



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

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| PRESENT: | Councillors Jim Weston (Chairman), Phil Adams, Paul Bateman, Paul Blatchford, Steve Davies, Phil Hale, Paul Harding (Vice-Chairman), Angela Haden and Maggie McCarthy. |
| IN ATTENDANCE: | Mrs Liz Shayler (Clerk). |
| WARD COUNCILLOR: | Cllr Ann Harley |
| AVON & SOMERSET POLICE: | None |
| PRESS: | None |
| MEMBERS OF THE PUBLIC: | 21 |

50/18 To receive apologies for absence (agenda item 1).

Apologies were received from Councillor Dawn Parry and District Cllr Jerry O'Brien.

51/18 To receive members' declarations of interest on any agenda item (agenda item 2).

Cllr Bateman declared an interest in agenda item 6 (ii).

52/18 To invite public participation (agenda item 3).

i) Members of the public.

None received

ii) Community Beat Manager's report.

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

iii) Ward Councillor's report.

Cllr Harley had nothing to report.

53/18 To approve as a correct record, the minutes of the Parish Council Meeting held on 12th February 2018 (agenda item 4).

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.

54/18 To note a presentation from Strongvox Homes concerning the development of a parcel of land along Wolvershill Road (agenda item 5).

Strongvox gave a brief presentation concerning a piece of land along Wolvershill Road in fields between Wolvershill Park and Whitecross Lane. It is the first part of their public consultation with more being envisioned later. The proposal is for 63 dwellings. Strongvox felt it is an acceptable and sustainable location with no problem identified by them for the present road infrastructure and no significant landscape / amenity issues. It is hoped with further consultation they will be able to work with the community.

The Council noted the presentation.

55/18 To note and comment upon planning applications (agenda item 6).

- i) **18/P/2282/NMA** - Land at Bowerhouse, East of Riverside, Banwell. Non-material amendment to application 14/P/1666/F (installation of a solar farm with associated works) to increase the road levels by approximately 200mm, alter the drainage strategy, make modifications to the planting scheme and relocate four smaller banks of solar panels, among other small modifications.

This application was noted

- ii) **18/P/2108/FUL** – Land adjacent to Cornerstone Cowslip Lane/ Hatches Lane, Banwell. Erection of an additional industrial unit.

Resolved – This application was noted

The resolution was correctly proposed and seconded (unanimous 1 abstention).

- iii) **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 (outline planning application for the erection of up to 44 no. dwellings (including 13 no. affordable housing units (30%)), along with the provision of informal public open space and associated works with access from Wolvershill Road for approval; appearance, landscaping, layout and scale reserved for subsequent approval).

Cllr Hale gave a summary of the planning application which included particularly; drainage, car parking and overall design. He reminded those present that the principle of the development had already been accepted by the approval of the outline planning application, which the Parish Council had objected to, and that in issuing that approval NSC had decided that the proposed development, as submitted by Strongvox, would not cause highway problems.

Standing orders were suspended to allow members of the public to speak. Concerns were raised about the following;

- The location / distribution of affordable homes.
- The proposed decrease in the number of two bedroom homes
- The proposed overall increase in the number of bedrooms on the site meaning more pressure on the traffic infrastructure
- .
- The Doctors surgery is already oversubscribed.

Standing orders were reinstated.

Resolved – Banwell Parish Council do not support this Reserved Matters application as there are concerns about some of the submitted information, the absence of detail appropriate to a reserved matters application relating to important aspects of the development and particularly the fact that proposals now being made for a foul water pumping station require planning permission, for which an application has yet to be submitted, and uncertainty about whether any station will be adopted by Wessex Water Authority. They would like the following matters addressed before this reserved matters application is determined by NSC.

- The determination of a detailed planning application for the proposed sewage pumping station at the eastern end of the site. It is considered that there is already a major issue with foul water in this locality and any system that is intended to serve the site should not exacerbate this and ideally should be adopted by Wessex Water.

- More information is required concerning a) the design of the surface water attenuation pond which would benefit from more tree planting and retaining a depth of water for ecological reasons, and the discharge of water to the local drainage system and b) detailed proposals for any overhead supply of electricity to the site or as may be affected by the proposed development.
 - The absence of a lighting scheme
 - A calculated 27% increase in the number of bedrooms from the original Strongvox proposals may result in additional traffic movements to those that were previously considered to be acceptable by NSC, This increase may cause further pressure on the local schools and the doctor's surgery and may also result in parking issues caused by an increase in the number of vehicles.
 - The removal of 2 bed-room houses from the development. Banwell has many 3/4 bedroom properties but few 2 bedroom properties. The Parish Council would like to see the reinstatement of the 2-bedroom properties plus a further increase in their number.
 - The proposed tandem driveway parking will lead to street parking issues as it is likely that only one car would be parked on the driveway with the other(s) being parked on the street..
 - The potential for the proposed layout at the western end of the site to cause overlooking of properties in Orchard Close
 - Affordable homes should be better distributed throughout the development and not restricted to one corner of the site as proposed
 - The name 'Quantock Heights' is felt to be inappropriate
- The Parish Council also felt that the proposals now submitted will not generally achieve high quality design and place making.

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

- iv) **18/P/2520/TPO** – Walnut Tree Cottage, Wolvershill Road, Banwell, North Somerset, BS29 6DJ. T1 - Monterey cypress - Crown lift to 4.0m A/G/L. Remove deadwood and crown clean.

This application was noted

56/18 To note the Youth Club Committee meeting minutes from the 22nd February 2018 (agenda item 7).

The minutes were noted.

57/18 To receive an explanation from Ward Councillors regarding the decision taken by North Somerset to recommend the closure of Banwell and Winscombe Children's Centre (agenda item 8)

Cllr Harley gave an explanation regarding the decision taken by North Somerset to recommend the closure of the Banwell, Sandford and Winscombe Childrens Centre as part of the proposed £135,000 cuts to children's centres. She said it was a very sad decision. Cllr Harding questioned why she had voted against the amendment, reversing the proposed £135,000 cuts to children's centres, which would have seen the Childrens Centre remain open. Cllr Harley responded that she felt that there had been no choice based on the information she had been presented with. The Parish Council were disappointed that North Somerset had voted to close the Children's Centre.

58/17 To review and approve the following documents; (agenda item 9)

(i) Code of Conduct

Resolved – To approve the Code of Conduct

The resolution was correctly proposed and seconded (unanimous).

(ii) General Data Protection Policy

Resolved – To approve the General Data Protection Policy

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

(iii) Data Audit

Resolved – To approve the Data Audit

The resolution was correctly proposed and seconded (unanimous).

59/18 To receive the Clerk's report/Exchange of information: (agenda item 10).

- (i) **The Community Spring Clean** had been postponed from the 3rd March due to the snow and rearranged for the 14th April. Councillors were encouraged to attend.
- (ii) **Lights around the village** - No concerns were raised.
- (iii) **Conservation Area** – Cllr Blatchford to work with Clerk to write a letter / leaflet for sending to local residents
- (iv) **Community Picnic** – The Clerk reported she has met with the New Creation Community Development Officer; New Creation are aiming to bring information stalls to the Picnic. Banwell Action Group have offered to run some games.
- (v) **Cllr Bateman** – read a prepared statement on the planning application 17/P/5586/RM concerning work being carried out on the land south of Churchland Way, Wolvershill Road, Banwell which he felt had not been agreed as part of the planning application or the planning conditions.

60/18 To discuss and agree the purchase of compliments slips and headed paper (agenda item 11).

This item was deferred due to the possible relocation of the Parish Office to the Childrens Centre.

61/18 To discuss the purchase of no galloping signs for Gollings Lane (agenda item 12).

Resolved – To not approve the purchase of no galloping signs for Gollings Lane as it would be difficult to enforce. However, the Clerk was asked to write a letter asking the local stables to be considerate of pedestrians using Golling Lane.

The resolution was correctly proposed and seconded (unanimous).

62/18 To agree a date to discuss 'The Volunteer of the Year Nominations 2018' (agenda item 13)

Resolved – To meet before the next Parish Council meeting at 7pm on the 9th April.

The resolution was correctly proposed and seconded (unanimous).

63/18 To discuss and agree the cost of a Badger and Crested Newt Survey (agenda item 14).

It was reported that this request from the Scouts had been made as they were contemplating clearing the ditch near the Scout Hut in order to help reduce the presence of rats on site.

Resolved – Not to pay the cost of a Badger and Crested Newt Survey for the scouts or for clearing the ditch adjacent to the Scout Hut

The resolution was correctly proposed and seconded (unanimous).

64/18 To note the internal auditors interim report for the 2017/2018 accounts and agree any recommendations (agenda item 15)

The internal auditors' report was noted. The Clerk to seek further information with regard to the recording of invoice dates on the accounting package.

The resolution was correctly proposed and seconded (unanimous).

65/18 To note, the internal auditors report for the Recreation Ground Trust (agenda item 16)

The internal auditors' report on the Recreation Ground Trust was noted.

66/18 To agree the final Banwell Settlement Profile (agenda item 17)

Resolved – To agree the final Banwell settlement profile

The resolution was correctly proposed and seconded (unanimous).

67/18 To authorise bills for payment (agenda item 18).

A revised list of payments was circulated for consideration.

Resolved: To authorise bills for payment. Cllr Harding, Cllr Adams and Cllr McCarthy will sign the cheques.

The resolution was correctly proposed and seconded (unanimous)

68/18 To note the Parish Council's end of February's net position, bank balances and bank reconciliation (agenda item 19).

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

69/18 To note planning decisions – (agenda item 20).

- i) **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. **WITHDRAWN**

70/18 The Council was recommended to resolve that members of the press and public be excluded from the meeting during consideration of agenda item 22, 23 and 24 (agenda item 21).

Resolved – that members of the press and public be excluded from the meeting during consideration of agenda items 22, 23 & 24.

The resolution was correctly proposed and seconded (unanimous).

71/18 To note the Clerks annual appraisal action plan (agenda item 22).

The appraisal plan was noted.

72/18 To undertake the annual review of the Clerk's Salary (agenda item 23).

Resolved – To award the Clerk a spinal point column increase from 30 to 31 due to a satisfactory appraisal.

The resolution was correctly proposed and seconded (unanimous).

73/18 To agree the clerks annual leave (agenda item 24).

Resolved – That Cllr McCarthy will cover the office on a Tuesday morning and Cllr Haden will cover Thursday afternoon.

The resolution was correctly proposed and seconded (unanimous).

74/18 Dates of the next meetings – (agenda item 25)

15th March 2018 – Public Meeting (concerning the closure of Banwell’s Children’s Centre) 7:30pm Banwell Children’s Centre, West Street Car Park).

27th March 2018 –Cemetery and Memorials Committee meeting 7pm Banwell Village Hall.

9th April 2018 – Parish Council meeting 7:30pm Banwell Village Hall.

The Chairman closed the meeting at 21:30

.....Chairman

.....Date

Bills for Payment - 13th February to 12th March 2018
Banwell Parish Council

| Chq No. | Payee | Details | Net Amount | VAT | Gross Amount | Minute agreed | Power |
|---------|----------------------|--|------------------|----------------|------------------|---------------|----------------------------------|
| 5278 | E. Shayler | Clerk's March Salary and CiLCA, February's overtime | £1,360.13 | | £1,617.12 | | |
| 5279 | HMRC | PAYE and NI for March | £373.37 | | £373.37 | | LGA 1972 s112 |
| 5280 | J K Gardening | Grass cutting @ Rec Ground, Riverside, Children's Centre, K'cott Bank | £283.50 | | £283.50 | | PHA 1875 s164 |
| 5280 | J K Gardening | Grass cutting @ Banwell Cemetery | £162.50 | | £162.50 | | LGA 1972 s214 (2) & (6) |
| 5280 | J K Gardening | Village Orderly duties | £392.50 | | £392.50 | | LGA 1972 s112 |
| 5280 | J K Gardening | Environmental Fee (Burns) | | | | | |
| | | Total £878.50 | £40.00 | | £40.00 | | |
| 5281 | VOID | VOID | | | | | |
| 5282 | Youthworkz | Youth Club staffing costs (£800 - £27 = £773) + Programme costs (£76.29) | £849.29 | | £849.29 | | LG (MP) Act 1976 S19 (1e) & (1f) |
| 5283 | Bin-It | Dog Bin Emptying | £299.82 | £59.96 | £359.78 | | EPA 1990 s5 subsection 86 (13) |
| 5284 | LIGHTATOUCH | Internal Audit part 2 | £93.75 | | £93.75 | 178/17 | LGA 1972 s111 |
| 5285 | Bridget Bowen | Recreation ground Trust Audit | £175.00 | | £175.00 | 308/17 | LGA 1972 s111 |
| 5286 | ALCA | Annual Subscripion | £504.43 | | £504.43 | | |
| 5287 | Webglu | Quarterly Website charge | £60.00 | £12.00 | £72.00 | 151/17 | LGA 1972 s111 |
| 5288 | Banwell Parish News | Parish Magazine Article | £118.00 | | £118.00 | 32/18 (iii) | LGA 1972 s142 |
| 5289 | Banwell Village Hall | Village Hall hire | £880.00 | | £880.00 | | LGA 1972 s111 |
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| DD | Nest | March pension contibutions (DD 10.4.18) | £29.11 | | £29.11 | | LGA 1972 s112 |
| DD | EON | Electricity Account (DD 22.04.18) (£258.58 - £6.60 credit) | £172.61 | £34.52 | £207.13 | | PCA 1957, s3 & HA 1980 S301 |
| DD | Mainstream | fraud, call charges (£5.33) (DD 14.04.17) | £4.44 | £0.89 | £5.33 | | LGA 1972 s111 |
| | | Totals | £5,798.45 | £107.37 | £6,162.81 | | |