



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

14th November 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 19th November 2018 at 7.30 p.m. at Banwell Children's Centre, when the following business will be transacted.

Liz Shayler
Clerk to the Council

Before the meeting begins there will be a public participation session – *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. (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.

AGENDA

1. To receive apologies for absence. Cllr Parry
2. To receive members' declarations of interest on any agenda item.
3. To approve as a correct record, the minutes of the meeting of the Parish Council held on 15th October 2018 (pages 1-8).
4. 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) The Beacon
 - (ii) Meeting with North Somerset Flood engineer concerning Riverside
 - (iii) Lights around the village
5. To review and approve the following documents; (pages 9 – 22)
 - (i) Action Plan for current year (pages 9 - 13)
 - (ii) Training Policy (pages 14 - 16)
 - (iii) Community Engagement Policy (pages 17 - 20)
 - (iv) Amendments to the Grant awarding policy (pages 21 & 22)
6. To confirm that the Parish Council meet the requirements for the Local Council Award Scheme Foundation the policies and procedures it has and the information it publishes online and (pages 23 – 34).

7. To approve the following items of expenditure: -
 - (i) £80 to apply for the Local Council Award Scheme - Foundation
 - (ii) £15 to renew the annual membership to Somerset Playing Fields' Association
 - (iii) £50 for the annual Christmas Tree which will be located in the school.
8. To consider the following items in relation to the relocation of the Parish Council Office to the Children's Centre;
 - i) The hiring of legal advice to advise on North Somerset's Contract.
 - ii) An earlier surrender date than the 1st April
 - iii) The report from Structural Engineers regarding the Children's Centre cracks (pages 35 - 37)
 - iv) The ownership and future of the CCTV.
9. To note the annual tree report and agree any recommendations (pages 38 - 61).
10. To note the training available and agree any attendance.
 - (i) 21st November Playground Inspections GB Sports, Weston. 8:45am – 4pm £125
 - (ii) 30th November VAT Course Oldland Community & Youth Centre. 10am – 12:30pm £40 The Clerk
11. To discuss traffic calming measures or improved road markings on Castle Hill following recent traffic incidents.
12. To discuss the Council's initial thoughts concerning North Somerset's Parking review.
13. To note the internal auditors, interim report for the 2018/2019 accounts and agree any recommendations (pages 62 - 67).
14. To authorise bills for payment (page 68)
15. To note the Parish Council's end of January's net position, bank balances and bank reconciliation (pages 69 - 71)
16. To note and comment upon planning applications.
 - i) Planning Appeal following refusal of planning application **17/P/2111/O** - 47 dwellings at Western Trade Centre, Knightcott Road, Banwell. To discuss whether the Parish Council would like any planning conditions to be imposed should the appeal be allowed.
 - ii) **18/P/3681/FUL** - Land to the rear of The Ship Hotel, West Street, Banwell. Erection of two dwellings, access and parking
 - iii) **18/P/4239/FUH** - 6 Riverside Banwell BS29 6EE. Combined Double and Single Storey Rear Extension.
 - iv) **18/P/4417/FUL** - Land Adjacent to Lower Laurel Farm Summer Lane Banwell BS29 6LP. Erection of 2 No. holiday lets for disabled visitors with specialised needs. (Resubmission of Application ref. 17/P/2467/F)
 - v) **18/P/4496/FUL** - Land adjacent To Waits Cottage, Knightcott Road, Banwell. BS29 6HR. Retrospective application for the retention of altered field gate access.
 - vi) **18/4535/LDP** – The Old Farmhouse, Rolstone Farm, West Rolsone Road, Hewish. BS24 6UU. 2 storey rear extension.
 - vii) **18/P/4608/TPO** - The Coach House Cooks Lane Banwell BS29 6DS. Beech - prune lower limb by 1-1.5m.
 - viii) **18/P/4645/MMA** - Waits Farm, Knightcott Road, Banwell. Minor Material Amendment for variation of Condition 1 (approved plans) of permission 16/P/2173/F (Conversion and extension of existing barn to create 1no. dwelling. Replacement of 2no. existing farm buildings with 1no, new building creating a single dwelling and a further building to create 2no. dwellings) to allow changes to: Unit 1 (extension to north elevation; raising of wall plate and ridge level by 200mm; changes to size number and design of fenestration on all elevations; use of timber boarding to west elevation instead of natural stone; change to internal layout and provision of 3rd bedroom); Unit 2 (change to internal layout to provide a 2nd bedroom; changes to size number and design of fenestration on two elevations and change of

materials); Unit 3 (change of position of entrance porch; change to external finishes to match Unit 2; changes to size number and design of fenestration); Unit 4 (changes to size number and design of fenestration; substitution of vertical boarding with cement plinth and horizontal boarding)

- ix) **18/P/4656/TPO** – The Caves, Whitley Road, Banwell. BS29 6NA. Woodland – removal of saplings.
- x) **18/P/4660/OUT** – Land North Of Hunters Lodge, Cooks Lane, Banwell. Outline application for the erection of a pair of semi-detached dormer bungalow dwellings. Access for determination; all other matters reserved for subsequent approval.
- xi) **18/P/4675/FUL** – 18/P/4675/FUL - Unit 5, Box Bush Lane, Rolstone, Weston-super-Mare. BS24 6UA. Proposed erection of a new building (Use Classes B1/B2).
- xii) **18/P/4696/FUH** - Silver Birches Whitecross Lane Banwell BS29 6DP. replace existing garage and outbuildings with single storey side extension, new detached front garage.
- xiii) **18/P/4697/RM** – Land Adjacent to Rayners, The Paddock, Banwell. Reserved Matters Permission sought in relation to 16/P/2423/O for the erection of a detached two storey dwelling with access from The Paddock; to include access, appearance, landscaping, layout and scale.
- xiv) **18/P/4700/OUT** – 1 William Daw Close, Banwell. BS29 6HQ. Outline application for the demolition of existing bungalow and erection of 2no. detached dwellings with access, layout and scale for approval. Matters of appearance and landscaping reserved for subsequent approval.

17. To note planning decisions – (for information).

- i) **18/P/2275/RM** - Land to East of Wolverhill 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. **APPROVED**
- ii) **18/P/2792/FUH** - 26A West Street Banwell BS29 6DB. Installation of UPVC windows (Retrospective) **REFUSED.**
- iii) **18/P/3346/FUH** – Court Farm, Moor Road, Banwell BS29 6ET. First floor extension. **WITHDRAWN**
- iv) **18/P/4131/FUH** – 47 West Street Banwell BS29 6DE. The erection of full height gates across an archway at the front of the property facing onto the main road. **APPROVED**
- v) **18/P/4250/LDP** – 17 Wolverhill Park Banwell BS29 6DQ. Rear extension not exceeding 3000mm deep together with loft conversion and new rear dormer. **APPROVED (LAWFUL)**
- vi) **18/P/4374/TRCA** – The Grange 60B West Street Banwell BS29 6DB. T1 - crown reduction by up to 1.5m. **APPROVED**

18. Date of the next meetings –

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

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.