



MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 12th FEBRUARY 2018 AT BANWELL VILLAGE HALL

PRESENT:	Councillors Jim Weston (Chairman), Phil Adams, Paul Bateman, Paul Blatchford, Steve Davies, Phil Hale, Paul Harding (Vice-Chairman) and Maggie McCarthy.
IN ATTENDANCE:	Mrs Liz Shayler (Clerk).
WARD COUNCILLOR:	None
AVON & SOMERSET POLICE:	None
PRESS:	None
MEMBERS OF THE PUBLIC:	11

The Chairman welcomed everyone and announced the resignation of Cllr. Jo Arnold from the Parish Council. He asked the Clerk to write a letter of thanks to her in appreciation of everything she had done on behalf of the Parish Council.

20/18 To receive apologies for absence (agenda item 1).

Apologies were received from Councillors Angela Haden & Dawn Parry, District Cllr Ann Harley.

21/18 To receive members' declarations of interest on any agenda item. (agenda item 2).

Due to the proximity of his property to the development Cllr Bateman declared an interest in 26 (iii)

22/18 To invite public participation (agenda item 3).

i) Members of the public.

- Concern was raised about the sunken gully on the corner of Eastermead Lane and East St. Council were informed that this had been reported to North Somerset.
- A member of the public volunteered for the Community Speed Watch Scheme.

ii) Community Beat Manager's report.

No PC / PCSO was present and no report was received.

iii) Ward Councillor's report.

No Ward Councillors were present and no report was received.

23/18 To approve as a correct record, the minutes of the Parish Council Meeting held on 8th January 2018 (agenda item 4).

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

The resolution was correctly proposed and seconded (unanimous).

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

24/18

To receive North Somerset Council's Rationalisation of Childrens Centres report and the proposed closure of Banwell Children's Centre and discuss a way forward (agenda item 5).

Jenie Eastham and Maddie Williams from North Somerset gave a brief presentation on the Council's rationalisation plans which have resulted from budget difficulties and the proposed closure of the Centre in Banwell.

Resolved – That a public meeting be organised for March 2018 to discuss the above.

The resolution was correctly proposed and seconded (unanimous).

Resolved – Cllr Harding, Cllr Blatchford and Cllr Hale to look at the impact of the closure and to work with North Somerset to try and keep as many services as possible within the village.

The resolution was correctly proposed and seconded (unanimous).

25/18

Resolved - to move the consideration of planning application , Item 26 (iii), to earlier in the meeting to allow a presentation from a representative of Taylor Wimpey.

The resolution was correctly proposed and seconded (unanimous).

26/18

17/P/5586/RM – Land south of Churchland Way, Wolvershill Road, Banwell. Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 223 dwellings with associated access, roads, footways, parking, drainage and landscaping pursuant to outline planning permission 12/P/1266/OT2.

Standing orders were suspended to allow a presentation from Lucy Carson of Taylor Wimpey and for Councillors and members of the public to ask questions. Concerns were raised about the following;

- The change in ground levels that had previously been approved by North Somerset in the outline application which it was felt would impact on surface drainage for neighbouring properties
- The location of any acoustic barrier (noise bund)
- The proposed reduction in the provision of 30% affordable housing in the outline application to 12½ %. It was explained that this was due to a viability assessment.
- The width of the proposed roads and amount of allocated parking
- The cumulative effect of the traffic on the centre of Banwell and on Wolvershill Road

Standing orders were reinstated.

Resolved – Whilst in principle Banwell Parish Council support this reserved matters application there are concerns about the absence of some detail in the application. This support is therefore subject to the following concerns being considered /addressed;

- Assurances that the proposed change in ground levels will not impact adversely on neighbouring properties by causing flooding and drainage issues nearby.
- A request from the residents of neighbouring properties that their properties are also linked in to the proposed main drainage scheme.
- The location and size of the acoustic barrier (noise bund) to protect residential properties from motorway noise should be designed to account for the concerns of local residents who fear that a proposed reduction in the height of the original barrier will not be to the benefit of existing or future residents
- That any materials being moved on and off the site do not go through Banwell village centre.

- The location and source of imported fill, with respect to the access roads that would be used and the potential effect of the availability of fill on the phasing of construction. An explanation is provided by North Somerset Council on the factors which have led to the application now proposing a significant and unacceptable reduction in the provision of affordable housing
- Further work on the future role of Summer Lane as an access road

The resolution was correctly proposed and seconded (7 in favour and 1 abstention)

27/18 To note the Cemetery and Memorials meeting minutes from the 23rd January 2018 (agenda item 6).

The minutes were noted.

28/18 To agree the Cemetery and Memorials proposed changes to the Cemetery Regulations (agenda item 7).

Resolved – That the changes be approved.

The resolution was correctly proposed and seconded (unanimous).

29/18 To discuss moving the Parish Council's monthly meeting to the third Monday of the month from May 2018 (agenda item 8).

Resolved – That the Parish Council monthly meeting be moved to the third Monday of the month as from May 2018.

The resolution was correctly proposed and seconded (unanimous).

30/17 To review and approve the following documents; (agenda item 9)

(i) Acceptable Usage Policy

Resolved – To approve the Acceptable Usage Policy.

The resolution was correctly proposed and seconded (unanimous).

(ii) Financial Regulations

Resolved – To approve the Financial Regulations.

The resolution was correctly proposed and seconded (unanimous).

(iii) Health and Safety Policy

Resolved – To approve the Health and Safety Policy.

The resolution was correctly proposed and seconded (unanimous).

(iv) Standing Orders

Resolved – To approve the Standing Orders.

The resolution was correctly proposed and seconded (unanimous).

31/18 To receive the Clerk's report/Exchange of information: (agenda item 10).

- (i) **Great British Spring Clean** 3rd March 2018 Councillors were encouraged to attend.
- (ii) **Lights around the village.** No concerns were raised.
- (iii) **High Street Foliage:** The Clerk was asked to write a letter to residents along High Street to remind them of their responsibility to ensure that their roadside foliage does not impede pedestrian's use of the 'ghost' footpath and that foliage should not be allowed to obscure streetlights.
- (iv) **Overgrown Paths:** The Clerk was asked to write a letter to residents along the connecting footpaths around the village to ask them to ensure their boundary foliage is cut back so as to not impede pedestrian's use of the footpaths.
- (v) **Community Picnic –** The Clerk reported that she has been approached by the Church for permission to bring information stalls to the Big Lunch. She was meeting their Community Development Officer on the 22nd February to find out more about this request.
- (vi) **Vehicle Activated Speed sign –** It was reported that North Somerset had given permission for five locations within the village. The sign is currently positioned at the top of Castle Hill.
- (vii) **Speed Watch –** The Clerk was asked to contact the Police concerning Community Speed Watch monitoring sites and to ask for East Street to be revisited as a potential site. Cllr Hale agreed to meet them on site.

32/18

To approve the following items of expenditure (agenda item 11).

- (i) **The purchase of litter pickers**

The Clerk explained that whilst quotes had been obtained for litter pickers, North Somerset had suggested purchasing them from Home Bargains.

Resolved: To pay the cost of £15.48 including VAT for 12 litter pickers from Home Bargains.

The resolution was correctly proposed and seconded (unanimous).

- (ii) **The cost of the Children's Centre building valuation for insurance purposes.**

Resolved: To pay the cost of £300 for Greenslade Taylor Hunt to complete the Childrens Centre's building valuation.

The resolution was correctly proposed and seconded (unanimous).

- (iii) **The cost of £48 a page for a Parish Council article in the Parish Magazine**

Resolved: To pay for four pages for an article in the Parish Magazine.

The resolution was correctly proposed and seconded (unanimous).

33/18 To discuss who will undertake the following annual inspections (agenda item 12);

- (i) Benches

Resolved: Cllr McCarthy to undertake the bench inspection.

The resolution was correctly proposed and seconded (unanimous).

- (ii) Dog bins

Resolved: Cllr Harding to undertake the dog bin inspection.

The resolution was correctly proposed and seconded (unanimous).

(iii) Flag pole

Resolved: Cllr Blatchford to undertake the flag pole inspection.

The resolution was correctly proposed and seconded (unanimous).

(iv) Grit bins

Resolved: Cllr Weston to undertake the grit bin inspection.

The resolution was correctly proposed and seconded (unanimous).

(v) Litter bins

This item was deferred until next month to await clarification from the Village Orderly concerning the location and number of litter bins the Parish Council is responsible for.

(vi) Memorial Stones

Resolved: Cllr Blatchford to undertake the memorial stones inspection.

The resolution was correctly proposed and seconded (unanimous).

34/18

To agree the wording for the 'Volunteer of the Year Award' to be presented at the Annual Assembly and the associated expenditure for the prizes (agenda item 13).

Resolved: To agree the wording and to purchase a 12 sided shield for £37.50 and a Paperweight for £17.99

The resolution was correctly proposed and seconded (7 in favour with 1 abstention).

35/18

To discuss and agree any additions to the weed spraying contract (agenda item 14).

It was reported that added to the list during the year had been; the Bowling Green path, Church Street to the Churchyard path.

Resolved: To include the treatment areas above with the addition of the Jubilee pump in the 2019 treatment programme and to use the same weed control company as last year

The resolution was correctly proposed and seconded (7 in favour with 1 abstention).

36/18

To discuss the Ian Monger's report on the Recreation Ground Trees and agree a way forward (agenda item 15).

Resolved: To get prices to remove T1, T2 and T3 and for Cllr Hale to initially look into grants for planting 6 new larger / more mature trees to replace them.

The resolution was correctly proposed and seconded (unanimous).

37/18

To discuss the present funding situation with the Citizens Advice service and agree a way forward (agenda item 16).

Resolved: A year's funding of £3000 be provided to the service from from this year's budget underspend on the proviso that any shortfall in funding is met by the Citizens Advice Bureau.

The resolution was correctly proposed and seconded (7 in favour with 1 against).

38/18 To discuss changing energy supply to Southern Electric and whether to fix for one, two or three years (agenda item 17).

Resolved: To change energy supplier to Southern Electric and fix for three years.

The resolution was correctly proposed and seconded (unanimous).

39/18 To note the training available and agree any attendance (agenda item 18)

(i) **22nd February 2018 Crowdfund North Somerset Workshop 1 at Clevedon Community Centre.**

That no one attend this session

(ii) **22nd February 2018 Crowdfund North Somerset Workshop 2 at the Big Worle Hub.**

That no one attend this session

The resolution was correctly proposed and seconded (unanimous).

(iii) **14th March 2018 Town and Parish Forum (general) meeting held in conjunction with ALCA.**

Cllr Hale / Cllr Haden to attend this session as the ALCA representatives.

(iv) **17th March 2018 Planning in Plain English**

That no one attend this session

40/18 To discuss the Village Hall Car-Park entrance/ exit to Banwell Village Hall and the Doctors' Surgery (agenda item 19).

Resolved: To write to the Village Hall Management Committee, Doctors Surgery and Pharmacist to ask them to consider widening the entrance / exit.

The resolution was correctly proposed and seconded (unanimous).

41/18 To discuss and agree a response to the Proposed Public Path Diversion Order of part of Footpath AX 3/1, Lower Rhodyate Farm, The Rhodyate, Banwell (agenda item 20)

Resolved: To recommend that North Somerset approve the diversion of part of footpath AX 3/1.

The resolution was correctly proposed and seconded (unanimous).

42/18 To agree a contribution of £100 for three gates on the diverted footpath AX 3/1 (agenda item 21)

Resolved: To make a contribution of £100 for three gates on the diverted AX31.

The resolution was correctly proposed and seconded (7 in favour and 1 against).

43/18 To discuss and agree a response to Churchill Academy letter concerning the A2 Bus service (agenda item 22)

Resolved: To write to Churchill Academy to support their objection against the removal of the A2 Bus service and to copy in North Somerset.

The resolution was correctly proposed and seconded (unanimous).

44/18 To discuss and agree a response to North Somerset's Food Enterprise Zone, Weston Airfield Business Quarter Local Development Order (agenda item 23)

Resolved: To support the initiative as it is an opportunity for diversification and closer links with academia. However, the Parish Council is concerned that the proposed Order includes the provision of up to 50% B8 use. It was felt that this could work against the aspirations for the proposed specialist development and could also have undesirable traffic implications.

The resolution was correctly proposed and seconded (unanimous).

45/18 To authorise bills for payment (agenda item 24).

A revised list of payments was circulated for consideration

Resolved: To authorise bills for payment. Cllrs Harding and Blatchford will sign the cheques.

The resolution was correctly proposed and seconded (Unanimous)

46/18 To note the Parish Council's end of January's net position, bank balances and bank reconciliation (agenda item 25).

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

47/18 To note and comment upon planning applications (agenda item 26).

- (i) **17/P/5093/FUL** - Whitley Head House, Whitley Road, Banwell, BS29 6NA. Variation of condition 13 of permission (Approved Bat & Bird Survey) of 17/P/0615/F (Proposed conversion of existing agricultural barn.

The Clerk informed the Council that this application had already been determined by North Somerset Council and had been granted permission (46/18 (v) below)

- (ii) **17/P/5565/FUL** - Waits Farm, Knightcott Road, Banwell, BS29 6HR. Residential conversion of 2 no Barn buildings. Demolition of further barn building and replacement with 2 no. New dwellings. Access driveway, parking and turning areas.

Resolved: To recommend no objection this application.

The resolution was correctly proposed and seconded (Unanimous)

- (iii) **17/P/5586/RM** – Land south of Churchland Way, Wolvershill Road, Banwell. Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 223 dwellings with associated access, roads, footways, parking, drainage and landscaping pursuant to outline planning permission 12/P/1266/OT2.

This was discussed earlier in the meeting

- (iv) **17/P/5628/FUL** - Parcel 7051 Land Off, Moor Road, Banwell. North Somerset. Retrospective application for the siting of two equestrian shelters for stabling and storage, together with change of use of the land from agricultural to agricultural and equestrian.

Resolved: To recommend refusal of this application due to over development of equestrian usage along Moor Road.

The resolution was correctly proposed and seconded (7 in favour with 1 abstention)

- (v) **18/P/2104/NMA** - Walnut Tree Cottage Wolvershill Road Banwell. Application for a non-material amendment to application 17/P/0858/F to allow the raising of the garage roof by 1.5 metre and provide 2 No roof lights and a window in the south east elevation.

The Clerk informed the meeting that this application had been withdrawn

- (vi) **18/P/2182/LDP** - Small Acre, Box Bush Lane, Rolstone, Weston-super-Mare, North Somerset. BS24 6UA. Application for a Lawful Development Certificate for proposed siting of a twin unit mobile home.

This application was noted

48/18 To note planning decisions – (agenda item 27).

- i) **17/P/5189/LDP** - 47 51 High Street Banwell North Somerset. Loft conversion, including insertion of skylights and a rear dormer and widening of current vehicular access. **CERTIFIED**
- ii) **17/P/5139/FUL** - Ostara Barn, Well Lane, Banwell. North Somerset. Retrospective application for the erection of new tack room with horse wash. Additional temporary living unit located on site during Barn conversion project. Approved Planning Ref: 16/P/1862/F. **GRANTED**
- iii) **17/P/5500/TPO** – Walnut Tree Cottage Wolvershill Road Banwell North Somerset BS29 6DJ. T1 - Monterey cypress - Remove dead wood, crown clean. Crown Lift up to 4m. Up to 2m Crown Reduction. **REFUSED**
- iv) Tree Preservation Order 1073 Banwell Woods, Towerhead Road, Banwell. **NOTED**
- v) **17/P/5093/FUL** - Whitley Head House, Whitley Road, Banwell, BS29 6NA. Variation of condition 13 of permission (Approved Bat & Bird Survey) of 17/P/0615/F (Proposed conversion of existing agricultural barn. **GRANTED**
- vi) **18/P/2104/NMA** - Walnut Tree Cottage Wolvershill Road Banwell. Application for a non-material amendment to application 17/P/0858/F to allow the raising of the garage roof by 1.5 metre and provide 2 No roof lights and a window in the south east elevation. **WITHDRAWN**

49/18 Dates of the next meetings – (agenda item 28)

22nd February 2018 – Youth Club Committee Meeting 7pm Banwell Children’s Centre.
22nd February 2018 – Employment Committee Meeting 7:30pm Banwell Village Hall.
8th March 2018 – Public Meeting (concerning the closure of Banwell’s Children’s Centre) 7pm Banwell Children’s Centre, West Street Car Park).
12th March 2018 – Parish Council meeting 7:30pm Banwell Village Hall

The Chairman closed the meeting at 22:00

.....Chairman

.....Date

Bills for Payment - 9th January to the 12th February 2018
Banwell Parish Council

Chq No.	Payee	Details	Net Amount	VAT	Gross Amount	Minute agreed	Power
5266	E. Shayler	Clerk's February Salary and CiLCA	£1,303.99		£1,533.48		
5266	E. Shayler	Clerk's Expenses (postage, pdf pro, headset) Total £1381.26	£68.90	£8.37	£77.27		LGA 1972 s112
5267	HMRC	PAYE and NI for October	£335.00		£335.00		LGA 1972 s111
5268	Bin-It	Dog Bin Emptying	£352.73	£70.55	£423.28		LGA 1972 s112
5269	J K Gardening	Grass cutting @ Rec Ground, Riverside, Children's Centre, K'cott Bank	£283.50		£283.50		EPA 1990 s5 subsection 86 (13)
5269	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		£162.50		PHA 1875 s164
5269	J K Gardening	Village Orderly duties	£392.50		£392.50		LGA 1972 s214 (2) & (6)
5269	J K Gardening	Environmental Fee x 2 (Lough & Andrews)	£80.00		£80.00		LGA 1972 s112
5269	J K Gardening	War Memorial Hedge	£40.00		£40.00		
5269	J K Gardening	Chopping weeds and removing (High Street) Total £1078.50	£120.00		£120.00	306/17 (ii)	PHA 1875 s164
5270	Youthworkz	Youth Club staffing costs (£735 - £39.50 = £695.50) + Programme costs (£206.97)	£885.48	£16.99	£902.47		LG (MP) Act 1976 S19 (1e) & (1f)
5271	SLCC	2 x 3 webinars (QCT and project management)	£180.00	£36.00	£216.00	11/18 (ii) & (iii)	LGA 1972 s111
5272	JPS	Christmas tree cable	£50.00		£50.00		LGA 1972 s142
5273	DMH Solutions Ltd	Risk Assessment Package	£110.00	£22.00	£132.00	6/18 (iii)	LGA 1972 s111
5274	Tempest Photography	Councillor badges	£8.40	£1.68	£10.08	43/16	LGA 1972 s111
5275	LW G-Works	Speed Ramp alterations	£150.00	£30.00	£180.00	7/18 .	PHA 1936 s234
5276	Pear Technology	Cemetery Maps	£30.00	£6.00	£36.00	c8/18	LGA 1972 s111
5277	Jenkins and Potter	Final Cemetery Wall consultancy	£571.42	£114.28	£685.70		LGA 1972 s214 (2) & (6)
DD	Nest	February pension contributions (DD 10.3.18)	£27.60		£27.60		LGA 1972 s112
DD	EON	Electricity Account (DD 22.02.18) (£258.58 - £6.60 credit)	£209.98	£42.00	£251.98		PCA 1957, s3 & HA 1980 S301
DD	Mainstream	fraud, call charges (£6.78) Line rent (£48.82) Caller Display (£8.88) (DD 14.02.17)	£64.48	£12.90	£77.38		LGA 1972 s111
		Totals	£5,426.48	£360.77	£6,016.74		