



MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 13th NOVEMBER 2017 AT BANWELL VILLAGE HALL

PRESENT:	Councillors Jim Weston (Chairman), Phil Adams, Jo Arnold, Paul Bateman, Paul Blatchford, Steve Davies, Phil Hale, Paul Harding, Maggie McCarthy and Dawn Parry.
IN ATTENDANCE:	Mrs Liz Shayler (Clerk).
WARD COUNCILLOR:	Cllr Ann Harley and Jerry O'Brien
AVON & SOMERSET POLICE:	None
PRESS:	None
MEMBERS OF THE PUBLIC:	9

The Chairman welcomed everyone and opened the meeting.

267/17 To receive apologies for absence (agenda item 1)

Apologies were received from Parish Councillors Angela Haden & Michael Poole.

268/17 To receive members' declarations of interest on any agenda item. (agenda item 2)

Cllr McCarthy declared an interest in agenda item 14 as Banwell Archaeology representative on the Village Hall Committee.

269/17 To invite public participation (agenda item 3)

i) New Creation Churches

John Batt, Graham Preston and Christine Ramshaw, representatives of New Creation Churches gave a presentation to the council on the future of Banwell Methodist Chapel. They asked for any views and ideas from Councillors as to how the Methodist Chapel might be developed to best serve the community. The backrooms have already been redeveloped and include offices and a warm, carpeted room which is being used.

The following suggestions for the future were being considered by New Creation Churches;

- Removing pews from the Chapel and replacing them with chairs that could be moved.
- Glass frontage to make it more inviting.
- Community drop-in centre with free wifi.
- Consultation rooms for counselling, citizens advice etc...
- Training events e.g. IT courses

New Creation Churches understood that there were traffic issues to be addressed but were hopeful that a solution could be found.

Councillors were invited to view the works done so far. The Chairman noted that the Methodist Chapel is within the Conservation Area and reminded the representatives about the stricter controls on building works there. Councillors were asked to pass any suggestions for uses to the Clerk who will then pass them on.

ii) Members of the public.

No members of the public brought anything before the council.

iii) Community Beat Manager's report.

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

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

Cllr Harley reported that councillors and officers of North Somerset Council support the link road from the A370 to the A38 as part of the West of England Spatial Strategy. However, they are adamant that the infrastructure must be in place before any houses are built. Cllr Weston and Cllr Davies reminded both District Councillors of the importance of the spur road from Castle Hill to East Street which appears to be missing from the draft JSP plans.

North Somerset Council is currently looking at its budgets. There are lots of ideas but with such tight budgets it is difficult to finance them.

270/17 To approve as a correct record, the minutes of the Parish Council Meeting held on 9th October 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).

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

271/17 To receive the Clerk's report/Exchange of information: (agenda item 5)

- (i) **Putting up the Christmas Tree.** Cllr Arnold updated the council on the present situation in relation to the electricity supply box. A contingency plan has been agreed by the school if it remains unusable. Cllr Harding updated the meeting on Banwell Action Group who will be meeting tomorrow. The Christmas Tree is to be erected the weekend of the 2nd / 3rd December. The Clerk to liaise with the School and Banwell Action Group as to the exact date and time.
- (ii) **Battles Over Celebration 2018.** The Chairman reported that the working party will be assessing the best place for the beacon. The individual who helped with this year's football club bonfire has offered to help with building the beacon. Cllr Hale asked that the Clerk ensure that the Came and Company insurance requirements and guidelines are followed.
- (iii) **Church Street Length / Width Restriction.** The Chairman reported that due to the large number of signs which would be needed for a length restriction, North Somerset would be initially applying for a width restriction. This would mean additional signage along Riverside at the junction with Puxton Road. The Clerk was asked to resend the draft highways order.
- (iv) **Interim Internal Audit.** The Clerk reported this would officially be on next month's agenda but that overall the auditor was pleased with procedures in place. A few minor adjustments had been suggested some of which have already been put in place.
- (v) **PA testing of Christmas Lights.** Jeff Parker from J&M Services has agreed to PA test the Christmas tree lights for free. The Clerk was asked to write a letter of thanks.
- (vi) **Lights around the village.** The Clerk reported that the light on the path between Littlefield's and West Street was owned by the Parish. She was investigating whether it had been part of the recent electrical testing survey. Any work needed to the light would be on a future agenda.
- (vii) **Office Carpet.** The Chairman reported that the carpet in the office was becoming increasingly worn and needed replacing. This would be on next month's agenda.
- (viii) **Special Constables** – The Chairman thanked the Specials for closing the road for Remembrance Day. The Clerk was asked to write a letter of thanks
- (ix) **Highways Working Group** – It was suggested that this meeting be held on the 6th December between the date of the NSC Local Plan Consultation at the Children's centre on the 29th November and the next Parish Council meeting on the 11th December.
- (x) **Riverside** – The Chairman reported that he had received complaints concerning regular bonfires being lit along Riverside Green whilst football matches were in progress. The Clerk was asked to investigate.

- (xi) **Recycling lorry** – A complaint had been received concerning the recycling lorry along Wolvershill Road. Recycling is being dropped and not picked up. The Clerk was asked to contact North Somerset.
- (xii) **Speed hump** – Concerns were raised about the speed hump located at the Childrens Centre which inhibits disabled access. The Clerk was asked to contact North Somerset and the contractor who put the hump in to see how this problem can be solved.

272/17 To approve the following items of expenditure (agenda item 6).

- (i) **£31 for four chairs for the office**

Resolved: To purchase four chairs for the office for £31

The resolution was correctly proposed and seconded (unanimous).

- (ii) **£65 top up for drawers, cupboards and baskets for the shelving unit**

Resolved: To agree a £65 top up for drawers, cupboards and baskets for the shelving unit

The resolution was correctly proposed and seconded (unanimous).

- (iii) **£15 for membership to Somerset Playing Fields' Association**

Resolved: To pay £15 for membership to Somerset Playing Fields' Association

The resolution was correctly proposed and seconded (unanimous).

- (iv) **£78 to replace loose roof tiles on the bus shelters.**

Resolved: To pay £78 to replace loose roof tiles on the Knightcott bus shelter.

The resolution was correctly proposed and seconded (unanimous).

- (v) **£50 for a Christmas Tree**

Resolved: To purchase a Christmas tree for £50

The resolution was correctly proposed and seconded (unanimous).

273/17 To discuss and agree moving the annual tree report from February to November to better enable Council to budget for any work which needs to be completed.

Resolved: To agree to move the annual tree report from February 2018 to November 2018 to better enable Council to budget for any work which needs to be completed. To ask the tree surgeon to inspect the trees on the recreation ground.

The resolution was correctly proposed and seconded (unanimous).

274/17 To discuss and agree a way forward concerning areas around the village which need strimming.

The following areas were discussed; the path alongside the Bowling Green, High Street from Littlefield's to The Square and Riverside. The Village Orderly was asked to provide a price to clear these areas for next month's agenda. The Clerk to write to the residents who live on the path between High Street and Littlefield's.

The Clerk informed the Council that she was working with North Somerset to find a solution to the omission by NSC contractors of grass cutting on slopping ground along parts of High Street.

275/17 To discuss and agree a response to the request from the Scouting Association for financial aid for pest control. (agenda item 13).

Resolved: To pay £200 to the Scouting Association for financial aid for pest control.

The resolution was correctly proposed and seconded (unanimous).

The possibility of the ditch behind the Scout Hut being cleared of vegetation or piped as part of the construction works for a new scout hut was raised.

Resolved: The Clerk to investigate clearing the ditch / piping the ditch when the scout hut is removed.

The resolution was correctly proposed and seconded (unanimous).

276/16 Due to the confidential information which had been supplied as part of Banwell Buddies' request for financial aid (agenda item 10) it was suggested that this item be moved to the end of the meeting for discussion in closed session.

Resolved – that agenda item 10 be moved to the end of the meeting.

The resolution was correctly proposed and seconded (unanimous).

277/17 To review and approve the following documents; (agenda item 11)

(i) **Acceptable Usage Policy**

Resolved: To defer until January to allow Councillors to submit any comments to the Clerk.

The resolution was correctly proposed and seconded (Unanimous)

(ii) **Publication Scheme**

Resolved: To agree the reviewed publication scheme and schedule

The resolution was correctly proposed and seconded (Unanimous)

278/17 To note the training available and agree any attendance (agenda item 12)

(i) **29th November 2017 North Somerset Council's Local Plan Consultation**, Banwell Children's Centre 3pm until 7pm. Free

All Councillors were requested to attend this event.

(ii) **30th November 2017 Risk Assessment** Salford Hall £30

Resolved: That the Clerk attend this session

The resolution was correctly proposed and seconded (unanimous).

(iii) **6th December 2017 Bristol Airport update** Bristol Airport. 6pm for 6:30pm Free

Cllr Bateman, Cllr Hale and Cllr Parry to attend this event.

- 279/17 To discuss resident concerns about parking on Wolvershill Park / The Paddocks (agenda item 13).**
- The Chairman informed the meeting of the situation on Wolvershill Park / The Paddocks.
- Resolved:** That the Parish Council do not support keep clear markings at the present time but if the residents provide photographs/ evidence showing illegal / hazardous parking then it will be re-considered in the future.
- The resolution was correctly proposed and seconded (unanimous).**
- 280/17 To discuss the purchase of a 'Village Hall' sign to be located on the post along Knightcott Road near the junction of Westfield Road.**
- Resolved:** That the Parish Council support a Village Hall sign to be located along Knightcott Road near its junction with Westfield Road. The Clerk to contact North Somerset Council.
- The resolution was correctly proposed and seconded (unanimous).**
- 281/17 To discuss and agree a response to North Somerset's Pharmaceutical Needs Assessment.**
- Council noted the draft North Somerset's Pharmaceutical Needs Assessment.
- 282/17 To discuss and agree a response to North Somerset's draft Local Planning Application Requirements – Part 1 document**
- Resolved:** Councillors noted North Somerset's draft Local Planning Application Requirements – Part 1 document. They felt that there should be a tick box on the application form 'Is the property in a Conservation Area'. It was felt that in the long term North Somerset could save money as applicants would be required to find out whether the property is in a Conservation Area and its associated criteria thus avoiding planning breaches.
- The resolution was correctly proposed and seconded (unanimous).**
- It was suggested that the Parish Council should leaflet properties in the Conservation Area specifying the regulations which govern it.
- 283/17 To discuss and agree a response to North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document**
- Council noted North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance: Draft Supplementary Planning Document.
- 284/17 To discuss and agree a response to Planning for the right homes in the right places: consultation proposals.**
- Cllr Hale gave a summary of the consultation proposals.
- Resolved:** To support standard approach to assessing local housing need. Councillors felt that they were not able to comment on the validity of the actual formula being proposed.
- The resolution was correctly proposed and seconded (unanimous).**
- 285/17 To discuss and agree a response to Disqualification Criteria for Councillors and Mayors.**

Cllr Harding gave a summary concerning his proposed response to the disqualification criteria.

Resolved: Cllr Harding to submit a response on behalf of the Parish Council.

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

286/17 To authorise bills for payment (agenda item 25)

Resolved: To authorise bills for payment. Cllrs Harding and Hale will sign the cheques.

The resolution was correctly proposed and seconded (Unanimous)

287/17 To agree a direct debit payment to register with the Information Commissioners Office.

Resolved: To agree a direct debit payment to register with the Information Commissioners Office.

The resolution was correctly proposed and seconded (Unanimous)

288/17 To apply for limited online banking which will allow the Council to look at and print bank statements.

Resolved: To apply for limited online banking which will allow the Council to look at and print bank statements.

The resolution was correctly proposed and seconded (Unanimous)

289/17 To note the Parish Council's Octobers net position, bank balances and bank reconciliation (agenda item 26)

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

290/17 To note and comment upon planning applications (agenda item 19).

- (i) **17/P/2271/F** - 26 West Street, Banwell, BS29 6DB Retrospective application for insertion of enlarged opening for window on side elevation of property.

Resolved – To not support this planning application due to the use of inappropriate materials (white UPVC) in a Conservation Area.

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

- (ii) **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 a storage area. External alterations to include the installation of 3no. rooflights, satellite dish and painting of the external render to include changing the colour, installation of plastic guttering and downpipe around the front bay window to be replaced by cast iron gutter and downpipe for bay window.

Standing orders were suspended to allow members of the public to speak on this agenda item.

The prospective owners and present neighbour spoke in support of this application.

Standing orders were reinstated.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (iii) **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, installation of plastic guttering and downpipe around the front bay window to be replaced by cast iron gutter and downpipe for bay window.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (iv) **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).

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (v) **17/P/2372/F** - The Old Farmhouse, Rolstone Farm, West Rolstone Road, Hewish, BS24 6UU. Erection of two storey front porch.

Resolved – To support this application.

The resolution was correctly proposed and seconded (unanimous)

- (vi) **17/P/2458/F** - Frasander Farm, Riverside, Banwell, BS29 6EL. Static Caravan used for Residential and Business Purposes and associated Structures and Landscaping (retrospective).

Resolved – To not support this application due to placing a residential caravan within a flood zone and the absence of any justification.

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

- (vii) **17/P/2467/F** - Adjacent to Lower Laurel Farm, Summer Lane, Banwell, BS29 6LP. Erection of 2 No. holiday lets for disabled visitors with specialised needs.

Resolved – To recommend no objection to this application with the condition that it remains a holiday let. However, North Somerset Council to note the following concerns;

- The remainder of the garden would be cut off from Lower Laurel Farm
- The fences were felt to be visually inappropriate and a hedge should be retained instead.
- A triple garage is mentioned in the ecological survey report but is not referred to in the application.
- That the Highways department should be happy with the proposed visibility splay.

The resolution was correctly proposed and seconded (unanimous)

- (viii) **17/P/2510/F** - Darsham House, Bristol Road, Hewish, BS24 6RD. Demolition of existing detached garage to facilitate erection of larger replacement detached garage (garage 'A') and erection of a new detached garage (garage 'B').

Resolved – To recommend no objection this application.

The resolution was correctly proposed and seconded (unanimous)

291/17 To note planning decisions – (agenda item 27).

- (i) **16/P/2744/OT2** – Land South of Wolverhill Road, Banwell - Outline planning application with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure. **CONSENT GRANTED**
- (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. **CONSENT GRANTED**
- (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. **WITHDRAWN**
- (iv) **17/P/0828/F** Land at, Moor Road, Banwell - Change of use from agricultural land to a mixed use of agriculture and equestrian with the erection of a storage, stables and tack room building and the formation of an area of hardstanding. **CONSENT GRANTED**
- (v) **17/P/1955/F** - 13 Wolverhill Park, Banwell, BS29 6DQ. Erection of a single storey side extension. **CONSENT GRANTED**
- (vi) **17/P/2010/F** - Building at Elmcroft Farm, Cooks Lane, Banwell, BS29 6DS. Conversion of agricultural outbuilding to provide a self-contained unit of holiday cottage accommodation. **CONSENT GRANTED**
- (vii) **17/P/2014/O** - Lower Rhodyate Farm, The Rhodyate, Banwell, BS29 6NR. Outline planning application for the erection of 1 No. agricultural workers dwelling with all matters reserved for subsequent approval. **CONSENT GRANTED**
- (viii) **17/P/2163/F** Puxton Park, Cowslip Lane, Hewish, Puxton, BS24 6AH Erection of 2no. buildings to accommodate a Santa's grotto and folly. **CONSENT GRANTED**
- (ix) **17/P/2310/TPO** TREEFIELDS, Bristol Road, Hewish, Weston-super-Mare, BS24 6RD G1 Poplars - crown lift by up to 6m. **REFUSED**. Lesser work **GRANTED** crown lift by up to 3m.

292/17 Dates of the next meetings – (agenda item 28)

- 28th November 2017 – Cemetery Committee Meeting 7pm Banwell Village Hall.
- 30th November 2017 – Youth Club Management Committee Meeting 7pm Banwell Children's Centre.
- 6th December 2017 – Highways Working Party 1pm Banwell Village Hall.
- 11th December 2017 – Parish Council Meeting 7:30pm Banwell Village Hall.

293/17 The Council was recommended to resolve that members of the press and public be excluded from the meeting during consideration of agenda item 10.

Resolved – that members of the press and public be excluded from the meeting during consideration of the following agenda items 10

The resolution was correctly proposed and seconded (unanimous).

294/17 To discuss and agree a response to the request from Banwell Buddies for financial aid (agenda item 10).

The Chairman in collaboration with Cllr Hale to write to North Somerset Council informing them of this Councils disgust at their sudden removal of funding to Banwell Buddies that has resulted in their approach to the Parish Council for financial assistance.

Members of the public to be invited back into the meeting.

Resolved: To agree a grant of £3000 to be taken from the school crossing budget for Banwell Buddies with the proviso that they meet, before Christmas, with Cllr Arnold, Cllr Bateman, Cllr Blatchford and Cllr Parry.

The resolution was correctly proposed and seconded (unanimous).

The Chairman closed the meeting at 22:45

.....Chairman

.....Date