



MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 21st JANUARY 2019 AT BANWELL CHILDRENS CENTRE

PRESENT:	Councillors Paul Harding (Vice-Chairman), Paul Bateman, Paul Blatchford, Steve Davies, Phil Hale, Maggie McCarthy, Nick Manley, Dawn Parry and Emma Perrett.
IN ATTENDANCE:	Mrs Liz Shayler (Clerk).
WARD COUNCILLOR:	Cllr Ann Harley
AVON & SOMERSET POLICE:	PCSO Anderson
PRESS:	None
MEMBERS OF THE PUBLIC:	3

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

i) Members of the public.

The following issues were raised;

- The missing drop kerbs at Knightcott particularly in relation to accessing the Co-op. The Clerk to contact the Co-op. Cllr Harley to speak to North Somerset Highways.
- The zebra crossing and the unlit poles. Now that the trees have been cleared the Clerk to contact North Somerset concerning lighting the columns.

ii) Community Beat Manager's report.

The following report was received for the period 16/12/2019 to 19/11/2019

Calls from the Parish received = 4

Selection of crimes reported includes: 2 abandoned 999, 2 antisocial behavior, 3 assault, 6 criminal damage, 2 harassment, 8 suspicious activity, 1 theft and 3 traffic related.

Beat Surgeries continue to be held in the neighbouring village of Winscombe at the Community Centre Farmers Market between 10am and midday. There will be one at Banwell Garden Centre on the 26th January 2019. Alternately the team can be contacted via the Avon and Somerset Constabulary website or Twitter @ASPWSM.

iii) Ward Councillor's report.

Cllr Harley reported that North Somerset were in the middle of budget discussions and interviews. It was suggested that she get together with Cllr Hale and Cllr Blatchford to discuss the proposed development for 63 houses on Wolvershill Road which she had called in for a committee decision.

Concern was raised about waste collections for the following reasons;

- After running out of grey bags a local resident was told by Council Connect to use black bags. However, when these were left out they were not collected. Clarification had been sought from North Somerset.
- Cllr Bateman reported that regularly two black wheelie bins are put out but only one is collected.
- Cllr Parry had been contacted by a number of residents concerning residual rubbish throughout the village but particularly along Wolvershill Road.
- Cllr Harley was asked to suggest to North Somerset that the council's waste calendar should clearly identify dates for green waste collections.
- Cllr Hale asked when roadside gully clearing would take place. The Clerk reported that there was no longer a NSC programme for this and that it was now by request

only. Any gully clearing needed to be reported to Council Connect. The Clerk will contact North Somerset concerning the gullies on Eastermead Lane.

The meeting was convened

001/19 To receive apologies for absence (agenda item 1).

Apologies were received from Cllr Jim Weston and Cllr Adams.

002/19 To receive members' declarations of interest on any agenda item (agenda item 2).

Cllr Bateman declared an interest 16 (ii) and (x) due to the proximity of the applications to his property.

003/19 To approve as a correct record, the minutes of the Parish Council Meeting held on 17th December 2018 (agenda item 3).

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

The resolution was correctly proposed and seconded (7 in favour with two abstentions due to absence).

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

004/19 To note the minutes of the Youth Club Management Committee held on 10th January 2019 (agenda item 4).

The minutes were noted. Cllr Harding drew the Council's attention to the fact that Youthworkz had resigned and that the Committee would be evaluating the current provision and looking at what is offered in other places before recruitment began.

005/19 To receive the Clerk's report/Exchange of information: (agenda item 5).

- (i) **Lights around the village** – The Clerk reported the light at the back of 'The Ship' carpark and had written to a resident on High Street concerning overhanging trees blocking the light near the speed bump.
- (ii) **Discussion group in 'The Bell' concerning traffic in Banwell** – Cllr Harding and the Clerk indicated their intention to attend
- (iii) **North Somerset Settlement Boundary Meeting** – Due to her absence at the last meeting when the working party was agreed Cllr Parry requested that she be present at this meeting.

006/19 To review and approve the following documents (agenda item 6).

- (i) **Dignity at Work / Antbullying and harassment Policy**

Resolved – To approve the Dignity at Work / Antbullying and harassment Policy with the insertion of 'co-opted' alongside 'elected' in paragraph 1.4.

The resolution was correctly proposed and seconded (unanimous).

- (ii) **Equal Opportunities Policy**

Resolved – To approve the Equal Opportunities Policy.

The resolution was correctly proposed and seconded (unanimous).

(iii) **The wording for the ‘Recognition of Service to the Community Award’**

Resolved – With editing amendments and to include individuals to approve the wording for the award.

The resolution was correctly proposed and seconded (unanimous).

007/19 To approve the following items of expenditure: - (agenda item 7).

- i) £175 for the SLCC annual subscription.

Resolved – To approve the payment of £175 for the SLCC annual subscription

The resolution was correctly proposed and seconded (unanimous).

- ii) Engraving the ‘Recognition of Service to the Community Award’ and the associated expenditure for prizes.

Resolved – To approve expenditure up to £100 for the engraving a paperweight(s) for the Recognition of Service to the Community Award.

The resolution was correctly proposed and seconded (unanimous).

008/19 To note the annual play inspection and to consider the ‘medium / low risk’ items (agenda item 8).

Resolved: The annual play inspection was noted. Cllr Harding and GB Sports to meet on site to discuss the inspection reports.

009/19 To discuss the Banwell WWI memorial tree planting draft proposal of a tree at Riverside and potential funding (agenda item 9)

Resolved – Cllr Hale to prepare a combined funding bid for the Banwell WW1 memorial tree planting in Banwell based on the draft proposals received from Ian Monger, including replacement trees on the Recreation Ground.

The resolution was correctly proposed and seconded (unanimous).

010/19 To move the Parish Assembly from the 29th April 2019 to the 13th May 2019 (agenda item 10).

Resolved – To move the Parish Assembly from the 29th April 2019 to the 13th May 2019

The resolution was correctly proposed and seconded (unanimous).

011/19 To note the training and events available and agree any attendance. (agenda item 11).

- i) **16th February ‘Planning in Plain English’, Felton Village Hall. 9:45am – 12:30pm £60**

No one to attend this course

- i) **16th March ‘Being a Good Councillor’ – Farmborough £60**

No one to attend this course

012/19 To receive a presentation by the Scouts of geocaching within Banwell (agenda item 12)

Postponed until February when the Scouts can attend.

013/19 To authorise bills for payment (agenda item 13).

Resolved: To authorise bills for payment of £3954.23 Cllr Harding and Cllr Blatchford to authorise the BACs payments.

The resolution was correctly proposed and seconded (unanimous)

014/19 To agree the 2019/2020 Parish Council budget and precept requirement (agenda item 14)

In answer to written questions from Cllr Hale, the Clerk explained how the amounts had been calculated.

Resolved: To agree the 2019/2020 Parish Council budget and precept requirement

The resolution was correctly proposed and seconded (unanimous)

015/19 To note the Parish Council's end of December's net position, bank balances and bank reconciliation (agenda item 15).

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

016/19 To note and comment upon planning applications (agenda item 16).

Cllr Blatchford gave a presentation on the applications.

- i) **18/P/4343/FUL** - Cedar Haven Haybow Hewish Weston-super-Mare BS24 6RB. Siting of a static home and erection of a day room.

Resolved – To not support this application unless the same time condition as currently applies to the bungalow is attached to any planning permission.

The resolution was correctly proposed and seconded (Unanimous)

- ii) **18/P/4723/RM** - Land South Of Churchland Way, Wolvershill Road, Banwell. Reserved matters for appearance, landscaping, layout and scale in relation to the construction of a noise bund pursuant to Outline application 16/P/2744/OT2 (Outline planning application with Environmental Statement with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure)

Resolved – To not object to this application on the condition that no construction traffic accesses the site along Summer Lane.

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

- iii) **18/P/4943/FUL** - Eton House, The Gobbles, Wolvershill Road, Banwell. BS29 6LA. Extension and conversion of a double garage to provide accommodation ancillary to the main dwelling.

Cllr Blatchford suggested a condition to ensure that this does not become a separate dwelling in the future.

Standing orders were suspended to allow the agent to speak.

The agent considered that the applicant would be happy with the condition as there were no plans for this to be a separate dwelling.

Standing orders were reinstated.

Resolved – To not object to this application providing there is a condition to ensure that it does not become a separate dwelling in the future.

The resolution was correctly proposed and seconded (Unanimous)

- iv) **18/P/4977/FUH** - 9 Riverside, Banwell. BS29 6EE. First floor side/rear extension and internal alterations.

Resolved – To object to this application for the following reasons;

- There is an issue with the design which puts a post on the edge of the boundary making access to the neighbouring property problematic.
- The design of the southern boundary wall is overbearing and visually intrusive leaving a long 'blank' wall adjacent to the neighbouring property.

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

- v) **18/P/4979/FUL** - Waits Farm, Knightcott Road, Banwell. Change of use of agricultural land to ancillary residential use.

Resolved – To not support this application on grounds of damage to the landscape and loss of agricultural land.

The resolution was correctly proposed and seconded (6 in favour 2 against)

- vi) **18/P/5077/FUL** - Stonebridge Farm Wolvershill Road Banwell BS29 6DR. Change of use of land from agriculture to create an extension to caravan storage area.

Standing orders were suspended to allow the agent and applicant to speak.

The agent gave a brief presentation on the background to this application.

Standing orders were reinstated.

Resolved – To not object to this application on the proviso that a landscape scheme is approved by North Somerset for the southern boundary of the proposed..

The resolution was correctly proposed and seconded (Unanimous)

- vii) **18/P/5105/FUL** - Stonebridge Farm Wolvershill Road Banwell BS29 6DR. Variation of condition No. 2 on application 11/P/0297/F to allow for the operational life of the touring caravan site to be extended.

Standing orders were suspended to allow the agent and applicant to speak.

The agent gave a brief presentation on the background to this application.

Standing orders were reinstated.

Resolved – To not object to this application for an extension to 2024 subject to a condition that the land be surrendered in good time for the bypass if required by North Somerset.

The resolution was correctly proposed and seconded (Unanimous)

- viii) **18/P/5132/FUH** - 86 High Street, Banwell. BS29 6AQ. Erection of two-story side extension and reconfiguration of internal layout to create an annex within dwelling.

Resolved – To not object to this application

The resolution was correctly proposed and seconded (Unanimous)

- ix) **18/P/5157/LBC** - 39 West Street Banwell BS29 6DE. To remove and replace square concrete patio slabs, put down in the late 1980s, with natural limestone which would be more in character with the cottage.

Resolved – To support to this application

The resolution was correctly proposed and seconded (Unanimous)

- x) **8/P/5209/RM** - Mead Fields, Parklands Phase 3A Land South Of Churchland Way Wolvershill Road Banwell. Submission of reserved matters of access, appearance, landscaping, layout and scale for the erection of 136no. dwellings pursuant to outline planning permission 12/P/1266/OT2

Resolved – To object to this application for the following reason;

- Poor design, layout and appearance.

However, should planning permission be given there should be a condition that no construction traffic access the site along Summer Lane and that the entrance to the haul road is surfaced with tarmac and dust suppression, a wheel wash and regular road sweeper is provided.

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

- xi) **18/P/5223/FUH** - 19 Knightcott Banwell BS29 6HS. Construction of an underground garage with new access off of existing highway. Rebuilding of existing dilapidated stone boundary wall and replacement of existing 1.8m high fence with stone walling.

Resolved – To not support this application as it will adversely alter the street scene and because the opening to the garage is too close to a sharp bend in the road.

The resolution was correctly proposed and seconded (Unanimous)

- xii) **18/P/5118/OUT** - Bristol Airport, North Side Road, Felton. Consideration of the Environmental statement. Outline planning application (with reserved matters details for some elements included and some elements reserved for subsequent approval) for the development of Bristol Airport to enable a throughput of 12 million terminal passengers in any 12-month calendar period.

Resolved – To note this application but to register concern that there will be an increase in traffic, loss of green belt, air pollution and noise pollution which North Somerset Council should address in its consideration of the application.

The resolution was correctly proposed and seconded (Unanimous)

017/19 To note planning decisions – (agenda item 17).

- i) **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) **PRIOR APPROVAL NOT REQUIRED**
- ii) **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. **REFUSED**
- iii) **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). **APPROVED**
- iv) **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. **APPROVED**
- v) **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. **APPROVED**
- vi) **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. **REFUSED**
- vii) **18/P/4773/FUL** - Banwell Scout Hut West Street Banwell BS29 6DB. Demolition of existing Scout Hut and erection of a replacement. **APPROVED**
- viii) **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. **APPROVED**

018/19 Date of the next meeting – (agenda item 18)

18th February 2019 – Parish Council Meeting 7:30pm Banwell Children’s Centre.

019/19 The Council was recommended to resolve that members of the press and public be excluded from the meeting during consideration of the following agenda item 20 (Agenda item 19)

Resolved – that members of the press and public be excluded from the meeting during consideration of agenda item 20

The resolution was correctly proposed and seconded (unanimous).

020/19 To discuss the following North Somerset Documents (Agenda item 20)

Following advice from the Parish Council’s Solicitors the Clerk advised the meeting that as the draft licence agreement still hadn’t been drawn up by North Somerset Council and that whilst the documents can be considered they should not be signed until the licence had been provided. Cllr Hale pointed out that answers to questions put to the solicitors on the draft agreement and deed were also awaited

i) **Agreement for Surrender**

Resolved – (i) that the signing of the Agreement for Surrender be deferred until the draft licence is received from NSC and considered by the Parish Council and further advice is received from the Parish Council’s Solicitor and (ii) that Cllrs who

had not yet commented to the Clerk on the draft agreement do so in the next seven days

The resolution was correctly proposed and seconded (Unanimous).

ii) **Deed for Surrender**

Resolved – (i) that the signing of the Deed for Surrender be deferred until the draft licence is received from NSC and considered by the Parish Council and further advice is received from the Parish Council’s Solicitor and (ii) that Cllrs who had not yet commented to the Clerk on the draft agreement do so in the next seven days .

The resolution was correctly proposed and seconded (Unanimous).

iii) **Licence**

Consideration of this item was deferred until the draft licence has been received from NSC and viewed by the Parish Council’s Solicitor.

iv) **To discuss the installation of a second line for the alarm system.**

The Clerk informed the Council that currently North Somerset use two phone lines. One for the phone and broadband and the second for the alarm. It was possible to combine this but it might cause interference and is also only possible on an ASDL line thus preventing an upgrade to fibre. A quote for a second line had been received.

Resolved – that a second phonenumber be installed at a cost of £50 with an ongoing rental cost of £11/month for an alarm to allow the broadband to be updated to fibre if required.

The resolution was correctly proposed and seconded (Unanimous).

The Chairman closed the meeting at 21:40

.....Chairman

.....Date

Bills for Payment - 18th December 2018 to the 15th January 2019

Banwell Parish Council

Method	Payee	Details	Net Amount	VAT	Gross Amount	Minute agreed	Power
	Already Paid						
DD	Unity	Manual handling charge	£0.60		£0.60		
DD	Mainstream	Phone and Broadband (DD 14.01.19)	£47.49	£9.50	£56.99		LGA 1972 s111
DD	E-ON	Streetlight Power (DD 16.01.19)	£185.52	£37.10	£222.62		PCA 1957, s3 & HA 1980 S301
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	£40.00		£40.00		LGA 1972 s214 (2) & (6)
BACS	J K Gardening	Clear Paths in Cemetery	£45.00		£45.00		LGA 1972 s214 (2) & (6)
		Total £923.50					
BACS	Youthworkz	Youth Club staffing costs (£520 - £14 subs) + Programme costs (£84.50)	£590.50		£590.50		LG (MP) Act 1976 S19 (1e) & (1f)
BACS	SLCC	Webinar	£60.00	£12	£72.00	284/18 (i)	LGA 1972 s111
BACS	SLCC	Annual Subscription	£175.00		£175.00		LGA 1972 s111
BACS	Greenways	Dog bin emptying	£78.46		£78.46	283/19	EPA 1990 s5 subsection 86 (13)
BACS	Parish News	Classified Add	£36.00		£36.00		LGA 1972 s142
BACS	Complete business solutions	Ink Cartridges (4 in total, 2 free as replacing faulty cartridges)	£64.46	£12.89	£77.35		LGA 1972 s111
SO	E. Shayler	Clerk's Salary (SO 26.01.19)	£1,312.23		£1,312.23		LGA 1972 s112
DD	Nest	pension contributions (DD 31.01.19)	£69.10		£69.10		LGA 1972 s112
BACS	HMRC	PAYE and NI for January (DD 12.02.19)	£340.48		£340.48		LGA 1972 s112
		Totals	£3,882.74	£71.49	£3,954.23		

Agenda Item