



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

11th July 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 16th July 2018 at 7.30 p.m. at Banwell Village Hall, when the following business will be transacted.

Liz Shayler
Clerk to the Council

A G E N D A

1. To receive apologies for absence. Cllr Bateman, Cllr Parry & Cllr Perrett
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 al Meeting of the Parish Council held on 18th June 2018 (pages 1 to 8).
5. To note and comment upon planning applications (see planning PowerPoint).
 - i) **18/P/2275/RM** – Land to East of, Wolvershill Road, Banwell. North Somerset. Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission. 16/P/2094/O (outline planning application for the erection of up to 44 no. dwellings (including 13 no. affordable housing units (30%)), along with the provision of informal public open space and associated works with access from Wolvershill Road for approval; appearance, landscaping, layout and scale reserved for subsequent approval).
 - ii) **18/P/3300/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.
 - iii) **18/P/3334/OUT** Land To South Of, William Daw Close, Banwell. Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval (page 9).
 - iv) **18/P/3353/FUL** Land At Bowerhouse, East Of Riverside And West Of Puxton Lane/Drove Way, Banwell. BS29 6EL. Application for the removal of condition No. 19 on application 14/P/1666/F (

Installation of a solar farm with associated works) to allow continued renewable energy generation on the site.

- v) **18/P/3428/FUL** Field Adjacent To, Waits Cottage, Knightcott Road, Banwell. BS29 6HR. Retrospective application for the retention of altered field gate access.
 - vi) **18/P/3475/FUH** Roughmoor, Well Lane, Banwell. BS29 6HU. Two storey rear extension.
 - vii) **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.
6. To note the Youth Club Committee meeting minutes from the 28th June 2018 (pages 10 - 14).
 7. 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
 8. To approve items of expenditure:
 - i) £70 to clear the brambles around the bus shelter on the A370
 - ii) The cost of a new gate hanging post for Riverside Green.
 - iii) To agree the cost of replacing the side panel on the MUGA
 9. To note the training available and agree any attendance.
 - i) 8th September 'Being a Good Councillor' 9.45 - 12.30 - Felton Hall £60 – Cllr Manley
 10. To discuss and agree a way forward concerning the footpath from Littlefields Avenue to High Street.
 11. To receive an update concerning the wet area on Riverside Green and agree any further actions.
 12. To consider whether Banwell Parish Council should support the Parish Reuse Events by organising a local reuse and WEEE recycling event (page 15).
 13. To consider a request from a Councillor for the use of the Parish Council Logo on a car bumper sticker.
 14. To consider setting up a working party to discuss the planting of the 18 memorial trees around the Parish.
 15. To consider a request from a local resident for the use of the recreation ground in October to land a helicopter.
 16. To discuss and agree a response to North Somerset's Landscape Character Assessment SPD update 2018 www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/supplementary-planning-advice/draft-supplementary-planning-documents/draft-supplementary-plans/
 17. To discuss and agree a response to Bristol Airports Draft Noise Action Plan www.bristolairport.co.uk/about-us/who-we-are/our-future
 18. To authorise bills for payment (page 16)
 19. To note the Parish Council's end of June's net position, bank balances and bank reconciliation (pages 17 – 19)
 20. To note planning decisions – (for information).
 - i) **18/P/2250/FUL** Ground Floor, 8 West Street, Banwell BS29 6DA. Change of use of ground floor (former hair salon) to self-contained one bedroom flat. **APPROVED**
 - ii) **18/P/2236/OUT** – Meadow Court, Wolverhill Road, Banwell. BS29 6DJ. Outline planning permission for the erection of 2no. dwellings with access and layout for approval and appearance, landscaping and scale reserved for subsequent approval. **REFUSED**

- iii) **18/P/2326/RM** - Lower Rhodyate Farm, The Rhodyate, Banwell, North Somerset. BS29 6NR Reserved matters application for the erection of an agricultural worker's dwelling for matters of access, appearance, landscaping, layout and scale pursuant to outline application 17/P/2014/O (erection of 1 No. agricultural workers dwelling with all matters reserved for subsequent approval). **APPROVED**
- iv) **18/P/2370/MMA** Cedar Lodge Wolverhill Road Banwell BS29 6DJ. Minor material amendment to application 17/P/0858/F to raise the height of the garage by 1.5m to use the roof space for storage and including 2 No. rooflights and a window. **REFUSED**
- v) **18/P/2402/FUL** Lower Rhodyate Farm, The Rhodyate, Banwell. BS29 6NR. Conversion of two holiday cottages into 2no. dwellings. **WITHDRAWN**
- vi) **18/P/2665/FUH**– Yarborough Cottage, Banwell Road, Christon, Banwell. BS29 6ND. Oak framed garden room to side. **APPROVED**
- vii) **18/P/2666/LBC** – Yarborough Cottage, Banwell Road, Christon, Banwell, North Somerset. BS29 6ND. Oak framed garden room to side. **APPROVED**
- viii) **18/P/2797/HHPA** Trehvarn Wolverhill Road Banwell BS29 6LA. Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 3.6 metres; 2) have a maximum height of 2.6 metres and 3) have eaves that are 2.6 metres high. **PRIOR APPROVAL NOT REQUIRED**
- ix) **18/P/2864/FUH** 8, The Paddock, Banwell, BS29 6DH. Detached garage to side of property. **APPROVED**
- x) **18/P/2870/FUL** Lower Rhodyate Farm The Rhodyate Banwell North Somerset BS29 6NR. Retention of park home to be used as an Agricultural Worker's Dwelling for a temporary period. **APPROVED**
- xi) **18/P/2934/TPO** Emmerson Terrace, Westfield Road, Banwell. BS29 6BT T1 - Silver birch - 2m reduction. T2 - Sycamore - 2.0m crown reduction of the western canopy to boundary. **REFUSED** but lesser work **AGREED**
- xii) **18/P/3010/LDP** The Old Farmhouse, Rolstone Farm, West Rolstone Road, Hewish. BS24 6UU. Lawful development Certificate for the Proposed two storey rear extension to project out no more than 3 metres from original rear wall. Eaves height and ridge height to be no higher than existing house. Not within 7 metres of rear boundary. **REFUSED**
- xiii) **18/P/3029/HHPA** The Old Farmhouse, Rolstone Farm, West Rolstone Road, Hewish. BS24 6UU. Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 6.5 metres; 2) have a maximum height of 3.99 metres and 3) have eaves that are 2.49 metres high. **PRIOR APPROVAL NOT REQUIRED**
- xiv) **18/P/3033/FUH** 7, North View Drive, Banwell BS29 6AS. Two storey side extension, front porch and front balcony. **APPROVED**
- xv) **18/P/3500/NMA** Land At Bowerhouse, East Of Riverside And West Of Puxton Lane/Drove Way, Banwell. Non-material amendment to 14/P/1666/F (installation of a solar farm with associated works) to change the height and position of CCTV and to make changes to the approved perimeter fence line. **APPROVED**

21. Date of the next meeting –

20th August 2018 – Parish Council Meeting, 7:30pm Banwell Village Hall.

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

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.