



## MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 10<sup>th</sup> APRIL 2017 AT BANWELL VILLAGE HALL

**PRESENT:** Councillors Jim Weston (Chairman), Jo Arnold, Paul Bateman, Paul Blatchford, Steve Davies, Angela Haden, Phil Hale, Paul Harding, Dawn Parry and Michael Poole.

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk).

**WARD COUNCILLOR:** Cllr

**PRESS REPRESENTATIVE:** None

**AVON & SOMERSET POLICE:** PCSO Anderson

**MEMBERS OF THE PUBLIC:** 3

**74/17 To receive apologies for absence (Agenda item 1)**

Apologies were received from District Cllr Ann Harley.

**75/17 To receive members' declarations of interest on any agenda item. (Agenda item 2)**

Cllr Bateman declared an interest in 32 (iii)

Cllr Haden declared an interest in 18 (viii & x) due to being the secretary to the Village Hall Management Committee.

Cllr Harding declared an interest in 12, 15, 18 due to being a member of Banwell Action Club

Cllr Weston declared an interest in 18 (viii & x) due to being the representative on the Village Hall Management Committee and in 32 (v)

**76/17 To invite public participation (Agenda item 3)**

**i) Members of the public.**

- A resident raised the issue of parking along West Street from the Zebra crossing to Emery Gate. It was felt that parked cars here caused unnecessary queuing through the village. The Chairman informed the resident that this would be added to agenda item 17.

**ii) Community Beat Manager's report.**

No PC / PCSO was present and no report received.

**iii) Ward Councillor's report.**

No ward councillor present and no report received.

**77/17 To approve as a correct record the minutes of the meeting of the Parish Council held on 13<sup>th</sup> March 2017 (Agenda item 4)**

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

**The resolution was correctly proposed and seconded (unanimous 2 abstention due to absences).**

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

**78/17 To note the minutes of the Cemetery and Memorials Committee meeting minutes from the 28<sup>th</sup> March 2017 (agenda item 5)**

The minutes were noted

**79/17 To note the Employment Committee meeting minutes from the 28<sup>th</sup> March 2017 (agenda item 6)**

The minutes were noted

**80/17 To note the Clerks annual leave and to agree cover for the Parish Office open hours. (Agenda item 7)**

**Resolved:** Cllr Haden will cover the office open hours Tuesday mornings and Thursday afternoon. The Clerk will put an out of office email on the email system. The answer machine message will be changed.

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

**81/17 To review and approve the following documents; (agenda item 8)**

**(i) Absence Management Policy**

**Resolved** – To approve the Absence Management Policy but to review within 6 months.

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

**(ii) Records Management Policy**

**Resolved** – To approve the Records Management Policy but to review within 6 months.

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

**82/17 To receive the Clerk's report/Exchange of information: (Agenda item 9)**

**(i) Works to Banwell Cemetery Wall**

The Chairman informed the council that the work had been completed apart from one steel which would be done later this week. The Clerk was asked to contact the building contractor to remove the temporary wooden framework.

**(ii) Mobile Phone Public Consultation**

From the information gathered so far it is clear there is a problem in the centre of the village and that any businesses would have difficulty in this location if reliant on mobile signal. The hope is that the mobile phone companies can be contacted to see whether they can provide the village with a booster box. High speed internet is also a problem. It was felt that lobbying our local MP could help.

**(iii) Lights around the village**

None reported.

**83/17 To approve the following items of expenditure: - (Agenda item 10)**

**(i) The cost of £48 a page for an article in the Parish Magazine**

**Resolved:** To approve the cost of £48 a page for an article in the Parish Magazine

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

**(ii) £303.00 for the replacement light along the Public Footpaths which runs from East Street to St. Andrews Church.**

**Resolved:** To replace the light along the Public Footpaths which runs from East Street to St. Andrews Church for £303.00. The Clerk to contact the local residents to inform them of the work.

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

(iii) **The cost of 9 Microsoft 360 licences.**

**Resolved:** Two will be purchased with the lap tops. The remaining 7 will be purchased by the clerk when they are up for renewal.

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

**84/17 To approve the payment of £258 to Mendip outdoors for the Youth Club Easter activities. (agenda item 11)**

**Resolved:** To approve the payment of £358 to Mendip outdoors pursuits for the Youth Club Easter activities. With £100 being deducted on the next programme invoice.

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

**85/17 To agree to the strimming of Gollings/ Goddings Lane and the footpath from the football club to Eastermead Lane for the Banwell Fun Run, the week beginning May the 8<sup>th</sup> if not completed by North Somerset. (agenda item 12)**

**Resolved:** To agree up to £200 to the strimming of Gollings/ Goddings Lane and the footpath from the football club to Eastermead Lane for the Banwell Fun Run, the week beginning May the 8<sup>th</sup> if not completed by North Somerset.

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

**86/17 To consider whether Banwell Parish Council should support the Big Lunch by organising a community Picnic on Saturday June 17<sup>th</sup> 2017 (agenda item 13)**

**Resolved:** To agree that Banwell Parish Council should support the Big Lunch by organising a community Picnic on Saturday June 17<sup>th</sup> 2017. The Clerk to liaise with other community groups to see if they would like to be involved.

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

**87/17 To consider a request from Love Banwell for the use of the Car Park area in front of the Scout Hut and Children's centre for a free car wash on the 1<sup>st</sup> and 2<sup>nd</sup> of July 2017. (agenda item 14)**

**Resolved:** To agree a request from Love Banwell for the use of the Car Park area in front of the Scout Hut and Children's centre for a free car wash on the 1<sup>st</sup> and 2<sup>nd</sup> of July 2017. The Clerk to contact North Somerset car parking enforcement team informing them of this event.

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

**88/17 To consider a request from Banwell Action Group for the use of the Recreation Ground for a fun day on the 8<sup>th</sup> July 2017. (agenda item 15)**

**Resolved:** To agree a request from Banwell Action Group for the use of the Recreation Ground for a fun day on the 8<sup>th</sup> July 2017

**The resolution was correctly proposed and seconded (9 in favour 1 abstention)**

**89/17 To discuss adoption of the BT phone box located at Knightcott. (agenda item 16)**

Parish Council would like to support keeping it as a heritage item but were concerned about the location.

**Resolved:** Cllr Harding to investigate whether it can be moved.

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

**90/17 To discuss parking restrictions outside Banwell News and Banwell Stores (agenda item 17)**

**Resolved:** To agree to approach North Somerset about parking restrictions / bays outside Banwell News and Banwell Stores to the car park. To investigate the costs of doing this in conjunction with North Somerset and in isolation.

**The resolution was correctly proposed and seconded (7 in favour 3 abstentions)**

**91/17 Consideration of the following grant applications received for the Parish Council Grants: (agenda item 18)**

**(i) Banwell Action Club £250 for Christmas lights for the village.**

**Resolved:** To agree a donation of £250 to Banwell Action Club for Christmas lights to come out of the Christmas Lights budget.

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

**(ii) Banwell Allotment Society £250 for CCTV to prevent fly tipping.**

**Resolved:** To agree a donation of £250 to Banwell Allotment Society for CCTV to come out of the grants budget.

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

**(iii) Banwell Buddies £2788.00 for a free-standing timber framed canopy.**

**Resolved:** To agree a donation of £500 to Banwell Buddies for a free-standing timber framed canopy on the proviso that they raise the £2,288 through other funding streams.

**The resolution was correctly proposed and seconded (9 in favour 1 abstention)**

**(iv) Banwell Buddies £2500 for landscaping a section of the garden.**

**Resolved:** To ask for proper costings for the landscaping for next month's agenda.

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

**(v) Banwell in Bloom £2000 for projects around the village.**

**Resolved:** To agree a donation of £2000 to Banwell in Bloom for projects around the village from the New Solar Banwell Fund.

**The resolution was correctly proposed and seconded (8 in favour 2 against)**

**(vi) Banwell Children's Centre up to £726.75 to fund an Early Years Worker**

**Resolved:** To agree a donation of £200 to Banwell Children's Centre for an Early Years Worker if the rest of the funding is in place.

**The resolution was correctly proposed and seconded (4 in favour, 6 against)**

**Resolved:** To agree a donation of £726.75 to Banwell Children's Centre for an Early Years Worker if the rest of the funding is in place.

**The resolution was correctly proposed and seconded (6 in favour, 4 against)**

(vii) **Banwell Scout Group up to £1000 for maintenance of the minibus.**

**Resolved:** To agree a donation of £400 to Banwell Scout Group for minibus maintenance.

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

(viii) **Banwell Village Hall £1000 contribution towards a new kitchen.**

**Resolved:** To not agree a donation to Banwell Village Hall for a new kitchen due to the large amount of reserves held.

**The resolution was correctly proposed and seconded (8 in favour 2 abstention)**

(ix) **Minibus Society £300 for a Christmas Party for people facing isolation.**

**Resolved:** To agree a donation of £300 to the Minibus Society for people facing isolation.

**The resolution was correctly proposed and seconded (9 in favour 1 abstention)**

(x) **RE:act drama group up to £200 for renovation of office space for young people and other users.**

**Resolved:** To agree a donation of £200 to RE:act for renovation of office space for young people and other users.

**The resolution was correctly proposed and seconded (8 in favour 2 abstention)**

**92/17 To agree the wording for the 'Volunteer of the Year Award' and the associated expenditure for the prizes. (agenda item 19)**

**Resolved:** To defer the awarding of this prize until April 2018. Item to be put on the agenda for January 2018

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

**93/17 To note the training available and agree any attendance (Agenda item 20)**

(i) **12<sup>th</sup> April Social Media, Keynsham 2pm until 5pm.**

**Resolved:** The Clerk and Cllr Parry attend this course

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

**94/17 To agree a response to North Somerset's preventing homelessness strategy (agenda item 21)**

**Resolved:** To support North Somerset's preventing homelessness strategy

**The resolution was correctly proposed and seconded (8 in favour 2 abstentions)**

- 95/17 To agree a response to North Somerset Clinical Commissioning Group emerging ideas (agenda item 22)**
- Resolved:** Banwell Parish Council feels that there should be more investigation concerning other alternatives and how to support what the hospital does well. It was also felt that these suggestions cannot stand alone as they are dependent on other hospital areas.
- The resolution was correctly proposed and seconded (Unanimous)**
- 96/17 To agree a response to the governments White paper on 'Fixing our broken housing market' (agenda item 23)**
- Resolved:** To reply to the consultation raising the following points;
- It was felt that villages should not become the escape goat for larger towns and cities in regard to taking housing as there is often no associated infrastructure.
  - The protection of green belts should be reviewed as in some locations the protection hinders good planning.
  - The Council felt it was important to preserve the integrity of the villages.
  - Concern was raised that the new fees suggested for appeals meant that it was biased in favour of developers who had the unlimited resources to fight an appeal.
  - It was also felt that Local authorities should use their compulsory powers more frequently so that planning was locally lead rather than developer lead and to achieve the proposals in the development plan.
  - Infrastructure needs should be put in place before any houses were built in the rural areas.
  - It was felt that the housing numbers reflected a fairer way of working out housing needs
  - There was also support for the idea that once builders have permission that there was a way of forcing them to build rather than keeping large land banks of land with permission therefore affecting the deliverability of a Local Authorities 5-year supply.
- The resolution was correctly proposed and seconded (8 in favour 1 abstention)**
- 97/17 To discuss the Scout / Kathleen Jones Trust Hut Lease and to agree any recommendations. (agenda item 24)**
- Resolved:** The Parish Council to fund the draft the lease Scout / Kathleen Jones Trust Hut Lease.
- The resolution was correctly proposed and seconded (Unanimous)**
- 98/17 To receive a report on investigating the production of a Banwell Neighbourhood Plan from Cllr Hale (Agenda item 25).**
- Cllr Parry to find out more information on the legal side of whether if a neighbourhood plan is in place whether it would stop development being imposed by a local plan and to add as an agenda item next month.
- 99/17 To authorise bills for payment (agenda item 26)**
- Resolved:** To authorise bills for payment. Cllrs Haden and Cllr Harding will sign the cheques.
- The resolution was correctly proposed and seconded (Unanimous)**
- 100/17 To note the Parish Council's end of financial year 2016/2017 net position (Agenda item 27)**
- The net position was noted. The Clerk informed council that £11,288.80 was used to plug the overspend as agreed at the last meeting but that £20,003.48 will be going back into general reserves as the underspend.

- 101/17** To note payments agreed in the 2016/2017 financial year of £1,128 which will be carried over to the 2017/2018 budget (Agenda item 28)
- The payments were noted.
- 102/17** To agree that the underspend from last year's Recreation Ground / Riverside Maintenance budget of £1327.52 be paid into the Recreation Ground Trustees account. (Agenda item 29)
- Resolved:** that the £1327.52 underspend from last year's Recreation Ground / Riverside Maintenance budget of £1327.52 be paid into the Recreation Ground Trustees account
- The resolution was correctly proposed and seconded (Unanimous)**
- 103/17** To discuss which 2017/2018 budget the cost of the recreation ground fencing is going to come out of. (Agenda item 30)
- Resolved:** That the recreation ground fencing payment will be taken out of Parish Council reserves.
- The resolution was correctly proposed and seconded (Unanimous)**
- 104/17** To note and comment upon planning applications (Agenda item 31).
- The chairman suspended standing to allow the applicants to speak for Myrtle Farm
- The chairman reinstated standing orders.
- i) **17/P/0569/ADV** - Myrtle Farm, Summer Lane, Banwell, BS29 6LP. Advertisement consent to erect 2no non-illuminated pole signs.
- Resolved** – To recommend approval
- The resolution was correctly proposed and seconded (Unanimous)**
- ii) **17/P/0570/F** - Myrtle Farm, Summer Lane, Banwell, BS29 6LP Change of use of agricultural land to enlarge existing caravan site, creating 12no. new touring caravan pitches in addition to the 10no. existing pitches; demolition of tractor shed & timber garage and extension to and re-arrangement of existing shower block, and erection of a tractor and maintenance store. Drainage works.
- Resolved** – To recommend approval
- Concern was raised about the exit to the site in relation to the speed of the traffic along Wolvershill Road and the potential introduction of caravan traffic through the village.
- The resolution was correctly proposed and seconded (Unanimous)**
- iii) **17/P/0606/O** - F Sweeting & Sons, Station Road, Sandford, BS25 5RQ Outline application for residential development (of up to 16 dwellings) with all matters reserved for subsequent approval.
- Resolved** – To recommend refusal for the following reasons;
- Concern was expressed for the safety of vehicles exiting the site due to the speed traffic travels and the impact the increase of cars will have on Banwell.
  - Out of keeping in respect to level, density, scale and height. It was felt 16 three storey dwellings in this location is out of keeping with other properties.

- They are in an unsustainable location. The site is far removed from Sandford Village shop and school without a continuous footway.
- The site is outside the settlement boundary and close to the AONB

**The resolution was correctly proposed and seconded (8 in favour 2 abstention)**

- iv) **17/P/0615/F** - Whitley Head House, Bridewell Lane, Banwell, BS29 6NA. Proposed conversion of existing agricultural barn to a dwelling. An attached tin clad farm store and detached garage/workshop building to be demolished. Erection of a single storey lean-to boiler/fuel store to the rear elevation. Installation of a sewage treatment plant. 2no. roof lights to the west elevation.

**Resolved** – To recommend approval

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

- v) **17/P/0632/F** - Western Fields, Whitley Road, Banwell BS29 6NA. Change of use of the garden to a mixed use of part garden and for the siting of a container to be used for the storage of alcohol.

**Resolved** – To recommend approval

**The resolution was correctly proposed and seconded (8 in favour 2 abstentions)**

**105/17 To note planning decisions – (agenda item 32).**

- i) **16/P/2961/LDE** - Jasmine Cottage, Bristol Road, Hewish, Banwell, BS24 6RD. Application for a certificate of lawfulness for the existing use as a separate residential dwelling. **CERTIFIED**
- ii) **17/P/0295/LB & 17/P/0298/F** – Yarborough Cottage, Banwell Road, Christon. BS29 6ND. Replace existing kitchen window to ground floor east elevation with new timber door and lintel. **GRANTED**
- iii) **17/P/0296/F** - Field off Summer Lane adjacent to Lower Laurel Farm, Knightcott, Banwell. Change of use from agricultural land to equestrian use with the erection of 3no. stables, tack room and hay storage barn with an exercise yard surrounding the stables. The existing access gate will be set back from the road and the access track re-surfaced and a turning head included. **GRANTED**
- iv) **17/P/0338/TPO** - Banwell Caves, Whitley Road, Banwell, BS29 6NA. 1 x oak - reduction in height by 30 feet; 1 x ash - fell; 1 x sycamore - fell. **REFUSED** but lesser works were **GRANTED**.

**106/17 Dates of the next meetings – (agenda item 33)**

27<sup>th</sup> April 2017 – Youth Club Management Committee Meeting 7pm Banwell Children’s Centre.  
 8<sup>th</sup> May 2017 – Annual Meeting of Banwell Parish Council 7:30pm Banwell Village Hall  
 19<sup>th</sup> May 2017 – Annual Meeting of the Electors 7:30pm Banwell Village Hall

The Chairman closed the meeting at 22:20

.....Chairman

.....Date