, LCC Associate Manager	<b>HAMLET</b> Session TBC – exciting session being planned!	<b>OTHELLO</b> Session TBC – exciting session being planned!
12:30 – 13:25	Lunch - Meet your Exhibitors		
13:25 – 14:25	<b>KENILWORTH (MAIN ROOM)</b> Monitoring Officers Toolkit Lis Moore FSLCC, Head of Advisory & Support Services	<b>HAMLET</b> Coping with my Higher Education Journey A Panel discussion hosted by Sarah Jeffries PSLCC, SLCC President	<b>OTHELLO</b> Combatting Rough Sleeping - Developing a Night Shelter Malcolm Nicholson, Town Clerk, and Cllr Catherine Gibbons, Weston-Super-Mare Town Council
14:35 – 15:35	<b>KENILWORTH (MAIN ROOM)</b> Plastic Free Communities Rachel Yates, Plastic Free Communities Project Officer, Surfers against Sewage	<b>HAMLET</b> Hot Topics for Clerks in Wales Mark Galbraith, Clerk to Llanelli Community Council	<b>OTHELLO</b> Sourcing External Funding (1) Richard Walden FSLCC, SLCC Communications Officer and Lori Ramsay, Town Clerk, Yate Town Council
15:35 – 16:00	Refreshment Break & Meet your Exhibitors		
16:00 – 17:00	<b>KENILWORTH (MAIN ROOM)</b> Action Plan for The Death of a Senior Person of State Philip Peacock PSLCC, Town Clerk, Huntingdon Town Council		
17:00	ALCC AGM		
19:15	Drinks Reception - Sponsored by Came & Company Local Council Insurance		
19:45	Networking Dinner <b>KENILWORTH (MAIN ROOM)</b>		

**YOUR PRACTITIONERS' CONFERENCE PROGRAMME****DAY 2: FRIDAY 15TH FEBRUARY 2019**

Time	Session		
08:00	Registration for New Delegates & Refreshments Meet your Exhibitors – The Grange		
08.40 – 09.40	<b>KENILWORTH (MAIN ROOM)</b> Effectiveness in the Workplace (2) Clive Stilwell, LCC Associate Manager	<b>HAMLET</b> Plastic Free Communities (2) Rachel Yates, Plastic Free Communities Project Officer, Surfers against Sewage	<b>OTHELLO</b> Devolved Planning Decision at Horncastle Town Council Amanda Bushell, Clerk to Horncastle Town Council
09:45 – 10:45	<b>KENILWORTH (MAIN ROOM)</b> Session TBC – exciting session being planned!		
10.45 – 11.30	Refreshment Break & Meet your Exhibitors		
11.30 – 12.30	<b>KENILWORTH (MAIN ROOM)</b> GDPR – The Experience so far! Stacey Edgerton, Information Commissioners Office (ICO)	<b>HAMLET</b> Budget Planning Sarah Pearse, Deputy Clerk, Weston-Super-Mare Town Council	<b>OTHELLO</b> Sourcing External Funding (2) Richard Walden FSLCC, SLCC Communications Officer and Lori Ramsay, Town Clerk, Yate Town Council
12.30 – 13.15	Lunch - Meet your Exhibitors		
13.15 – 14.15	<b>KENILWORTH (MAIN ROOM)</b> Think Tank Dr Tim Thorogood, Cardiff Business School		
14.15 – 15.15	<b>KENILWORTH (MAIN ROOM)</b> Use Social Media to Engage Your Community Graham Todd, Social Media Expert, Spaghetti Agency		
15.20	End of Conference		

Disclaimer: Whilst the Society tries to ensure all speakers at Society events the speaker makes every effort to present accurate and reliable information, the SLCC does not necessarily endorse, or approve, or certify all such information, nor does it guarantee the accuracy, completeness, efficacy, timeliness, or correct sequencing of such information. All presentations represent the opinions of the speaker and do not necessarily represent the position or the opinion of SLCC or its members. Reference by the speaker to any specific commercial product, process or service by trade name, trademark, service mark, manufacturer, and corporation or otherwise does not constitute or imply endorsement, recommendation, or favouring by SLCC.



# West of England Joint Spatial Plan

Justification of the requirements for the  
12 Strategic Development Locations  
7.5 Banwell Garden Village



**NOVEMBER 2018**

**Joint Spatial Plan Examination****WED 004E: Justification of the requirements for the 12 Strategic Development Locations in Policy 7.1 - 7.12 (Nov 2018)****SDL Policy 7.5 Banwell Garden Village**Introduction

1. Strategic development at Banwell Garden Village supports the development of transport improvements along the A38 growth corridor between Weston-super-Mare and Bristol Airport. Banwell and Churchill together are proposed to be supported by a series of strategic transport interventions including the Banwell Bypass and the Sandford and Churchill Bypass, which offer an opportunity for transformational change to existing settlements along this corridor. Banwell Garden Village will provide employment opportunities, services and facilities which complement those in the locality. A successful funding bid for the Banwell Bypass has the potential to accelerate delivery.
2. Technical work published through the Locational Dashboards (**SD11C**), and SDL Templates (**SD11A**) identified potential for strategic growth at this location. This was informed by call for sites (**SD11F**) information indicating land availability. The strategic principles and infrastructure requirements are also supported by the Transport Topic Paper (**SD16A**) and Joint Transport Study (**SD16B**).
3. This development is being progressed in adherence to garden village principles reflecting the key qualities that represent garden villages (as set out in the *Garden Communities Prospectus*, MHCLG: 2018) including ample green space, clear identity and well-designed places. The North Somerset Local Plan Issues and Options consultation document **WED200** currently defines this development as a free standing new settlement.

	JSP Criteria	Reasoned Justification	Proposed Amendments
1	<i>Delivery of a new garden village to the north west of Banwell with its own character and sense of identity, whilst demonstrating sensitivity to the existing context for around 1900 dwellings including affordable housing.</i>	<p>Submission Document <b>SD11C</b> indicates potential for additional strategic growth at Banwell. Document <b>SD11F</b> provides the call for site submission indicating land availability. Further progress on land assembly has been made and there is landowner/developer interest to bring forward the site.</p> <p>A standard methodology for calculating housing capacity has been used and this is explained in document <b>SD11B</b>, section 5. It is anticipated that further, more detailed work through the Local Plan will refine this informed by more detailed work on the SDL. Affordable housing is expected to form part of the mix of dwellings in order to provide for mixed and balanced communities.</p>	
2	<i>Creation of a new local centre to provide a focal point for the new community with an appropriate range of small-scale retail services and facilities to complement existing facilities in Banwell.</i>	<p>A development of this size is expected to generate the demand for a range and scale of local centre type uses including small-scale convenience retail and other community uses. This is considered necessary to support the development of a sustainable community whilst being complementary to the existing range of facilities in the area and is important to create a sense of identity for the new community. The detailed form, scale and composition of the local centre will be determined through the local plan/masterplanning process.</p>	
3	<i>Potential for higher density at the local centre and other accessible locations.</i>	<p>It is a well-established placemaking/urban design principle to provide for higher densities around local centres to support the viability and vitality of the centre and public transport provision and to encourage shorter trips and sustainable development generally. It also has the opportunity to contribute to the sense of place by increasing footfall and activity and this should be taken into account through the urban design process.</p>	
4	<i>Creation of new footpath and cycleways connecting the garden village to Banwell, Weston-super-Mare and the nearby Weston Villages.</i>	<p>Document <b>SD16A</b> outlines in paragraph 2.4 the key principle of “a requirement to maximise the effectiveness of sustainable travel choices and encourage greater use of rail, MetroBus, Park &amp; Ride, bus, cycling and walking. This aims to minimise car-based travel to/from the development areas”. This is supported by national policy which requires that opportunities to promote walking, cycling and public transport use are identified and pursued.</p> <p>There are options to connect the existing village and its facilities to the new development with direct and attractive pedestrian/cycle routes, although the M5 to</p>	

		the west forms a significant physical barrier. However, there is potential to investigate an existing M5 bridge crossing from Summer Lane direct into Parklands Village on its eastern edge, thereby avoiding the A371 crossing of the M5. The suitability of this needs to be investigated further.	
5	<i>Delivery of bus service improvements to Weston-super-Mare and Bristol including potential for MetroBus.</i>	Public transport availability at the SDL is central to supporting sustainable access to services and facilities beyond the garden village. There is potential for a loop route linking from Weston to the Garden Village and back into Weston. This will support the NPPF objective of giving people a real choice about how they travel by increasing the opportunity to make use of sustainable transport modes.	
6	<i>Development will not commence until the construction of the Banwell Bypass is delivered as part of the M5 to A38 highway improvements with connection to a new M5 Junction 21a at a location to be confirmed, and onward connection to the Sandford/Churchill Bypass. Opportunities to phase delivery of the highway improvements in step with parts of the development may be explored particularly where delivery of infrastructure is directly within the land controlled by the developer. Development must not prejudice the delivery of future improvements to M5, including the construction of the new M5 junction.</i>	<p>The bypass is a safeguarded major transport scheme and is considered critical to the facilitation of the SDL. The Transport Topic Paper (<b>SD16A</b>) highlighted the importance of the bypass to the SDL identifying it as a shortlisted option.</p> <p>Following a successful Expression of Interest bid to the Housing Infrastructure Fund, NSC are developing a full business case for the proposal.</p> <p>The submitted JSP wording in relation to the delivery of housing and construction of the Banwell Bypass is potentially confusing. Whilst the Banwell Bypass is required for the development, the intention is for the housing to be delivered in-step with infrastructure delivery with the details to be determined through further transport work and the Local Plan/masterplanning.</p> <p>The Transport Technical Studies <b>WED008</b> identified that a new M5 J21a is not specifically required to mitigate the SDL, however it is considered a longer-term scheme.</p>	<i>Development <b>requires will not commence until</b> the construction of the Banwell Bypass <b>in conjunction with residential development is delivered</b> as part of the M5 to A38 highway improvements with <b>a future</b> connection to a new M5 Junction 21a at a location to be confirmed, and onward connection to the Sandford/Churchill Bypass. Opportunities to phase delivery of the highway improvements in step with parts of the development may be explored particularly where delivery of infrastructure is directly within the land controlled by the developer. Development must not prejudice the delivery of future improvements to M5, including the construction of the new M5 junction.</i>
7	<i>Local network and junction improvements including widening of Wolvershill Road.</i>	Wolvershill Road is the direct route into Worle from the Banwell SDL and is narrow in parts and without footpaths. As it is likely to run through the SDL, it is anticipated that improvements will be required, and its function considered as it is expected to attract additional trips once development has commenced. The North Somerset Local Plan Issues and Options consultation <b>WED200</b> indicates a local centre being located on	<i>Local network and junction improvements including <del>widening</del> <b>of any necessary works to Wolvershill Road as a key feature</b></i>

		<p>Wolvershill Road, and modifications would be required to facilitate accessibility to this and to support sustainable travel provision.</p> <p>As a key route linking Banwell, the new Garden Village and back into Weston, the role and function of this road and any associated modifications needs to be considered comprehensively.</p>	<b><i>associated with the proposed garden village.</i></b>
8	<p><i>Provision of two primary schools one of at least 2.4ha and the other 3.4ha to be located to maximise safe accessibility from surrounding communities by walking and cycling. Provision for a new secondary school to serve the Banwell and Churchill SDL should be made with location to be confirmed through the local plan.</i></p>	<p>NSC use a pupil projection model to inform the schools required on each development based on the estimated population increase and the nature of the housing proposed. The size requirements are the NSC standard for a 420 and 630 place primary school.</p>	
9	<p><i>Strategic approach to the assessment, safeguarding and enhancement of greater and lesser horseshoe bat habitat including investigation of the potential to create a 'dark corridor' link through the development from open countryside around Stonebridge towards the Grumplepill Rhyne corridor.</i></p>	<p>HRA is ongoing in respect of this important issue. Bats are a key species in North Somerset and development in this location may have an impact upon the bat SAC.</p> <p>NSC has had ongoing dialogue with Natural England on the approach to assessing and mitigating any impacts arising and it is agreed that a strategic approach is required that takes into account all development proposed, rather than a piecemeal approach. Therefore, an approach that takes into account the wider landscape and network of habitats is proposed rather than a more fragmented approach on a site by site basis.</p> <p>NSC has adopted the <i>North Somerset and Mendip Bats SAC Guidance on development: SPD (2018) WED201</i>. This identifies Juvenile Sustenance Zones as key foraging areas surrounding maternity roosts and consultation bands that indicate density of bat prevalence within. Particular care needs to be given to the sensitive areas, and in this case, the area identified in the criterion. This will be a key consideration in bringing forward land allocation for the SDL and detailed proposals.</p> <p>Further work is in progress to understand the requirements upon the SDLs and this will inform more detailed policy formulation and masterplanning through the Local Plan process.</p>	

		<p>In addition to addressing these matters on a strategic basis, it is anticipated that each SDL will incorporate features within them that will support bat species as part of a package of mitigation measures. This is likely to include retention of key hedgerows and watercourses – bats are known to follow linear features in the landscape.</p> <p>The reference to ‘dark corridor’ is a specific feature where the illuminance is limited to ensure disturbance is minimised. One such example is being implemented at the adjacent Parklands Village and an opportunity has been identified to link into this, using features within the Banwell SDL (low lying watercourse route) to provide an interconnected habitat linking different developments.</p>	
<p><b>10</b></p>	<p><i>Development should avoid the flood plain and demonstrate reduced run-off rates including through the use of attenuation ponds and other features as appropriate. Additional land may be required off-site to facilitate long term water storage as part of a sustainable drainage strategy.</i></p>	<p>The area of search for the development is outside of the identified flood zone although surface water run-off needs to be considered carefully. The approach to managing surface water will be integral to the overall environmental/ ecological strategy for the development. The North Somerset levels landscape is a complex system comprising a network of rhyes, and manmade drainage ditches where water drains slowly and through a system of penned gates. Onsite storage and source control is key to minimising adverse impacts. It is considered that integrating green corridors onsite and water features will be central in holding water and releasing slowly to the surrounding environment. This can have benefits to wildlife, recreation and placemaking, and sense of place created.</p> <p>Solutions will be required to ensure satisfactory water quality is achieved including through the application of suitable treatment train techniques that improve the quality of run-off prior to it entering the receiving watercourse. Particular concern is the impact on any run-off into the nearby Puxton Moor SSSI.</p> <p>The off-site requirement indicates a need to potentially provide water storage and this will be investigated as work progresses, and any schemes must work with the Banwell Compensation Scheme which is downstream. Delivery mechanisms for this if required will be identified through the Local Plan.</p>	<p><i>Development should avoid the flood plain and demonstrate reduced run-off rates including through the use of attenuation ponds and other features as appropriate. Additional land may be required off-site to facilitate long term water storage as part of a sustainable drainage strategy. <b>Measures to ensure that water quality and levels on the nearby Puxton Moor SSSI are not adversely impacted must be in place.</b></i></p>
<p><b>11</b></p>	<p><i>Identification of around 5ha of employment land primarily for B8 use class with good access to the M5 and new strategic transport infrastructure.</i></p>	<p>The Strategic Development Location Methodology Paper (November 2017) <b>SD 11B</b> explained the approach to considering employment potential at the SDLs: “for some SDLs where appropriate a standard approach was used for consistency to generate employment hectares and floor space assumptions. These assumptions will be</p>	

		<p>further tested through the local planning process including through Employment Land Reviews to support local plans.”</p> <p>Page 54 of Document <b>SD11A</b> – Strategic Development Location Templates states that “potential for distribution type businesses well connected to the M5 and the new Banwell Bypass. Initial scenario to test for around 5ha of B Class land that could translate to around 15,000sqm.”</p> <p>At an early stage the potential for distribution/ storage type business use was identified given the proximity to the M5 motorway and the new J21a close to the Banwell Garden Village. The Economic Development Needs Assessment (<b>SD 15C</b>) identified the M5 Corridor as performing as a sub-market area within the Functional Economic Market Area with the significance of the M5 to business growth.</p>	
<p><b>12</b></p>	<p><i>As part of the approach to securing a multi-functional and interconnected green infrastructure, investigate the opportunity for an open setting along the northern edge of the existing village including potential for a nature reserve or other uses, with links out to open countryside to the east.</i></p>	<p>Green infrastructure components are considered to have a key role to play in the garden villages and are likely to account for a considerable percentage of the overall area. National advice encourages local planning authorities to take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure with various sustainability and placemaking benefits.</p> <p>Initial options for the Banwell development are exploring the potential for a free standing but well-connected development to the northwest of the existing village, separate from the existing historic Banwell to retain the separate identity. There are additional reasons why this may be beneficial including in relation to supporting ecological networks to minimise impacts on biodiversity in accordance with NPPF advice and environmental mitigation, encouraging active lifestyles and placemaking. A nature reserve or other uses could address a range of identified issues and provide a positive use of land. This is further explored in the Council’s Local Plan 2036 Issues and Options consultation document <b>WED200</b>.</p>	
<p><b>13</b></p>	<p><i>Implementation of environmental improvements to the centre of Banwell following construction of the Bypass.</i></p>	<p>Strategic development and transport infrastructure provides the opportunity to transform the historic centre of Banwell that currently experiences severe congestion that impacts upon the character and functioning of the village centre. There is considered to be potential for environmental improvements as a consequence of providing the Banwell Bypass and removing the existing extent of peak-time congestion experienced at Banwell. Additional improvements could be secured including public</p>	

		<p>realm improvements that seek to reinforce the historic centre of the village, encourage new investment within the historic core, and reduce the impact of traffic.</p> <p>Opportunities to consider how best these improvements are secured will be pursued, including with development partners.</p>	
<b>14</b>	<i>Safeguarding of the setting of Banwell Conservation Area and protection and enhancement of the settings of listed heritage assets located both within and outside the historic core.</i>	This requirement is supported by national policy and guidance. The protection of historic assets will contribute to the sense of place and ensure any impacts on those features are minimised.	
<b>15</b>	<i>Recognition that there are areas of high potential for archaeology which may require appropriate mitigation, particularly around Stonebridge and Wolvershill, and also between East Street and Riverside.</i>	There is potential for archaeological assets in the area, and this is something that should be assessed further in line with national policy and advice.	
<b>16</b>	<i>Development form, and layout to respect the sensitivity of the location close to the Mendip Hills AONB.</i>	<p>The location is not within or immediately adjacent to the AONB, but the development and masterplanning of the proposal must consider the potential effect development will have within and adjacent to the AONB.</p> <p>It is considered that the specific location, form and layout of development, as well as more detailed design considerations to follow, will be critical aspects in addressing any impacts.</p>	

1.1 Comments on this additional information are to be submitted to the WoE by Monday 7<sup>th</sup> January 2019. The work has been done in response to questions raised by the two Planning Inspectors who will conduct the Examination into the Plan; to update information since the plan was originally submitted; to correct errors in earlier submissions and for greater clarity. The papers are:

1. Schedule of Proposed Changes
2. Duty to Cooperate-to demonstrate how the Unitary Authorities have met the Duty to Cooperate in preparation of the JSP
3. Justification of the requirements for the 12 Strategic Development Locations (SDLs) in Policy 7-7.12
4. Updated Viability Assessment
5. Updated Employment Evidence
6. Transport Topic Paper 8 (Update)
7. Emerging Findings Transport Report
8. Consolidated Sustainability Appraisal
9. Updated Habitat Regulations Assessment

1.2 Subject to the comments of Councillors, it is considered that the papers of principal and direct interest to the Parish Council are papers 1 and 3 which propose changes to the JSP; these changes have been agreed through the delegated arrangements established by the four Unitary Authorities(UAs). North Somerset Council (NSC), as one of the UAs, therefore support the proposed changes. Whilst these are not formal changes, having been put forward for the Inspectors' consideration as part of the JSP process, they may or may not result in modifications to the JSP in due course. The draft text in **bold** would be sent as the Council's response.

1.3 Paper 1-Schedule of Proposed Changes- lists the relevant policy of the JSP, the reason for a proposed change and the proposed change; this paper should be cross referenced with information in Paper 3 -Justification of the requirements for the 12 Strategic Development Locations in Policy 7-7.12. On page 7 of this Paper 1, three changes are proposed for Policy 7.5 Banwell. The first (PC08) is to bullet point 6 of the policy which is intended to provide greater clarity but which now indicates that the Banwell Bypass will be constructed in conjunction with residential development as part of the M5 to A38 highway improvements and that the proposed Junction 21a on the M5 will be a future connection.

1.4 The original wording indicated that development will not commence until the construction of the bypass is delivered, with a new M5 junction (location to be confirmed) and with onward connection to the Sandford/Churchill Bypass all as part of a package of M5 to A38 highway improvements. The reasoning behind the proposed change is set out in Paper 3 where it is now stated that the intention of the JSP was actually to indicate that the housing in the SDL would be delivered in step with infrastructure delivery, with details to be firmed up through further transport studies and the NSC Local Plan/masterplanning, and that because Transport Technical Studies have identified that M5 J21a is not specifically required to mitigate the SDL the new junction can be relegated to a longer term scheme.

**1.5 It is considered that the proposed changes to the programming of the Banwell Bypass and the pegging back of the proposed Junction 21a to some future date and unknown location will potentially have severe traffic implications for the parish and M5 J21 for many years to come. This problem will be exacerbated should the Mendip Springs SDL housing at Churchill materialise and distribution uses are permitted for the 5ha of proposed employment land in the Banwell SDL without a J21a that operates in both north and south directions on the M5. It is regrettable that consideration of the new M5 junction will not form part of the package of highway works and is to be considered at some future date because the opportunity for a comprehensive, holistic approach to accommodating the proposed residential and employment development in the JSP will have been lost.**

**1.6 Whilst NSC's Housing Infrastructure (HIF) Bid for government funding for £55m for the bypass and £3m for other road infrastructure between Banwell and Churchill (Transport Topic Paper 8 para 5.5.2) to underpin the proposed housing at Banwell and Churchill may be successful and will help to facilitate and, hopefully, will accelerate the construction of the long overdue bypass by 2021, which is absolutely essential for the SDL, leaving its construction to be put in place in step i.e phased with the proposed development of 1900 houses and the other associated supporting infrastructure that is also essential for the SDL, is likely to generate considerable traffic movements before the roadworks are ever completed. This will have commensurate adverse effects on a widely acknowledge inadequate road system around the village.**

**1.7 For instance, Table 3.5 of the Transport Topic Paper estimates the trips per hour generated by the (completed) Banwell SDL to be 606 out at AM peak and the Churchill Garden Village to be 857 at AM peak, with a similarly high number of trips at other times of the day. But it also indicates high numbers of inbound trips at peak hours due to employment allocations in the area. Levels of traffic movement will increase as the SDLs are developed but at any given time a large proportion of these trips would probably affect Banwell, thus the early construction of the bypass and associated highway improvements is paramount.**

**1.8 There will always be the possibility that progress on the bypass will be delayed for a variety of reasons (financial, technical, legal etc) whilst in the meantime housebuilding would progress generating traffic that would use the inadequate roads through Banwell and the same roads and country lanes that provide a shortcut for access to WsM and the M5 J21. But not clearly spelling out an intention to have the Banwell Bypass constructed and available before the SDL housing is built will increase the likelihood of its construction being delayed.**

**1.9 The Parish Council has not objected to the SDL because a bypass around the village would form part of the package and supports its construction in advance of the housing. If the NSC HIF bid is successful then it is expected by the Council that this should be used to fund all or, if not enough, the major part of the bypass so that it's completion is still well ahead of the housing. It is to be noted that construction costs never go down, only upwards. If the bid is not successful or a much reduced grant is available the Parish Council, with considerable reservations, would reluctantly accept the fall back phased approach now being spelled out that, without additional funding, would probably be largely dependent on developer contributions from the construction of housing. The Transport Topic Paper indicates at paragraph 5.5.1 that this could be in the order of £5k per house which for 1900 houses at Banwell would equate to about £9.5m but it is acknowledged by the Council that any such contribution would most likely materialise only in phases. The Council would have little choice but to accept the phased approach implied in the proposed changes if a bypass is ever to materialise and alleviate a traffic problem that has been evident for so many years.**

**1.10 PC09 of Paper 1 changes bullet point 7 of Policy 7.5 by extending the proposals for improving the local highway network and junction improvements to indicate that instead of just widening Wolvershill Road, the improvements would also cover 'any necessary works' – as a 'key feature associated with the proposed garden village'. It is suggested that the Council can support the proposed changes because **although not as specific as the original text the proposed change does afford the opportunity to include a raft of other improvements as well as possible widening. However, this change would be of concern if widening could not be achieved as currently two-way flow is not possible along the entire length of Wolvershill Road and this is essential in order to obviate any traffic problems arising from the use of this key route. The identification of Wolvershill Road as a Key Route is supported.****

**1.11 PC10 of Paper 1 changes bullet point 10 to extend the considerations relating to water to ensure that water quality and water levels on the nearby Puxton Moor SSSI are not adversely impacted and must be in place. It is suggested that **the Council supports the proposed change but the text should be clarified further to indicate that the measures should be in place as early as practicable.****

Department	Budget 2017- 18	Actual	Budget 2018-19	Spend 1 April - 1st Dec 18	Anticipated Spend 2018 - 19	Comments	Draft Budget 2019 - 20	Precept	Reserves
<b>Cemetery &amp; Memorials</b>									
Grass cutting	1,950	1,950	1,950	1300	1,940	No anticipated increase	1,950	1,950	0
Garden maintenance	350	0	350	15	100		350	350	0
Making up graves	100	280	200	0	200		280	280	0
Cemetery / Memorial work contingency	10,600	24,226	4,000	2,937	3,087	War memorial due to be cleaned. Underspend from last years budget and precept	6,000	4,000	2000
<b>TOTAL</b>	<b>£13,000</b>	<b>26,456</b>	<b>£6,500</b>	<b>£4,252</b>	<b>£5,327</b>		<b>£8,580</b>	<b>6,580</b>	<b>2000</b>

8,580

<b>Clerk and Administration</b>									
Salary & NI	18,000	19,522	20,500	13,709	19,500	Anticipated 1% increase optional spinal point	22,000	21,000	1000
Clerk's Pension provision	906	334.29	400	250	350	Figure on system is employee & employer increases due	550	550	0
Office Rental	2,860	3,543	2830	1,550	2,400	Movememnt to Children's centre	0	0	0
Room hire	300	385	270	270	410	Movememnt to Children's centre	64	64	0
Advertising	200	304	300	96	150		300	300	0
Insurance	2,100	2,098	2200	2,623	2,623	New 3yr fixed term	2122.87	2122.87	0
Subscriptions	760	720.43	700	71	767.09	ALCA / SLCC inc	800	800	0
Audit fees	519	979.25	900	693.75	900	Increase due to council over 100K	1000	1000	0
Legal costs	500	85	200	59.85	210		200	200	0
Training	1,000	1559	1000	853	1100		1000	1000	0
Risk Assessments	380	308	300	0	151	Now split with rec	155	155	0
Chairman's Allowance	50	333.1	100	68.38	£72		100	100	0

Grants and Donations	1,400	2,557	2500	5,340	5,400		4000	3000	1000
Bank Charges	0	0	0	18	36		100	100	0
<b>TOTAL</b>	<b>£28,975</b>	<b>32,727</b>	<b>£32,200</b>	<b>£25,602</b>	<b>£34,069</b>		<b>£32,392</b>	<b>30,392</b>	<b>2000</b>

32,392

**Environment**

Fence and Tree Work	1,500	380	450	273.33	450		£400	£400	0
Village Orderly	4,710	4,710	£4,710	3,140	4,710	No anticipated increase	£4,710	£4,710	0
Dog Bins	4,140	4,528	£4,233	3,012	4,233	No anticipated increase	£4,233	£4,233	0
Grass Cutting	1,201	1,201	£1,850	1,174	1,850	No anticipated increase	£1,850	£1,850	0
Riverside /Defib Maintenance	3,000	3184.17	£2,000	1,127	1,694	Ring fence underspend for piece of play equipment	£2,000	£2,000	0
Environmental projects	1500	1464.43	£6,000	1345	2000		£6,000	£4,000	£2,000
Environmental Grant	7149	7149	£7,149	1748.88	7149	Split to be used to off set Childrens Centre costs	£2,500	£2,500	0
<b>TOTAL</b>	<b>£23,200</b>	<b>£22,617</b>	<b>£26,392</b>	<b>£11,820</b>	<b>£22,086</b>		<b>£21,693</b>	<b>£19,693</b>	<b>2000</b>

£21,693

**Highways**

Power	2,400	2,481	2,400	1,490	2,300	New LED lights	2,000	2,000	0
Maintenance	3,000	1,452	2,000	1210.3	2,100	New lighting contract	3500	3500	0
Upgrades	1,000	303.99	1,000	0	1000	In lots of 5 to LED	5300	5300	0
6 yearly inspection	0	0	0	0	0	Completed in 2017	0	0	0
Highways related projects	£7,550	6284.36	£8,000	£0	£4,400	VAS & School crossing	6000	4000	2000
<b>TOTAL</b>	<b>£13,950</b>	<b>£10,521</b>	<b>£13,400</b>	<b>£2,701</b>	<b>£9,800</b>		<b>£16,800</b>	<b>14,800</b>	<b>2000</b>

16,800

**Recreation Ground**

Rec Grass Cutting	1,700	1,700	1,700	1,134	1,700	No anticipated increase	1,310	1,310	0
Rec Maintenance			1,000	1084.77	600		2000	2000	0

New budget codes

Rec Trees and Fence Work			900	826.67	826.67		500	500	0
Annual inspections	217	217	217	307	307		310	310	0
<b>TOTAL</b>	<b>£1,917</b>	<b>£1,917</b>	<b>£3,817</b>	<b>£3,352</b>	<b>£3,434</b>		<b>£4,120</b>	<b>4,120</b>	<b>0</b>

4,120

**Youth Club**

Youth Club staffing - 2/3 days	£11,520	9550	£11,600	£4,690	£8,000	At present 2 days possible increase to 3.	£11,600	£11,600	0
Youth Club programme costs	2880	1384.1	£2,000	£771	£1,200		£2,000	£2,000	0
Computers - match funded	1000	0	£0	0	£0	Carry forward	£1,000	£0	£1,000
Extraordinary activities inc Residential	600	358	£1,300	£0	£600	Includes redecoration of den	£800	£800	0
Subs	-960	-£575	-£900	-£142	-£200		-£400	-£400	0
<b>TOTAL</b>	<b>£15,040</b>	<b>10717.6</b>	<b>£14,000</b>	<b>£5,319</b>	<b>£9,600</b>		<b>£15,000</b>	<b>£14,000</b>	<b>1000</b>

£15,000

**Childrens Centre** As of end of July

Repairs & Maintenance	N/A	2908.94	£4,946	£1,444	£4,946	North Somerset figures in red	£2,946	£2,946	£0
CCTV	N/A	Unknown	Unknown	Unknown	Unknown		£2,000	£2,000	£0
Electricity	N/A	1380.55	£1,036	£217	£1,036		£1,035.52	£1,035.52	£0
Gas	N/A	2512.87	£2,631	£823	£2,631		£2,630.99	£2,630.99	£0
Water	N/A	704.76	£601	£0	£601		£601.22	£601.22	£0
Waste Collection	N/A	0	£176	£0	£176		£147	£147	£0
Cleaning supplies	N/A	2625.49	£2,818	£1,280	£2,818		£2,818	£2,818	£0
<b>Sub Total</b>		<b>10132.61</b>	<b>£12,208</b>	<b>£3,764</b>	<b>£12,208</b>		<b>£12,179</b>	<b>£12,179</b>	<b>0</b>
Office equipment, stationery inc Website	3500	5,044	4500	3,019	3,200		£3,000	£3,000	£0
Phone/Internet	800	454.84	500	336.56	500	Move to YCC	£500	£500	£0

£12,179

Insurance	N/A	N/A	N/A	N/A	N/A	Fittings already included. Up to £12,000 contents already included	£0	£0	£0
<b>Sub Total</b>	<b>4300</b>	<b>5,499</b>	<b>5000</b>	<b>3,356</b>	<b>3,700</b>		<b>3500</b>	<b>£3,500</b>	<b>0</b>
<b>TOTAL</b>	<b>£4,300</b>	<b>25764.17</b>	<b>£29,416</b>	<b>£10,883</b>	<b>£28,116</b>		<b>£15,679</b>	<b>£15,679</b>	<b>0</b>

£3,500

<b>TOTAL EXPENDITURE</b>	<b>£100,382</b>	<b>110,455</b>	<b>£101,309</b>	<b>£56,401.43</b>	<b>£88,015.63</b>		<b>£114,264</b>	<b>105,264</b>	<b>9000</b>
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114,264

## INCOME

Village Orderly Grant	£436	£435.81	£436	435.81	435.81	Concern this will not exist.	435.81	435.81	0
Children's Centre Rent	£2,500	£2,500	£2,500	2,500	2,500	Withdrawal of North Somerset	0	0	0
Children's Centre Stipend	£0	£0	£0	0	0	Contribution to children 's centre	8,650	8,650	0
Misc income	£50	£1,273	50	23.9	30		30	30	0
Council Tax Support Grant	£3,700	3,819	3,700	2,130	2,130	Reduction from last year	0	0	0
Solar panel grant from New Solar Banwell	£7,149	£7,149	7149	7149	7149		7149	7149	0
<b>INCOME</b>	<b>£13,835</b>	<b>£15,176.40</b>	<b>£13,835</b>	<b>£12,239</b>	<b>£12,245</b>		<b>£16,265</b>	<b>16264.81</b>	<b>0</b>

88, 897

Budget

Precept

Reserves

**£86,547    £96,620.19    £87,474    £44,163    £75,771    £97,999    88,999    8000**

96,999

Cemetery income	2500	4160	2500	2850	4400	Not part of budget as earmarked	£3,000	0	
Section 137 Contributions	It should be noted that Section 137 contributions may come out of various budget headings. For 2018/2019 the maximum S137 expenditure was £7.86 x 2376 = £18,675.36 for Banwell. It can be assumed the 2019/2020 figure will be at least this.								£18,675.36

GENERAL RESERVES (ESTIMATED AT 31.04.17)

£70,000

CEMETERY EXTENSION RESERVE ON 09.10.17

£83,306

CEMETERY EXTENSION RESERVE (ESTIMATED AT 30.04.18)

£85,000

Department	Comments	Budget 2019 - 20	Precept	Reserves
<b>Cemetery &amp; Memorials</b>				
Grass cutting	No anticipated increase	1,950	1,950	0
Garden maintenance		350	350	0
Making up graves		280	280	0
Cemetery / Memorial work contingency	War memorial due to be cleaned. Underspend from last years budget and precept	6,000	4,000	2000
<b>TOTAL</b>		<b>£8,580</b>	<b>6,580</b>	<b>2000</b>

<b>Clerk and Administration</b>				
Salary & NI	Anticipated 1% increase optional spinal point	22,000	21,000	1000
Clerk's Pension provision	Figure on system is employee & employer increases due	550	550	0
Office Rental	Movememnt to Children's centre	0	0	0
Room hire	Movememnt to Children's centre	64	64	0
Advertising		300	300	0
Insurance	New 3yr fixed term	2122.87	2122.87	0
Risk Assessments	Now split with rec	155	155	0
Chairman's Allowance		100	100	0
Grants and Donations		4000	3000	1000
Bank Charges		100	100	0
<b>TOTAL</b>		<b>£32,392</b>	<b>30,392</b>	<b>2000</b>

<b>Environment</b>				
Fence and Tree Work		£400	£400	0
Village Orderly	No anticipated increase	£4,710	£4,710	0
Dog Bins	No anticipated increase	£4,233	£4,233	0
Grass Cutting	No anticipated increase	£1,850	£1,850	0
Riverside /Defib Maintenance	Ring fence underspend for piece of play equipment	£2,000	£2,000	0
Environmental projects		£6,000	£4,000	£2,000
Environmental Grant	Split to be used to off set Childrens Centre costs	£2,500	£2,500	0
<b>TOTAL</b>		<b>£21,693</b>	<b>£19,693</b>	<b>2000</b>

<b>Highways</b>				
Power	New LED lights	2,000	2,000	0
Maintenance	New lighting contract	3500	3500	0
Upgrades	In lots of 5 to LED	5300	5300	0
6 yearly inspection	Completed in 2017	0	0	0

17th Dec 2018 PC Papers

Highways related projects	VAS & School crossing	6000	4000	2000
<b>TOTAL</b>		<b>£16,800</b>	<b>14,800</b>	<b>2000</b>

<b>Recreation Ground</b>		<b>Budget 2019 - 20</b>	<b>Precept</b>	<b>Reserves</b>
Rec Grass Cutting	No anticipated increase	1,310	1,310	0
Rec Maintenance		2000	2000	0
Rec Trees and Fence Work		500	500	0
Annual inspections		310	310	0
<b>TOTAL</b>		<b>£4,120</b>	<b>4,120</b>	<b>0</b>

<b>Youth Club</b>				
Youth Club staffing - 2/3 days	At present 2 days possible increase to 3.	£11,600	£11,600	0
Youth Club programme costs		£2,000	£2,000	0
Computers - match funded	Carry forward	£1,000	£0	£1,000
Extraordinary activities inc	Includes redecoration of den	£800	£800	0
Subs		-£400	-£400	0
<b>TOTAL</b>		<b>£15,000</b>	<b>£14,000</b>	<b>1000</b>

<b>Childrens Centre</b>				
Repairs & Maintenance	North Somerset figures in red	£2,946	£2,946	£0
CCTV		£2,000	£2,000	£0
Electricity		£1,035.52	£1,035.52	£0
Gas		£2,630.99	£2,630.99	£0
Water		£601.22	£601.22	£0
Waste Collection		£147	£147	£0
Cleaning supplies		£2,818	£2,818	£0
<b>Sub Total</b>		<b>£12,179</b>	<b>£12,179</b>	<b>0</b>
Office equipment, stationery inc Website		£3,000	£3,000	£0
Phone/Internet	Move to YCC	£500	£500	£0
Insurance	Fittings already included. Up to £12,000 contents already included	£0	£0	£0
<b>Sub Total</b>		<b>3500</b>	<b>£3,500</b>	<b>0</b>
<b>TOTAL</b>		<b>£15,679</b>	<b>£15,679</b>	<b>0</b>

<b>TOTAL EXPENDITURE</b>		<b>£114,264</b>	<b>105,264</b>	<b>9000</b>
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**INCOME**

Village Orderly Grant	Concern this will not exist.	435.81	435.81	0
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17th Dec 2018 PC Papers

Children's Centre Rent	Withdrawal of North Somerset	0	0	0
Children's Centre Stipend	Contribution to children 's centre	8,650	8,650	0
Misc income		30	30	0
Council Tax Support Grant	Reduction from last year	0	0	0
Solar panel grant from New Solar Banwell		7149	7149	0
<b>INCOME</b>		<b>£16,265</b>	<b>16264.81</b>	0

	Budget	Precept	Reserves
	<b>£97,999</b>	<b>88,999</b>	<b>8000</b>

Cemetery income	Not part of budget as earmarked	£3,000	0	
Section 137 Contributions	It should be noted that Section 137 contributions may come out of various budget headings. For 2018/2019			£18,675.36

<b>GENERAL RESERVES (ESTIMATED AT 31.04.17)</b>	<b>£70,000</b>
<b>CEMETERY EXTENSION RESERVE ON 09.10.17</b>	<b>£84,555</b>
<b>CEMETERY EXTENSION RESERVE (ESTIMATED AT 30.04.19)</b>	<b>£85,000</b>

**Bills for Payment - 20th November to the 11th December 2018**  
**Banwell Parish Council**

Method	Payee	Details	Net Amount	VAT	Gross Amount		Minute agreed	Power
DD	Mainstream	Phone and Broadband	£1.73	£0.35	<b>£2.08</b>			LGA 1972 s111
DD	E-ON	Streetlight Power	£179.54	£35.91	<b>£215.45</b>			PCA 1957, s3 & HA 1980 S301
SO	E. Shayler	Clerk's Salary	£1,312.23		<b>£1,312.23</b>			LGA 1972 s112
BACS	E. Shayler	Clerk's Expenses (Christmas light and mileage)	£87.50		<b>£87.50</b>			LGA 1972 s111
BACS	J K Gardening	Grass cutting @ Rec Ground	£141.75		<b>£141.75</b>			PHA 1875 s164
BACS	J K Gardening	Grass cutting @ Riverside, Children's Centre, K'cott Bank	£141.75		<b>£141.75</b>			PHA 1875 s164
BACS	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		<b>£162.50</b>			LGA 1972 s214 (2) & (6)
BACS	J K Gardening	Village Orderly duties <b>Total £838.50</b>	£392.50		<b>£392.50</b>			LGA 1972 s112
BACS	Youthworkz	Youth Club staffing costs (£676 - £12 subs) + Programme costs (£94.30)	£770.30		<b>£770.30</b>			LG (MP) Act 1976 S19 (1e) & (1f)
BACS	Bin-It	Dog Bin Emptying October	£189.94	£37.99	<b>£227.94</b>			EPA 1990 s5 subsection 86 (13)
BACS	Bin-It	Dog Bin Emptying November	£264.60	£52.92	<b>£317.52</b>			EPA 1990 s5 subsection 86 (13)
BACS	SLCC	Local Conference	£160.00	£32.00	<b>£192.00</b>		240/18 (ii)	LGA 1972 s111
BACS	ALCA	VAT Training Course Clerk	£40.00		<b>£40.00</b>		267/18 (ii)	LGA 1972 s111
BACS	Panda Telecom Ltd	New streetlight contract	£875.00	£175.00	<b>£1,050.00</b>		242/18	PCA 1957, s3 & HA 1980 S301
BACS	Adams Memorials	WW1 War Grave	£155.00		<b>£155.00</b>		217/18	LGA 1972 s214 (2) & (6)
BACS	GB Sport & Leisure	Annual Inspections	£198.00	£39.60	<b>£237.60</b>	Waiting for invoice	239/18 (iii)	PHA 1875 s164
BACS	Banwell Vilage Hall	Room hire & Office	£835.00		<b>£835.00</b>			LGA 1972 s111
Chq	Maggie McCarthy	Land Registry Fee	£10.00		<b>£10.00</b>			
DD	TV Licence	Childrens Centre	£150.50		<b>£150.50</b>			LG (MP) Act 1976 S19 (1e) & (1f)
DD	Nest	November pension contibutions	£69.10		<b>£69.10</b>			LGA 1972 s112
BACS	HMRC	PAYE and NI for December (DD 12.01.18)	£340.48		<b>£340.48</b>			LGA 1972 s112
Charges	Unity	Bank Charges for 2nd Quarter	£22.50		<b>£22.50</b>			LGA 1972 s112
		<b>Totals</b>	<b>£6,499.92</b>	<b>£373.77</b>	<b>£6,873.70</b>			

**Banwell Parish Council**  
**Net Position by Cost Centre and Code**

**Cost Centre Name**

<b>Cemetery and Memorials</b>		<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
101	Grass Cutting	0.00	0.00	0.00	1,950.00	1,300.00	650.00
102	Paths / Trees / Garden	0.00	0.00	0.00	350.00	15.00	335.00
103	Making up Graves	0.00	0.00	0.00	280.00	0.00	280.00
104	Cemetery / Memorial Maintenance	0.00	0.00	0.00	4,000.00	2,937.00	1,063.00
105	Environmental Fee	0.00	0.00	0.00	0.00	280.00	-280.00
		<b>£0.00</b>	<b>0.00</b>	<b>£0.00</b>	<b>6,580.00</b>	<b>£4,532.00</b>	<b>2,048.00</b>

<b>Cemetery Income</b>		<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
908	Cemetery Income	0.00	2,500.00	4,545.00	0.00	0.00	2,045.00
		<b>£0.00</b>	<b>2,500.00</b>	<b>£4,545.00</b>	<b>0.00</b>	<b>£0.00</b>	<b>2,045.00</b>

<b>Clerk and Administration</b>		<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
301	Salary & NI	0.00	0.00	0.00	20,500.00	13,696.39	6,803.61
302	Clerk's Pension	0.00	0.00	0.00	400.00	491.63	-91.63
303	Phone / Internet	0.00	0.00	0.00	500.00	336.56	163.44
304	Office rent	0.00	0.00	0.00	2,830.00	1,550.00	1,280.00
305	Hall Hire	0.00	0.00	0.00	270.00	270.00	0.00
306	Office equipment / Stationary / We	0.00	0.00	25.00	4,500.00	3,018.63	1,506.37
307	Advertising	0.00	0.00	0.00	300.00	96.00	204.00
308	Insurance	0.00	0.00	0.00	2,200.00	2,622.87	-422.87
309	Subscriptions inc ALCA & SLCC	0.00	0.00	0.00	700.00	71.00	629.00
310	Audit Fees	0.00	0.00	0.00	900.00	693.75	206.25
311	Legal Costs inc Land registration	0.00	0.00	0.00	200.00	59.85	140.15
312	Training Clerk	0.00	0.00	0.00	400.00	386.30	13.70
313	Training Councillors	0.00	0.00	0.00	600.00	518.80	81.20
314	Inspections / Risk Assessments	0.00	0.00	0.00	300.00	0.00	300.00
315	Grants and Donations	3,000.00	0.00	0.00	2,500.00	5,340.00	160.00
316	Chairmans Allowance	0.00	0.00	0.00	100.00	68.38	31.62
317	Expenses	0.00	0.00	0.00	0.00	467.07	-467.07
		<b>£3,000.00</b>	<b>0.00</b>	<b>£25.00</b>	<b>37,200.00</b>	<b>£29,687.23</b>	<b>10,537.77</b>

<b>Environment</b>		<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
201	Allotment	0.00	1,647.88	1,647.88	1,647.88	1,647.88	0.00
202	Village Orderly	0.00	435.81	435.81	4,710.00	3,140.00	1,570.00
203	Env Hedge / Fence / Tree Work	0.00	0.00	0.00	450.00	273.33	176.67
204	Env Grass Cutting	0.00	0.00	0.00	1,800.00	1,174.00	626.00
205	Dog Bins	0.00	0.00	0.00	4,233.00	3,011.79	1,221.21
206	Env Maintenance Riverside / defib	0.00	0.00	0.00	2,000.00	1,126.75	873.25
207	Environmental Projects	0.00	0.00	0.00	6,000.00	1,205.00	4,795.00
208	Environmental Grant	4,420.52	7,149.52	0.00	11,570.04	1,210.00	7,631.04
		<b>£4,420.52</b>	<b>9,233.21</b>	<b>£2,083.69</b>	<b>32,410.92</b>	<b>£12,788.75</b>	<b>16,893.17</b>

<b>Highways</b>		<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
400	Street Light Power	0.00	0.00	0.00	2,400.00	1,490.25	909.75
401	Street light Maintenance	0.00	0.00	0.00	2,000.00	1,210.30	789.70
402	Street Light Upgrade	0.00	0.00	0.00	1,000.00	0.00	1,000.00
403	Highways related projects	0.00	0.00	0.00	8,000.00	94.00	7,906.00
		<b>£0.00</b>	<b>0.00</b>	<b>£0.00</b>	<b>13,400.00</b>	<b>£2,794.55</b>	<b>10,605.45</b>

<b>Income</b>		<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
901	Childrens Centre Rent	0.00	2,500.00	2,500.00	0.00	0.00	0.00
902	Misc Income	0.00	30.00	66.64	0.00	0.00	36.64

Current Balance = Balance B/Fwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)

**Banwell Parish Council**  
**Net Position by Cost Centre and Code**

<b>Cost Centre Name</b>							
903	Council Tax Support Grant	0.00	2,129.91	2,129.91	0.00	0.00	0.00
904	Precept	0.00	88,897.00	88,897.00	0.00	0.00	0.00
907	VAT	0.00	0.00	0.00	0.00	0.00	0.00
		<b>£0.00</b>	<b>93,556.91</b>	<b>£93,593.55</b>	<b>0.00</b>	<b>£0.00</b>	<b>36.64</b>

<b>Recreation Ground</b>			<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
601	Rec Grass Cutting	0.00	0.00	0.00	1,800.00	1,134.00	666.00
602	Rec Maintenance	0.00	0.00	484.77	1,000.00	1,084.77	400.00
603	Rec Tree and Fence Work	0.00	0.00	0.00	900.00	826.67	73.33
		<b>£0.00</b>	<b>0.00</b>	<b>£484.77</b>	<b>3,700.00</b>	<b>£3,045.44</b>	<b>1,139.33</b>

<b>Youth Club</b>			<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>
<b>Code</b>	<b>Title</b>	<b>Bal. B/Fwd.</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
500	YC Staffing	0.00	0.00	0.00	11,600.00	4,689.54	6,910.46
501	YC Programme	0.00	0.00	0.00	2,000.00	771.31	1,228.69
502	YC Extraordinary Activities	3,422.40	0.00	0.00	1,300.00	0.00	4,722.40
503	YC Computers	1,000.00	0.00	0.00	0.00	0.00	1,000.00
905	YC Subscriptions	0.00	900.00	155.00	0.00	0.00	-745.00
		<b>£4,422.40</b>	<b>900.00</b>	<b>£155.00</b>	<b>14,900.00</b>	<b>£5,460.85</b>	<b>13,116.55</b>

<b>NET TOTAL</b>		<b>£11,842.92</b>	<b>106,190.12</b>	<b>£100,887.01</b>	<b>108,190.92</b>	<b>£58,308.82</b>	<b>56,421.91</b>
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**Banwell Parish Council**

<b>Bank Reconciliation at 07/12/2018</b>			
	Cash in Hand 01/04/2018		151,072.76
	<b>ADD</b>		
	Receipts 01/04/2018 - 07/12/2018		103,353.69
			254,426.45
	<b>SUBTRACT</b>		
	Payments 01/04/2018 - 07/12/2018		60,070.13
<b>A</b>	<b>Cash in Hand 07/12/2018</b> (per Cash Book)		<b>194,356.32</b>
	Cash in hand per Bank Statements		
	Cash 30/11/2018	0.00	
	Current account (53357655) 30/11/2018	5,320.58	
	Reserve Account (59678674) 30/11/2018	85,028.81	
	Bonus saver account (81413459) 30/11/2018	44,464.66	
	Unity Trust Bank (20398572) 30/11/2018	60,034.65	
			<b>194,848.70</b>
	Less unrepresented cheques As attached		492.38
			194,356.32
	Plus unrepresented receipts As attached		0.00
<b>B</b>	<b>Adjusted Bank Balance</b>		<b>194,356.32</b>
	<b>A = B Checks out OK</b>		

# Planning

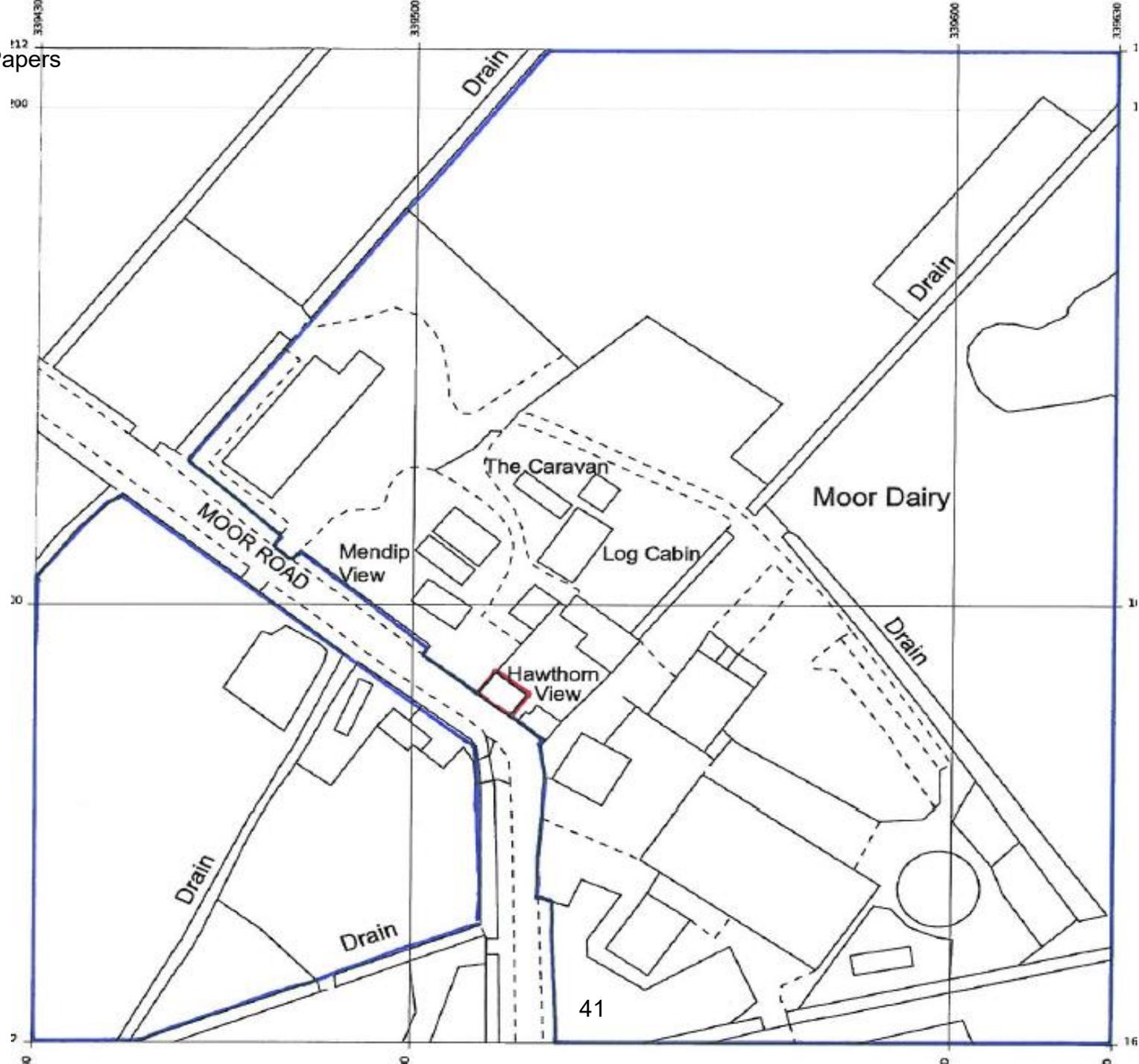
December 2018

# 18/P/2275/RM – Wolverhill Road.

To discuss assigning road names to the development

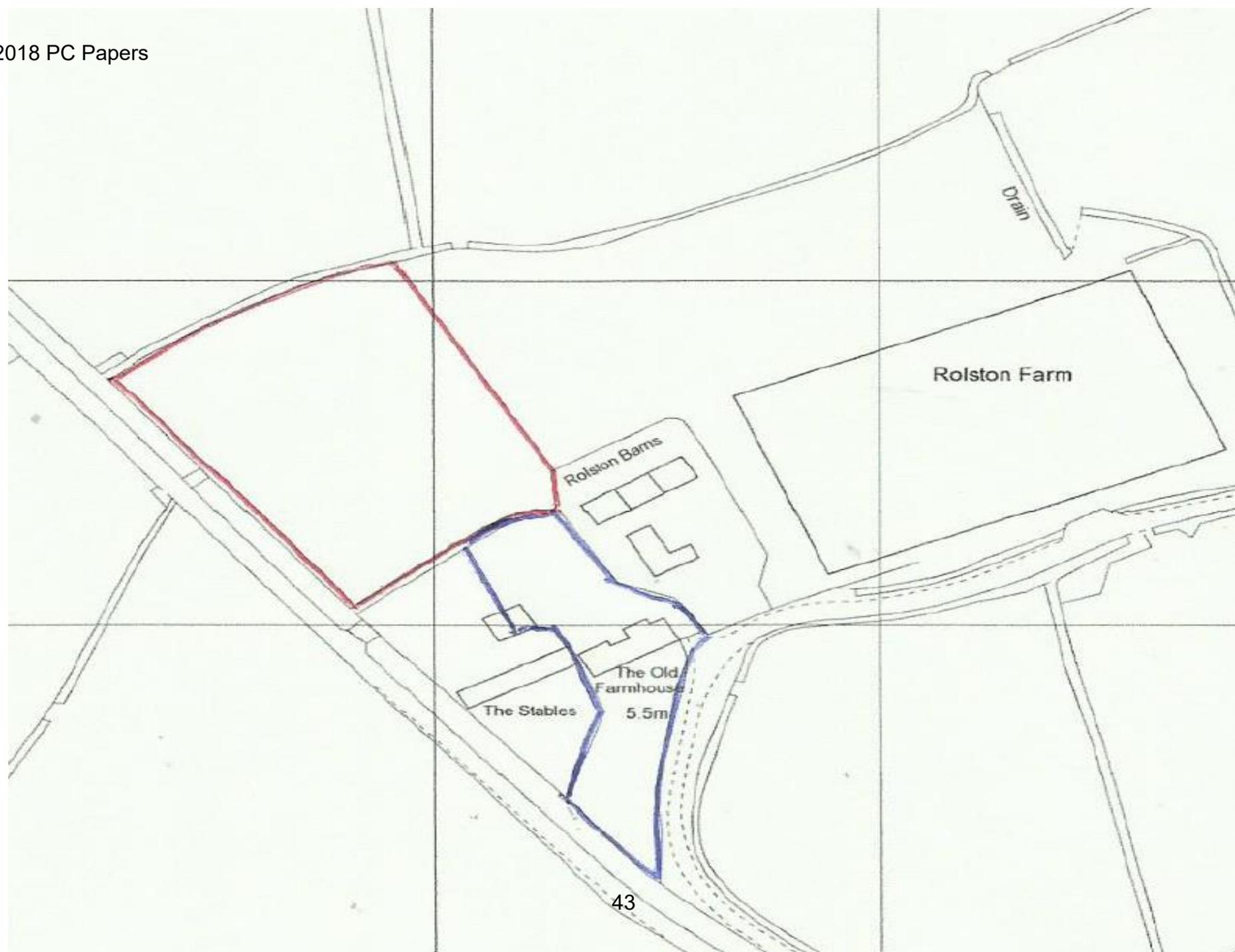
# 18/P/5002/CRN - Building at The Moor Dairy Moor Road Banwell BS29 6ET.

Notification of intention of use of building as an office (Use Class B1).

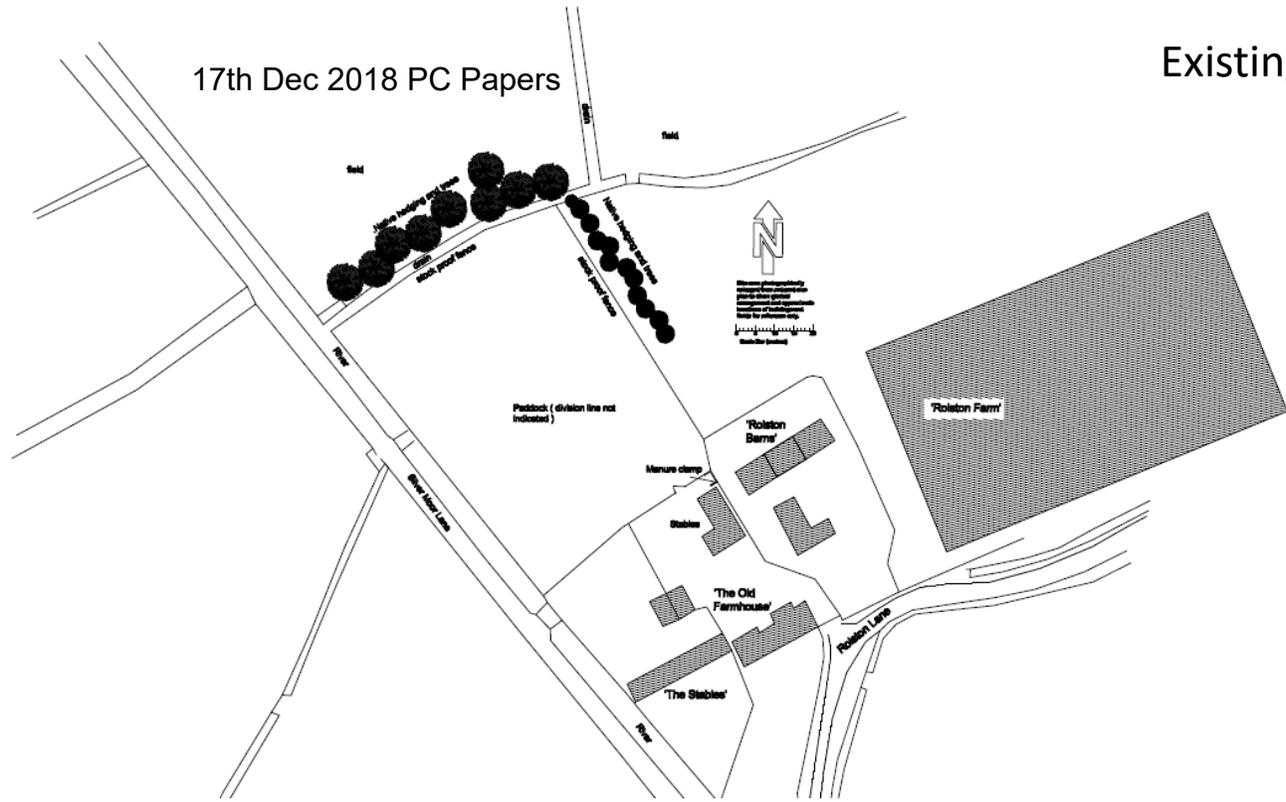


**18/P/4804/FUL-** Land to the North West of  
The Old Farmhouse Rolstone Farm West  
Rolstone Road Hewish Banwell BS24 6UU.

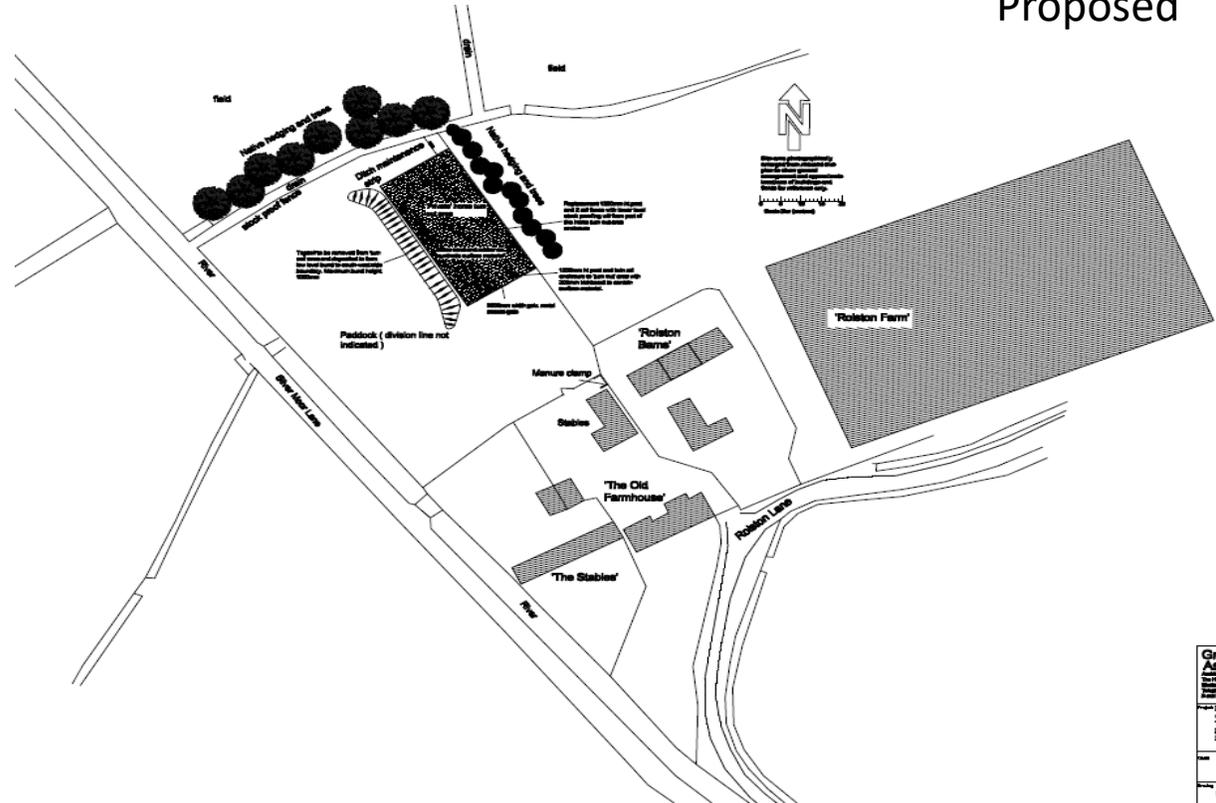
Provision of equine ménage area.



# Existing



# Proposed



# 18/P/4781/RM - Land South of Wolvershill Road, Banwell.

Erection of a sub-station.

CLIENT 7



Revision
Project: Parklands Weston-Super-Mare
Client: M&A REALISATIONS
Drawing: Sub-Station Location
Scale: 1:250 @ A1 Date: Oct 2018 Drawn by: JH
Drawing No: 406-SK17 Rev: -

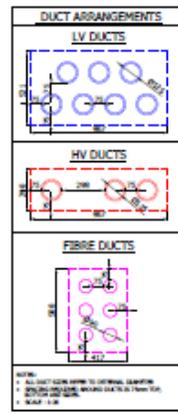
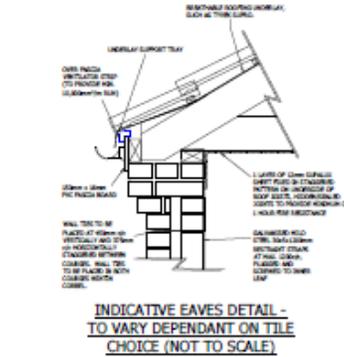
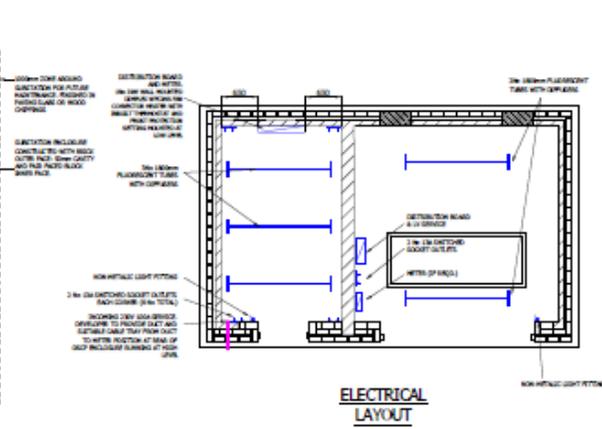
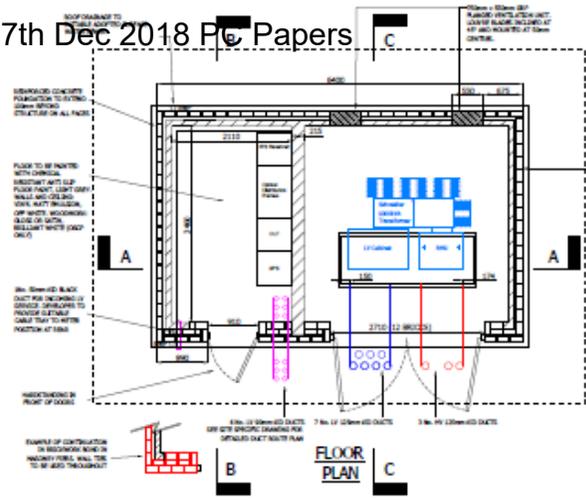
**PHOENIX DESIGN**  
Partnership Ltd

Unit 6, Victoria Centre, Westonsuper-Mare, SC20 2BA, UK 01747 333000  
 Email: enquiries@phoenixdesign.co.uk www.phoenixdesign.co.uk

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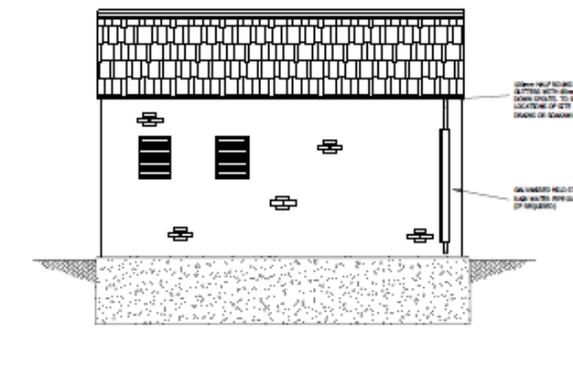
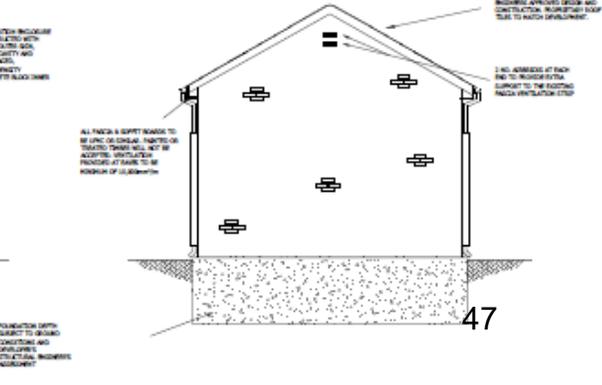
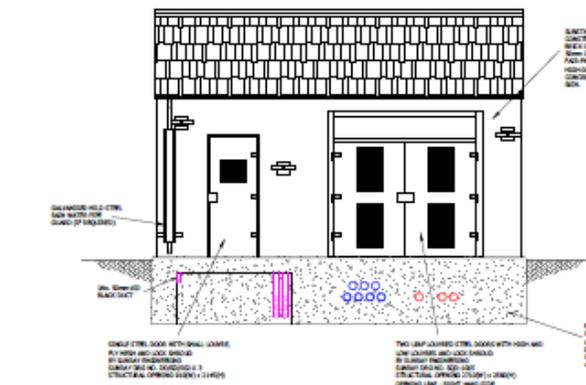
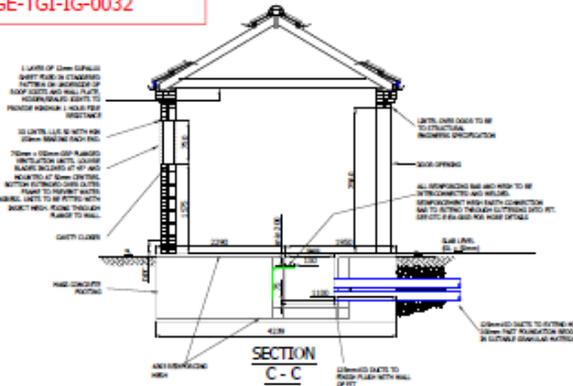
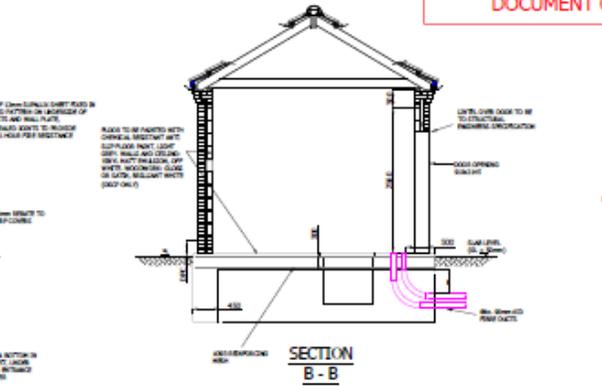
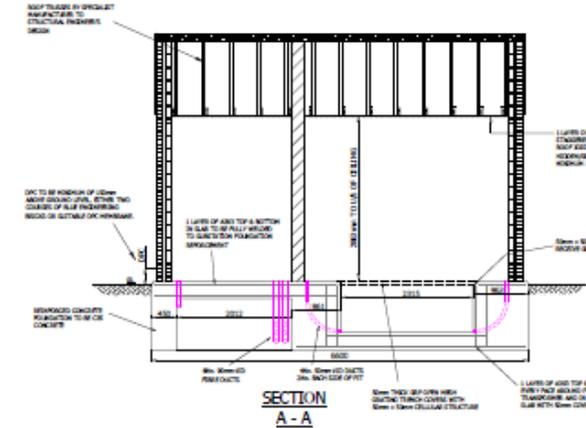
City/State: PRELIMINARY

17th Dec 2018 PG Papers



**APPROVED FOR CONSTRUCTION**

**FOR MORE FOUNDATION DETAIL PLEASE REFER TO GTC SUBSTATION DRAWING GTC-E-EA-0003 AND SUBSTATION DOCUMENT GE-TGI-IG-0032**



- GENERAL NOTES**
1. FOR BUILT UP IN DO NOT SCALE
  2. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS.
  3. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT NATIONAL STANDARDS, CODES OF PRACTICE AND GOOD PRACTICE.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
  5. CONTRACTOR TO VERIFY THE LOCATION OF SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORK.

- ELECTRICAL NOTES**
- GENERAL NOTES**
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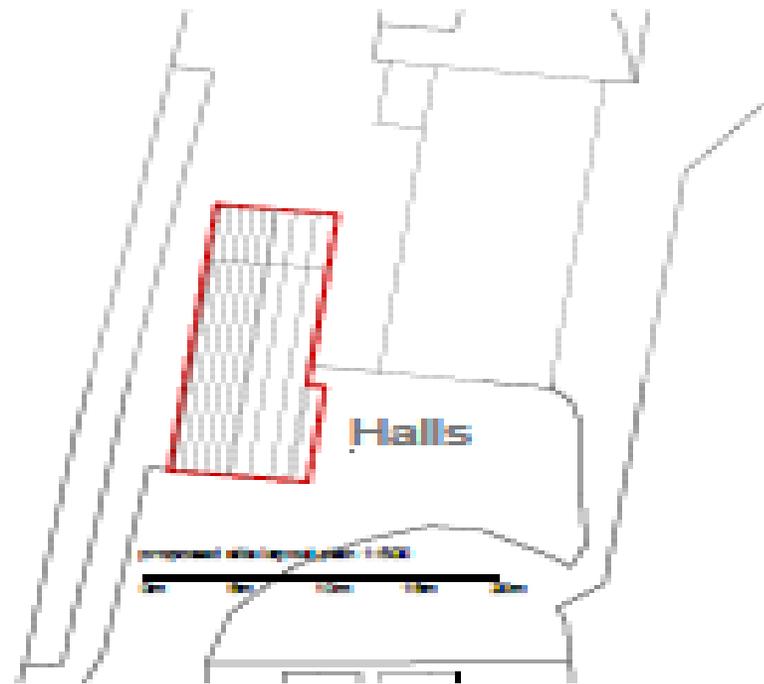
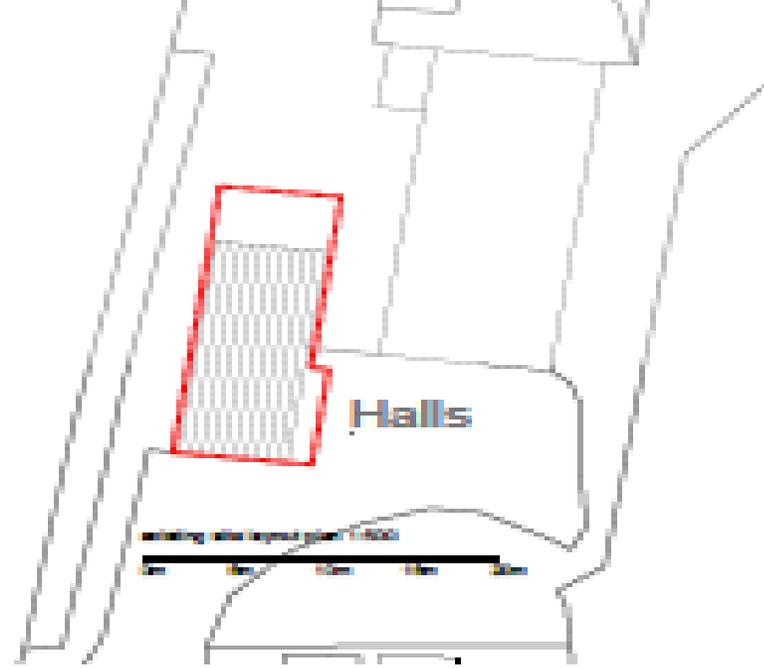
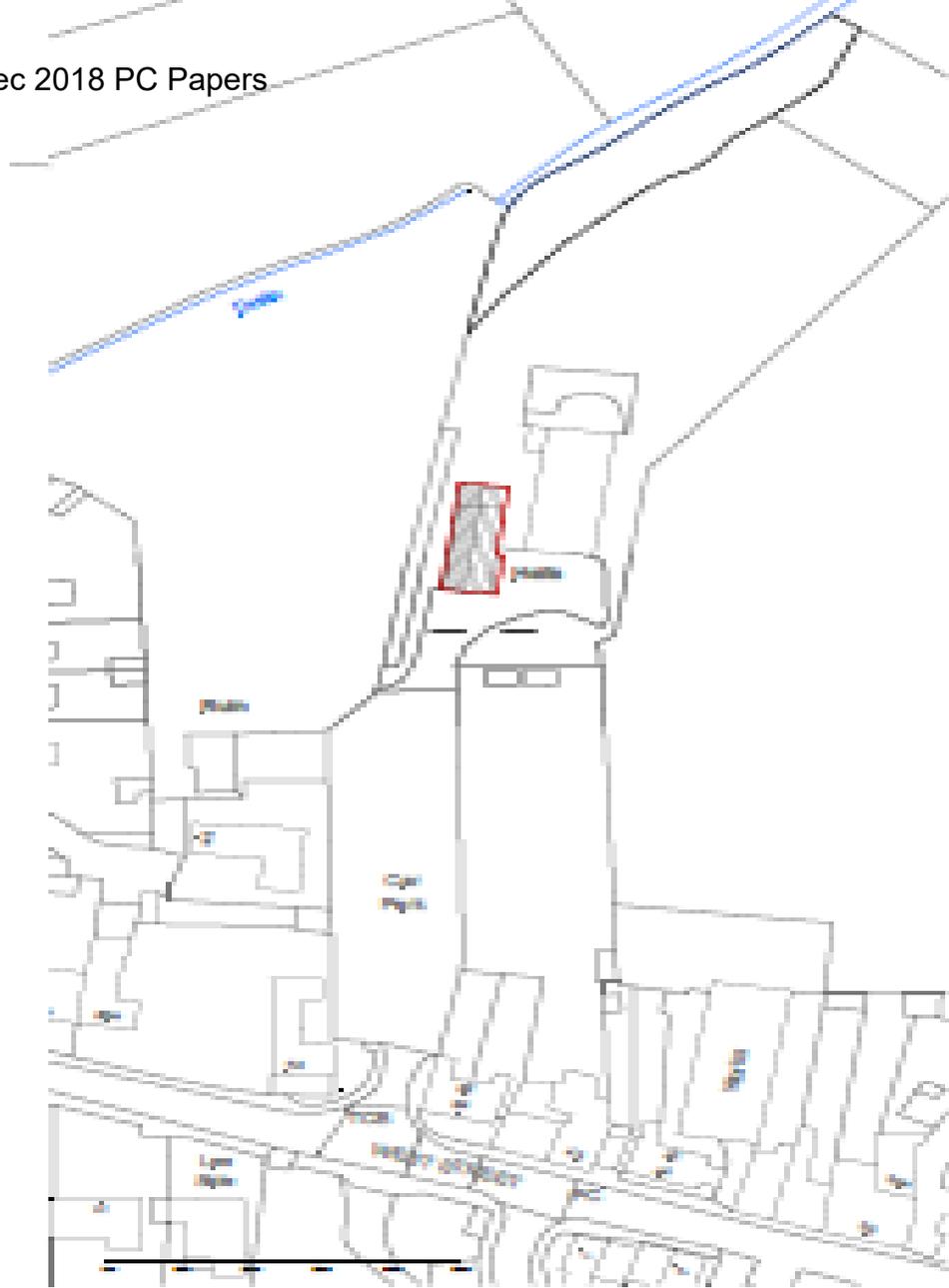
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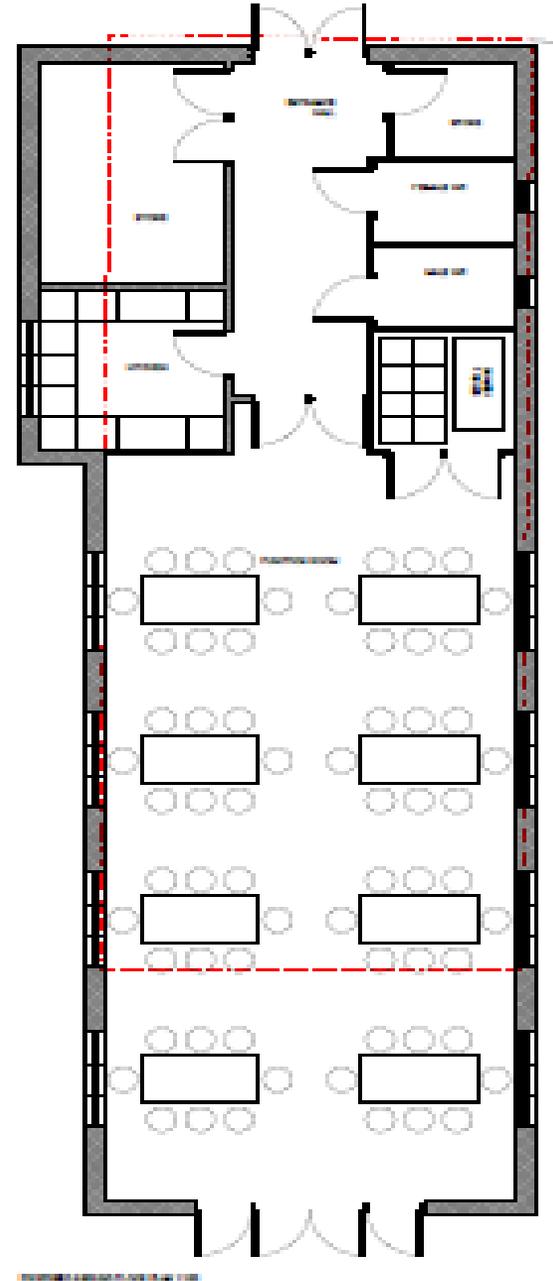
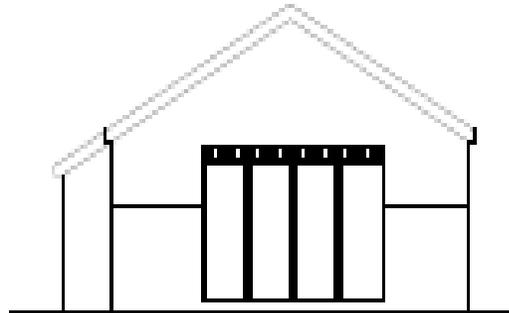
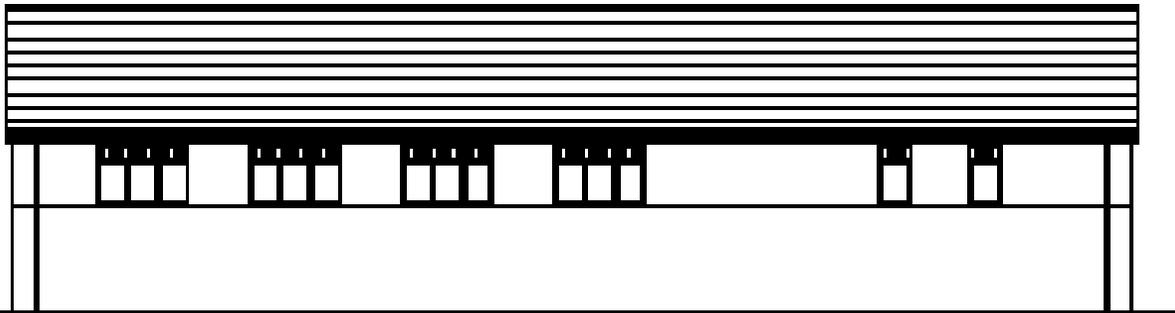
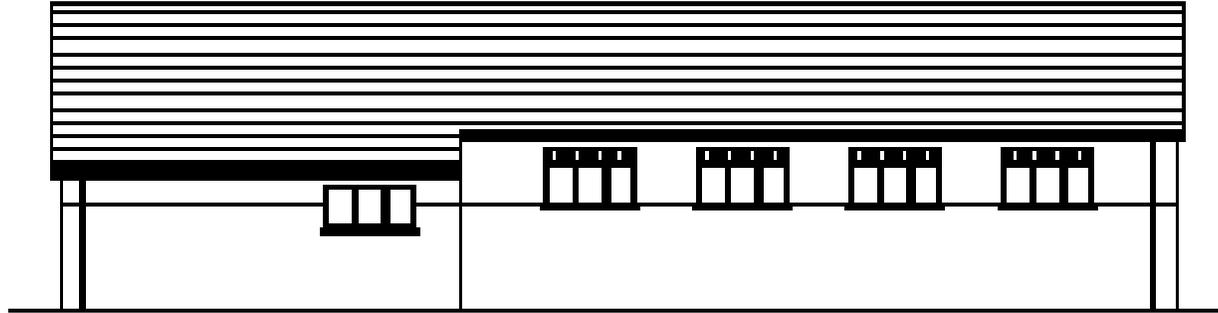
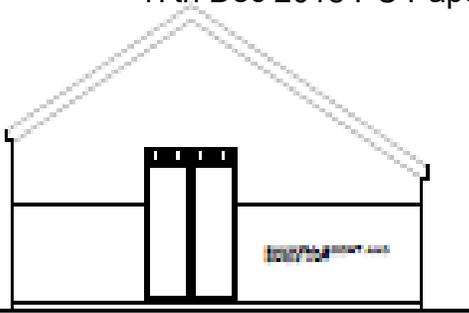
Drawing Scale : 1:50  
 O.S. REF :  
 Network Number : N/A  
 Drawing Number : GTC-E-SS-0023\_R1-1  
 Substation Type: CLOSE COUPLED SUBSTATION WITH INTEGRAL OSCP UNIT  
 GENERAL ARRANGEMENT

# 18/P/4773/FUL - Banwell Scout Hut West Street Banwell BS29 6DB.

Demolition of existing Scout Hut and erection of a replacement.



check for safety exit  
all dimensions to be checked on site, any change reported to architect



# 18/P/4735/OUT - Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell.

Outline planning application for the erection of up to 63no. dwellings (including 19 no. affordable housing units (30%)), along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval.  
Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell.







**KEY**

-  Site boundary
-  Existing hedgerow and tree belts to be retained
-  Existing large-growing species hedgerow trees to be retained
-  Easements
-  Existing contours
-  Ecology buffers and setback to existing vegetation
-  Proposed native trees on boundaries to contribute semi-permeable screening
-  Proposed feature trees to open space
-  Proposed native cultivar trees to open space
-  Proposed columnar trees to plot frontages where space allows
-  Proposed native hedgerow
-  Proposed ornamental hedgerows to plot frontages\*
-  Proposed ornamental shrubs to plot frontages
-  Proposed semi-ornamental shrubs to open space\*
-  Proposed attenuation basin

-  Proposed swale
-  Proposed marginal planting
-  Proposed wildflower grassland to Ecology buffer and open spaces
-  Proposed bulb planting beneath feature trees

\*Where shrubs are located within easement, recommended shallow rooting shrub species

A: 11/01/2018 JBI Updated to new layout  
 Revisions:  
 First Issue - 19/09/2018 JB

Land west of Wolvershill Road, Banwell

**Fig. 8: Illustrative Landscape Masterplan**

Drawing Ref: BRS6523\_20A  
 Client: Strongbox Homes



**18/P/2626/LBC** – Abbey Towers East Street Banwell North Somerset BS29 6BW. Removal an existing load-bearing wall and chimney breast separating the kitchen and dining rooms to create a single living space. The remaining wall at first floor and above will be supported with steelwork. **APPROVED**

**18/P/3180/OUT** Land at Former Western Trade Centre Knightcott Road Banwell. Outline planning application for up to 20no. dwellings with associated soft/hard landscape works, access improvements, parking and drainage. Access to be determined; appearance, landscaping, layout and scale reserved for subsequent approval. **REFUSED**

**18/P/3773/FUL** - Pennant Dark Lane Banwell BS29 6BP. Proposed dwelling in land adjoining Pennant House. **APPROVED**

**18/P/4608/TPO** - The Coach House Cooks Lane Banwell BS29 6DS. Beech - prune lower limb by 1-1.5m. **APPROVED**

**18/P/4656/TPO** – The Caves, Whitley Road, Banwell. BS29 6NA. Woodland – removal of saplings. **WITHDRAWN**

**Mod 58 Moor Lane to Waterloo farm Banwell** – Rights of way to be upgraded to Bridleways