



## MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 15<sup>th</sup> OCTOBER 2018 AT BANWELL VILLAGE HALL

<b>PRESENT:</b>	Councillors Jim Weston (Chairman), Phil Adams, Paul Bateman, Paul Blatchford, Phil Hale, Paul Harding (Vice-Chairman), Maggie McCarthy and Dawn Parry.
<b>IN ATTENDANCE:</b>	Mrs Liz Shayler (Clerk).
<b>WARD COUNCILLOR:</b>	Cllr Ann Harley
<b>AVON &amp; SOMERSET POLICE:</b>	None
<b>PRESS:</b>	None
<b>MEMBERS OF THE PUBLIC:</b>	3

**231/18 To receive apologies for absence (agenda item 1).**

Apologies were received from Cllrs Steve Davies, Nick Manley and Emma Perrett

**232/18 To receive members' declarations of interest on any agenda item (agenda item 2).**

Cllr Bateman declared an interest in 12 & 13

**233/18 To invite public participation (agenda item 3).**

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

None received

**Community Beat Manager's report.**

The following report was received for the period 17/09/2018 to 10/10/2018

Calls from the Parish received = 48

Selection of crimes includes: 3 anti-social behaviour, 2 assault, 2 harassment, 2 thefts, 2 thefts of vehicles, 1 criminal damage, 1 suspicious, and 15 traffic related

Beat Surgeries are now being held in the neighbouring village of Winscombe at the community centre Farmers Market between 10am and midday on the 25<sup>th</sup> Oct & 8<sup>th</sup> Nov.

**(ii) Ward Councillor's report.**

Cllr Harley updated the Council on the changes at North Somerset which included interviewing applicants for the vacant Chief Executive and Senior Financial Officer posts.

Cllr Harley told the Council that she was disappointed with the response from North Somerset's Flood Risk Engineer and the Drainage Board regarding the 'Riverside Bog' and would be continuing to chase a more informative response.

Cllr Harley informed the Council that she had spoken to the applicant and the Planning Officer for the Weston Trade Centre re development and she was minded to support the Planning Officer's recommendation of refusal. She was concerned that, if approved, this application might open the floodgates to further development in the green gap between the village and the application site this was objected to by Cllr Bateman who felt that each planning application should be considered on its own merits.

**234/18 To approve as a correct record, the minutes of the Parish Council Meeting held on 17<sup>th</sup> September 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.

**235/18 To note the Youth Club Committee meeting minutes from the 27<sup>th</sup> September 2018 (agenda item 5).**

The minutes were noted.

**236/18 To note the Employment Committee meeting minutes from the 27<sup>th</sup> September 2018 (agenda item 6).**

The minutes were noted.

**237/18 To note the Clerk's spinal point pay increase due to the completion of CiLCA (agenda item 7).**

The pay increase was noted.

**238/18 To receive the Clerk's report/Exchange of information: (agenda item 8).**

- (i) **Remembrance Day Parade 11<sup>th</sup> November 2018.** The Chairman reminded councillors that they should meet at 2:30pm at West Street Car Park.
- (ii) **'Battles Over'**– The Chairman reported that the pallets were being collected on The Hill. One of the next of kin of those killed in World War One had been invited to light the bonfire. The Clerk reported that the insurance company had suggested that whilst oil drums / 'Swedish' candles could be used they would need to be kept away from the public therefore negating their usefulness. Banwell Action Group will be borrowing a couple of the silhouettes for the Remembrance Lunch.
- (iii) **Riverside Play equipment** – The Chairman reported that the play equipment and the concrete which held it in place had been removed. Some of the holes were still there due to the discovery of toads and will be filled in when possible.
- (iv) **Riverside Wet Area** – The Mercury and Radio Bristol had both conducted interviews on this. North Somerset had since sent a report on the tests carried out on the water but still had not put a barrier around the backfilled area or responded to the Parish Council's email.
- (v) **Lights around the village** – The Clerk reported that the Church Lane lights had now been repaired along with some of the outstanding repairs on Riverside, High Street, Queens Road and Moor Road.
- (vi) **MUGA Weeds** – John Keate has removed the weeds around the MUGA which otherwise might have caused damage to the surface
- (vii) **Weston Trade Centre Planning Appeal Hearing** – Cllr Hale would be attending the hearing if able to do so and assured Councillors that the Parish Council's previous comments would be taken into account by the Inspector .
- (viii) **Christmas Tree** – Cllr Weston will look at Christmas trees and this will be an agenda item for November.
- (ix) **Cemetery Benches** – Cllr Blatchford and the Cemetery Orderly met with two families of those buried in the Cemetery to allocate spaces for benches. It was felt that after these benches were positioned there would be space for only one more bench.
- (x) **ALCA AGM** – Cllr Harding and Cllr Hale reported that there were presentations from the Conservation Volunteers, Bristol Youth Council and Dorset Local Council Association; further information will be sent through from ALCA. The meeting was informed that subscriptions would be increasing. Cllr Harding received a presentation from ALCA on behalf of the Clerk for completion of her Certificate in Local Council Administration.

**239/18 To approve the following items of expenditure: - (agenda item 9).**

- (i) **£350 for the October spray by Complete Weed Control.**

**Resolved** – To approve £350 for the October spray by Complete Weed Control and thereafter that the timing of the two annual sprays be delegated to the Clerk in communication with the Chair and Vice-Chair.

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

- (ii) **£630 to continue the Citizens Advice Bureau's Community drop -in from January until March**

The Clerk informed the Council that the Citizens Advice Bureau had been unable to secure the funding for the last quarter of the year and had therefore approached the Parish Council. The drop-in sessions are well attended by members of the community and over 50% of the sessions are full.

**Resolved** – To approve a donation of £630 to continue the Citizens Advice Bureau's Community drop -in from January until March.

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

- (iii) **£198 for GB Sports and Leisure to carry out the annual independent inspection of play equipment.**

**Resolved** – To approve the cost of £198 for GB Sports and Leisure to carry out the annual independent inspection of play equipment.

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

**240/18 To note the training and events available and agree any attendance:- (agenda item 10).**

- (i) **24<sup>th</sup> November - Being a Good Councillor. 9:45 am until 12:45 Baileys Court Activity Centre, Bradley Stoke £60.**

No one to attend this session

- (ii) **28<sup>th</sup> November 2018 Regional Training Seminar. Webbington Hotel, Axbridge. 9am – 4pm £85**

The Clerk, Cllr Parry & Cllr McCarthy to attend.

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

- (iii) **6<sup>th</sup> December 2018 Town & Parish Workshop. Town Hall, Weston-super-Mare 10.00am – 12 noon.**

The Clerk, Cllr Blatchford & Cllr Hale to attend.

**241/18 To discuss the relocation of the Parish Council Office to the Children's Centre. (agenda item 11).**

**(i) An update on the terms and conditions specified by the Parish Council**

The Clerk informed the Council that correspondence had been received from North Somerset agreeing to the terms specified by the Parish Council and a formal agreement was on its way.

**(ii) Authorisation of the movement of the phone line by Mainstream Digital**

**Resolved:** To authorise the movement of an ASDL phone line from the Village Hall to the Children's Centre by Mainstream Digital when necessary.

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

**(iii) The purchase of folding chairs**

**Resolved:** To not purchase any additional chairs at the present time.

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

**(iv) The purchase of 6 x 6ft folding trestle tables for £440**

**Resolved:** To purchase 4 x 6ft folding trestle tables and 1 x 4ft table for £440

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

**(v) The purchase of 2 shelving units for £188 to match current shelving.**

The Clerk informed the meeting that the shelving might be unnecessary depending on what Children's Services left behind.

**Resolved:** To purchase of up to 2 shelving units for £188 to match current shelving, if needed.

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

**242/18 To discuss and agree awarding a new lighting contract (agenda item 12).**

**Resolved:** To award a new lighting contract to Contractor 1 (5 in favour, 1 against, 2 abstentions)

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

**243/18 To discuss and agree the replacement of the old lights with new LED lights (agenda item 13).**

**Resolved:** That the Parish Council will have a programme of replacing its old street lights with new LED lights.

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

**Resolved:** That the replacement of 10 old lights with new LED lights be undertaken by Contractor 1 and paid for from the Street Light Upgrade and Highways budgets.

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

**244/18 To discuss the possibility of having a Parish Map produced (agenda item 14).**

**Resolved:** To not have a Parish Map at the present time but to revisit it in the future.

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

**245/18 To discuss submitting a planning application on behalf of the Scouts for the new hut (agenda item 15).**

The Clerk informed the meeting that the planning application had since been received by NSC and was submitted by the Kathleen Jones Trust as it would be free for a minor amendment. Therefore, this agenda item was now unnecessary.

**246/18 To discuss and agree a way forward for the tree planting scheme on the Recreation Ground (agenda item 16).**

**Resolved:** To agree the tree planting scheme from Ian Monger subject to checking that the root systems of trees d and e would not interfere with the MUGA and the footpath.

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

**247/18 To discuss increasing the number of disabled parking spaces in West Street Carpark (agenda item 17).**

The Clerk informed the Council that after discussion with several residents with mobility issues that generally there was at least one disabled space free with the exception of Thursday afternoons and at the school drop off and pick up times.

**Resolved:** That the Council sympathises with residents unable to park during school pick up and drop off times. but based on evidence received from North Somerset that disabled bays are generally free apart from at these times, it is considered that another disabled space would potentially take up one or two car parking spaces (which are already at a premium). It was therefore felt the Parish Council was unable to support an additional disabled car parking space in West Street Carpark.

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

**248/18 To discuss and agree a response to the North Somerset's Local Plan 2036 Issues and Options Consultation (agenda item 18).**

**Resolved:** That Cllr Blatchford's and Cllr Hale's previously circulated consultation response be submitted as the Council's response to North Somerset's Local Plan 2036 Issues and Options Consultation.

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

**249/18 To discuss and agree a response to the North Somerset's 'Review of Polling Districts and Polling Places 2018' (agenda item 19).**

The Consultation was noted.

**250/18 To discuss and agree a response to the Ministry of Housing, Communities and Local Government Permitted development for Shale Gas Exploration Consultation (agenda item 20).**

**Resolved:** That Cllr Hale's previously circulated consultation response be submitted as the Council's response to the Ministry of Housing, Communities and Local Government Permitted Development for Shale Gas Exploration Consultation.

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

**251/18 To authorise bills for payment (agenda item 21).**

A revised list of payments was circulated for consideration.

**Resolved:** To authorise bills for payment of £5018.31 Cllr Harding and Cllr Blatchford to authorise the cheques.

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

**252/18 To note the Parish Council's end of October's net position, bank balances and bank reconciliation (agenda item 22).**

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

**253/18 To authorise the setting up of a High Interest account in line with the Financial Services Compensation Scheme for the Cemetery Reserves (agenda item 23).**

**Resolved:** To authorise the setting up of a Redwood High Interest Account for the Cemetery Reserves.

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

**254/18 To authorise the setting up of a High Interest account in line with the Financial Services Compensation Scheme for the Parish Council Reserves (agenda item 24).**

**Resolved:** To authorise the setting up of a Cambridge and Counties High Interest account for the Parish Council Reserves.

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

**255/18 To note and comment upon planning applications (agenda item 25).**

- (i) **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.

**Resolved** – To support the application but to request North Somerset to seek more clarification on the design and detail of materials to be used for the gates.

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

- (ii) **18/P/4250/LDP** – 17 Wolvershill Park Banwell BS29 6DQ. Rear extension not exceeding 3000mm deep together with loft conversion and new rear dormer.

**Resolved** – To support the application but to request North Somerset to seek more clarification of the design and detail of the Velux windows.

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

- (iii) **18/P/4374/TRCA** – The Grange 60B West Street Banwell BS29 6DB. T1 - crown reduction by up to 1.5m

This application was noted

- (iv) **18/P/4293/COA** – Old Malt House 40B West Street Banwell BS29 6DB. Prior approval for conversion from office (Use Class B1(a)) to 1no. residential dwelling house (Use Class C3)

**Resolved** – Banwell Parish Council do not support this application for the following reason;

- Difficulty with emergency vehicular access
- Only 2 car parking spaces for a five bedrooed dwelling
- Further erosion of commercial premises within centre of Banwell
- No turning space at the head of the driveway and therefore dangerous to reverse onto a main road which vehicles would have to do to use the parking spaces specified in the application.

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

**256/18**

**To note planning decisions – (agenda item 26).**

- (i) **17/P/2111/O** - Former Western Trade Centre, Knightcott Road, Banwell. Former Western Trade Centre Knightcott Road Banwell BS29 6HT: Outline planning permission for the demolition of existing buildings and redevelopment to provide up to 47no. dwellings with associated hard/soft landscape works, access improvements, parking and drainage. **APPEAL LODGED**
- (ii) **17/P/5586/RM** - Land south of Churchland Way, Wolverhill 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. **APPROVED**
- (iii) **18/P/3428/FUL** Field Adjacent To, Waits Cottage, Knightcott Road, Banwell. BS29 6HR. Retrospective application for the retention of altered field gate access. **REFUSED**
- (iv) **18/P/3443/OUT** – Frander Farm, Riverside Banwell BS29 6EL. Outline application for the erection of an agricultural workers dwelling with all matters reserved for subsequent approval. **REFUSED**
- (v) **18/P/3475/FUH** Roughmoor, Well Lane, Banwell. BS29 6HU. Two storey rear extension. **APPROVED**
- (vi) **18/P/3353/FUL** - Land at Bowerhouse, East of Riverside and West of Puxton Lane/Drove Way, Banwell. BS29 6EL. Application for the removal of condition No. 19 on application 14/P/1666/F (Installation of a solar farm with associated works) to allow continued renewable energy generation on the site. **APPROVED**
- (vii) **18/P/3858/FUH & 18/P/3981/LBC** - Abbey Lodge East Street Banwell BS29 6BW. Removal of fence panel to western boundary and retention of a low stone planter adjacent to one of the gate piers. Erection of 2.0 metre boundary fence adjacent to listed gate piers on north end of western boundary. **APPROVED**
- (viii) **18/P/3994/TPO** - The Caves Whitley Road Banwell BS29 6NA. T1 - Sycamore - Fell, T2 - T6 - Ash - Fell, T7- Sycamore – Fell. **APPROVED**
- (ix) **18/P/4086/TRCA** - St Andrews Church, Church Street Banwell. T1 magnolia - reduce crown by approximately 2m. **APPROVED**
- (x) **18/P/3796/FUL** - Tardiz Cooks Lane Banwell BS29 6DS. Erection of new dwelling, single garage and associated driveway and parking. **REFUSED**

**257/18**

**Dates of the next meetings – (agenda item 27)**

11<sup>th</sup> November 2018 – Remembrance Day Parade

19<sup>th</sup> November 2018 – Parish Council Meeting, 7:30pm Venue TBC.

The Chairman closed the meeting at 21:30

.....Chairman

.....Date