



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

15th August 2018

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 20th August 2018 at 7.00 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. Cllr Perrett & Cllr Harding
2. To receive members' declarations of interest on any agenda item.
3. The Council is recommended to resolve that members of the press and public be excluded from the meeting during consideration of the following agenda items 4 & 5 by reason of the confidential nature of the items of business to be transacted, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.
4. To receive a report from North Somerset Children's Services concerning the proposed withdrawal of Children's Centre services and agree any associated actions (confidential papers pages 1- 5).
5. To receive a report concerning the Scout Hut lease and a request to consider the footprint of any future building and to agree a way forward (confidential papers page 6).

The meeting will reconvene for the public at 7:30pm

6. 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
7. To approve as a correct record the minutes of the Parish Council Meeting held on 16th July 2018 (pages 1 to 8).
8. To discuss Cllr Bateman's request to clarify the Parish Councils position regarding Lawful Use Certificate applications and how to respond to North Somerset Council.
9. To note and comment upon planning applications (see planning PowerPoint).
 - i) **18/P/3264/LBC** – Old School Cottage, 17 High Street, Banwell. BS29 6AA. Listed building consent to remove 12 courses of bricks down from the chimney to tie bar. Chasing out existing mortar joints

between the bricks where necessary. Capping on the top of the chimney with slab and mortar to finish.

- ii) **18/P/3346/FUH** – Court Farm, Moor Road, Banwell BS29 6ET. First floor extension.
 - iii) **18/P/3443/OUT** – Frasander Farm, Riverside Banwell BS29 6EL. Outline application for the erection of an agricultural workers dwelling with all matters reserved for subsequent approval.
 - iv) **18/P/3471/NMA** - Eversleigh House, East Street, Banwell, BS29 6BW. Non-material amendment to 16/P/2696/F (Demolition of existing single storey lean-to and erection of a single storey side extension) to amend the footprint of the single storey extension.
 - v) **18/P/3655/CQA** – Rolstone Manor, West Rolstone Road, Hewish, Weston-super-Mare BS24 6UR. Prior approval for change of use from agricultural building and land to 1no. dwelling within use class C3, plus associated operational development comprising the installation of new windows, doors and rooflights; retention of tiling on top of new roof build up with provision of new breathable roof felt and insulation of the roof void. Removal of part of modern general agricultural building to east.
 - vi) **18/P/3681/FUL** - Land to the Rear of The Ship Hotel, West Street, Banwell. Erection of two dwellings, access and parking.
 - vii) **18/P/3773/FUL** - Pennant Dark Lane Banwell BS29 6BP. Proposed dwelling in land adjoining Pennant House.
 - viii) **18/P/3778/CSA** - Barn at Puxton Court Farm, Balls Barn Lane, Rolstone. Prior approval for the change of use from 1no. agricultural building and land to a children's nursery.
 - ix) **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.
 - x) **18/P/3994/TPO** - The Caves Whitley Road Banwell BS29 6NA. T1 - Sycamore - Fell, T2 - T6 - Ash - Fell, T7- Sycamore – Fell.
10. 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) Lights around the village
 - ii) Recreation Ground nets
11. To note the training and events available and agree any attendance.
- i) 3rd Oct, 17th Oct, 31st Oct & 14th Nov Planning demystified webinars x 4 £90 Clerk
 - ii) 10th Oct Cemetery legal compliance, Bridport £145 Clerk
 - iii) 14th Nov, 21st Nov Agenda and Minutes webinars x 2 £60 Clerk
12. To repaint the bus shelters along the A370.
13. To receive an update concerning Gollings Lane and to agree a way forward.
14. To discuss the Wooden Play Equipment at Riverside and agree a way forward.
15. To discuss and agree the cost of purchasing the remaining eight bench silhouettes for £336 (page 9).
16. To discuss and agree the cost of purchasing eighteen name blocks at £180 in celebration of 'Battles Over' (page 9).
17. To consider a proposal from Winscombe Parish Council to borrow the Vehicle Activated Sign for a week.
18. To discuss and agree a response to North Somerset's safety proposals for Wolverhill Road (sent by email).
19. To consider the appointment of Bridget Bowen as the internal auditor for the financial year 2018/2019 (pages 10 - 18).
20. To authorise bills for payment (page 19)

21. To note the Parish Council's end of July's net position, bank balances and bank reconciliation (pages 20 - 22)
22. To note planning decisions – (for information).
- i) **17/P/5461/FUL** The Willows Haybow Hewish Banwell BS24 6RA **APPROVED**
 - ii) **18/P/2108/FUL** Land adjacent to Cornerstone Cowslip Lane/ Hatches Lane, Banwell. Erection of an additional industrial unit. **APPROVED**
 - iii) **18/P/2976/FUH** The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. First floor extension over existing ground floor. **WITHDRAWN**
 - iv) **18/P/3027/FUL** Hatch Cottage, Hatches Lane, Banwell. BS24 6UF Change of use of agricultural land to mixed agricultural and equestrian and provision of horse ménage area for private use. **APPROVED**
 - v) **18/P/3217/FUL** 24, East Street, Banwell, BS29 6BW. Erection of 1no. dwelling. **APPROVED**
 - vi) **18/P/3330/CQA** Herons Rest, Riverside, Banwell. BS29 6EL Prior approval for change of use from agricultural building to 2no. dwelling houses and associated building operations comprising of the installation of new windows and doors. **PRIOR APPROVAL REQUIRED AND GRANTED**
 - vii) **18/P/3340/LDE** Boulters Yard, Summer Lane, Banwell, BS29 6LP. Existing garage concerned in vehicle repair, servicing and dismantling. B2 use is required to carry out vehicle MOT testing. **CERTIFIED**
 - viii) **18/P/3376/TPO** Cedar Haven, Haybow, Hewish, Weston-super-Mare, BS24 6RB. Area A1 - Ash, Sycamore, Hawthorn - Crown lift to 4m or cut back to clear pathway. Willow - Reduce to 1.0m (failed stem). **REFUSED but lesser works GRANTED**
 - ix) **18/P/3500/TRCA** The Abbey, East Street, Banwell. BS29 6BW. T1 - Magnolia - reduce to previous points. T2 - Holm oak - large limb on road side of tree - stem has been pollarded and is dying back, reduce back further behind the wall closer to the main stem of the tree. **NO OBJECTION**

23. Date of the next meeting –

28th August 2018 – Cemetery Committee, 7pm Banwell Cemetery.

17th September 2018 – Parish Council Meeting, 7:30pm Banwell Village Hall.

28th September 2018 – Youth Club Management Committee Meeting, 7:30pm Banwell Childrens Centre.

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.