



Banwell Village Hall,  
Westfield Road  
Banwell. BS29 6BS  
01934 820442

6<sup>th</sup> December 2017

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 unless precluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose.

**To: The Chairman and all members of Banwell Parish Council.**

**You are summoned to attend a Meeting of Banwell Parish Council, to be held on Monday 11<sup>th</sup> December 2017 at 7.30 p.m. at Banwell Village Hall, when the following business will be transacted.**

*Liz Shayler*

Clerk to the Council

## **AGENDA**

1. To receive apologies for absence and vote on the acceptance of apologies for absence for Cllr Poole.
2. To receive members' declarations of interest on any agenda item.
3. To invite public participation – *This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public may participate during the meeting. (Please note that the Council is unable to make any formal decisions under this item).*
  - i) Members of the public.
  - ii) Community Beat Manager's report.
  - iii) Ward Councillor's report.
4. To approve as a correct record, the minutes of the meeting of the Parish Council held on 13<sup>th</sup> November 2017 (attached pages 1-10).
5. To note the Cemetery and Memorials Committee meeting minutes from the 28<sup>th</sup> November 2017 (attached pages 11 & 12)
6. To note the Youth Club Committee meeting minutes from the 30<sup>th</sup> November 2017 (attached pages 13 - 17)
7. To agree the cost of an advert, advertising new 50p charge for Youth Club.
8. To note the Highways Working Party report from the 6<sup>th</sup> December 2017 (attached pages 18 & 19)
9. To receive the Clerk's report/Exchange of information: (Please note that the Council is unable to make any formal decisions under this item).
  - (i) Battles Over Celebration 2018
  - (ii) Lights around the village
10. To note the annual play inspection and to consider the 'low risk' items (previously circulated)
11. To consider a request for £120 for Citizens Advice Bureau to enable them to continue with their drop in sessions until April.

12. To approve the following items of expenditure: -
  - (i) £25 sponsorship to Banwell PTA for their Christmas Fayre
  - (ii) £220 to remove the weeds from Riverside and High Street.
13. To note the internal auditors, interim report for the 2017/2018 accounts and agree any recommendations (attached pages 20-24).
14. To discuss and agree the cost of approximately £175 for Bridget Bowen (internal auditor) to review the Parish councils responsibilities in relation to the Charity, including a review of the trust deed and the Charity's requirements to record income and expenditure with a minimum of offsetting.
15. To note the events, training available and agree any attendance.
  - (i) 15<sup>th</sup> December 2017 CiLCA Support Group. Long Ashton 10am until 12. £20
  - (ii) 27<sup>th</sup> January 2018 Being a Good Councillor Cleeve Village Hall 9:45am – 12:45 £60
  - (iii) 24<sup>th</sup> February 2018 Being a Good Councillor Longwell Green 9:45am – 12:45 £60
  - (iv) 24<sup>th</sup> March 2018 Being a Good Councillor Long Ashton 9:45am – 12:45 £60
  - (v) 28<sup>th</sup> November 2018 SLCC Regional Conference. Webbington £85. The Clerk
16. To discuss and agree a response to North Somerset's Local Plan Consultation [www.n-somerset.gov.uk/localplan2036](http://www.n-somerset.gov.uk/localplan2036)
17. To discuss and agree a response to West of England's Joint Spatial Plan [www.jointplanningwofe.org.uk](http://www.jointplanningwofe.org.uk) (ALCA notes attached page 25)
18. To discuss and agree a response to Mr Penrose's letter concerning the West of England's Joint Spatial Plan (attached pages 26 – 28).
19. To authorise bills for payment (attached page 29)
20. To note the Parish Council's beginning of Octobers net position (attached pages 30 - 32), bank balances and bank reconciliation (to follow)
21. To discuss the initial draft of the 2017/2018 budget (attached pages 32 - 34)
22. To agree to update the bank mandate to remove ex councillors and to add new councillors.
23. To note and comment upon planning applications.
  - (i) **17/P/5018/FUH** - 7 North View Drive, Banwell, North Somerset. BS29 6AS. Erection of a two storey side extension.
  - (ii) **17/P/5127/CQA** - The Barn At Laurel Farm, Summer Lane, Banwell. BS29 6LP. Prior approval for change of use from agricultural building and land to 1no. dwelling (use class C3), plus associated operational development comprising of partial demolition of the existing structure; rendering of existing block walls with timber slats above; insertion of new windows, doors and rooflights.
  - (iii) **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.
24. To note planning decisions – (for information).
  - (i) **17/P/1567/F** - Land South of Churchland Way, Wolvershill Road, Banwell, Weston-super-Mare. The erection of a substation serving properties newly built under planning permission 12/P/1266/OT2. **GRANTED**
  - (ii) **17/P/2098/EIA2** Land to the West of M5 and East of Trenchard Road/Parks Avenue, Locking Parklands, Locking. Scoping opinion for an Environmental Impact Assessment required to be submitted with a planning application for a proposed residential development of up to 120 dwellings. **ENVIRONMENTAL IMPACT ASSESSMENT REQUIRED**
  - (iii) **17/P/2113/O** 1 William Daw Close, Banwell, BS29 6HQ. Outline planning permission for the erection of 3no. dwellings following demolition of existing bungalow. Access, layout and scale for approval, appearance and landscaping reserved for subsequent approval– Towerbrook Farm,

Catworthy Lane, Banwell, BS29 6PQ. Erection of an agricultural building to house livestock.  
**REFUSED**

- (iv) **17/P/2221/F** Unit 5, Box Bush Lane, Banwell, BS24 6UA Erection of a two-storey side extension to an existing building (Use classes B1/B2). **GRANTED**
- (v) **17/P/2299/LB** - 2 The Square, Banwell, BS29 6NY. Listed building consent for internal and external alterations. Internal alterations to include converting the loft to storage area. External alterations to include the installation of 3no. rooflights, satellite dish and painting of the external render to include changing the colour, plastic installation of guttering and downpipe around the front bay window to be replaced by cast iron gutter and downpipe for bay window. **GRANTED**
- (vi) **17/P/2300/F** - 2 The Square, Banwell, BS29 6NY. Proposed loft conversion to include the installation of 3no. rooflights. Installation of satellite dish and painting of the external render to include changing the colour, plastic installation of guttering and downpipe around the front bay window to be replaced by cast iron gutter and downpipe for bay window. **GRANTED**
- (vii) **17/P/2432/F** - 2-4 Castle Hill, Banwell, BS29 6NY. Change of use of the ground floor from restaurant (A3 use) to residential (C3 use) in conjunction with first floor- whole property is used as a single dwelling (retrospective). **GRANTED**
- (viii) **17/P/2662/WT** - THE ABBEY, East Street, Banwell, BS29 6BW. T1 - Walnut : Prune back from archway, greenhouse, island & remove major deadwood; H1 - Yew : Trim lower growth, reduce upper laterals by 1-2m approx; T2 - Yew by rockery : Remove lowest limb; T3 - Dead cherry : Remove; T4 - Horse Chestnut : Prune back to previous points over neighbours to reduce overhang, inspect main union; T5 - Sycamore : Prune from building to give 2m clearance & clear phone line; T6 - Yew : Crown lift over drive to give 3-4 m clearance from ground; T7 - Holm Oak : Re-pollard limb over drive & next to power lines, Lift crown to give 3-4m clearance from ground; T8 - Magnolia : Reduce to previous points. **AGREED**

25. Date of the next meetings –

8<sup>th</sup> January 2018 – Parish Council meeting 7:30pm Banwell Village Hall

**MULLED WINE AND MINCE PIES WILL BE SERVED FOLLOWING THE MEETING**

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity and disability) Crime and Disorder, Health & Safety and Human Rights.