



# MINUTES OF THE ANNUAL MEETING OF THE PARISH COUNCIL HELD AT BANWELL YOUTH & COMMUNITY CENTRE AT 7pm ON MONDAY 16<sup>th</sup> MAY 2022

**PRESENT:** Councillors: Paul Blatchford(Chairman), Phil Adams, Steve Davies, Kevin Gibbons, Paul Harding, Nick Manley, Maggie McCarthy and Matthew Thomson.

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk)  
**WARD COUNCILLOR:** Cllr Haverson  
**AVON & SOMERSET POLICE:** None  
**MEMBERS OF THE PUBLIC:** None

Cllr Blatchford welcomed everybody.

**Before the meeting was convened, members of the public were invited to speak.**

## **Members of the public**

No members of public were present

## **Community Beat Manager's report**

The following report was received for the period 17/04/2022 to 16/05/2022.

Calls from Parish = 42 with the following selection of crimes reported: 1 abandoned 999 calls, 3 antisocial behaviour, 4 concern for welfare, 2 criminal damage, 6 suspicious activity, 13 traffic related, 1 theft and 1 theft of a vehicle.

The local Neighbourhood police team can be contacted via 101, or check out their social media sites, Facebook "Weston & Worle police" or Twitter "ASPNorthSomerset" (where you can find details of local events) or email, [9671@avonandsomerset.police.uk](mailto:9671@avonandsomerset.police.uk).

## **Ward Councillor's report**

Cllr Haverson updated the Parish Council on the following.

- Health Committee panel and the changes at Weston Hospital in particular the merger with the Bristol Hospitals and the proposal to increase the number of minor operations.
- Bus transportation – North Somerset working in conjunction with the West of England Combined Authority have been awarded a conditional amount of £100,000 of government funding to improve the current bus transportation.
- The closure / repurposing of Castlewood.
- Asylum Seekers who have been housed in North Somerset by the Government.
- Her appointment as the New Chair of North Somerset Council.

## **Banwell Bypass Update**

The bypass team updated the Parish Council on the following.

- Outline programme with no significant changes
- Design changes to include equestrians and shared use paths, traffic lights at Locking Road and Wolverhill Road junctions, possible link to Whitecross Lane. Removal of link to bypass onto and off Moor Road. New link between Moor Road and Riverside opposite Banwell Breakers. Eastermead Lane connection to the Strawberry Lane and an additional noise barrier for Dark Lane residents. Creation of shared paths in parts of the village.

Concern was raised from the Parish Council in relation to

- Speeding around the bend at Castle Hill and onto the Southern Link. The bypass team responded that whilst the design has been through the first highways safety test then there are still additional two safety tests that the scheme will need to go through.
- Riverside and High Street being used as a rat run.

- Ensuring 20mph and HGV restrictions through the village

### **North Somerset Development & Placemaking**

The Development & Placemaking team are looking at Council owned land, in particular the future of the farm along Eastermead Lane which is likely to be split by the bypass. A consultation on the use of this land has suggested developing for housing and / or employment.

Members of the Parish Council raised concerns about this land being developed for housing / employment but thought that allotments / community orchard / replacement football pitches would be supported.

**The meeting was convened.**

#### **068/22 To elect a Chairman of the Parish Council for 2022/23 (agenda item 1)**

**Resolved** – To elect Cllr Paul Blatchford as Chairman of the Parish Council for 2022/23

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

Cllr Blatchford read and signed the declaration of acceptance of office.

#### **069/22 To elect a Vice Chairman of the Parish Council for 2022/23 (agenda item 2)**

**Resolved** – To elect Cllr Paul Harding as Vice Chairman of the Parish Council for 2022/23

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

Cllr Harding read and signed the declaration of acceptance of office.

#### **070/22 To receive apologies for absence (agenda item 3)**

Apologies were received from District Councillor Ann Harley

#### **071/22 To appoint Members to Committees and Working Groups for 2022/23 (agenda item 4)**

**Resolved** – To appoint the following Members to Committees and Working Groups for 2022/23;

<b>Planning</b>	<b>Youth and Community Centre</b>
Cllr Blatchford	Cllr Adams
Cllr Davies	Cllr Harding
Cllr Harding	Cllr Manley
Cllr Manley	Cllr McCarthy
Cllr Thomson	Cllr Thomson
<b>Employment</b>	<b>Appeals</b>
Cllr Blatchford	Cllr Adams
Cllr Harding	Cllr Davies
Cllr McCarthy	Cllr Thomson
Cllr Gibbons	
<b>Cemetery &amp; Memorials Working Group</b>	<b>Banwell Sustainability Working Group</b>
Cllr Blatchford	Cllr Thomson
Cllr Harding	Cllr Ingram
Cllr Adams	Cllr Harding
Cllr Davies	
Cllr McCarthy	
John Keate (co-opted)	

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

**072/22 To appoint members of outside bodies for 2022/23 (agenda item 5)**

**Resolved** – That members be appointed as the Parish Council’s representatives on outside bodies in 2020/22 in accordance with the following schedule: -

<b>Outside Body</b>	<b>2022/23 Representatives</b>
ALCA North Somerset Group	Cllr Harding & Cllr McCarthy
Banwell Allotment Society	Vacancy
Banwell in Bloom	Cllr Thomson
Banwell Scouts & Guides Association	Cllr Adams
Banwell School Community Governor	Vacancy
Banwell Village Hall Management Committee	Cllr McCarthy & Cllr Gibbons
Churchill and Langford Minibus Society	Vacancy
Parochial Church Council	Cllr McCarthy
NSC Standards Sub-Committee	Cllr Harding
Winscombe & Banwell Patient Participation Group	Cllr Gibbons
<b>Other</b>	
Defibrillator Guardians	Cllr Adams & Cllr Manley
Weekly Visual Checks of Play Areas	Cllr Harding, Cllr Gibbons & Cllr Thomson
Vehicle Activated Speed Sign	Cllr Harding & Cllr Thompson

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

**073/22 To receive members’ declarations of interest on any agenda item (agenda item 6)**

No declarations of interest were received.

**074/22 To approve as a correct record, the minutes of the Parish Council Meeting on the 18<sup>th</sup> of April 2022 (agenda item 7)**

**Resolved** – That the minutes of the Parish Council Meeting held on the 18<sup>th</sup> of April 2022 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with 1 abstention due to absence)**

The minutes of the meetings will be signed by the Chairman as a correct record.

**075/22 To note the following Committee Meeting Minutes (agenda item 8)**

**(i) Planning Committee minutes from the 9<sup>th</sup> of May 2022**

The minutes of the Planning Committee Meeting were noted.

**(ii) Youth & Community Centre Committee minutes from the 9<sup>th</sup> of May 2022**

The minutes of the Youth & Community Centre Meeting were noted.

**076/22 To review and approve all Banwell Parish Council Committee and Working Party Terms of Reference (agenda item 9)**

**Resolved** – To approve all Banwell Parish Council Committee and Working Party Terms of Reference with a change to the Sustainability Working Group - to meet when necessary.

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

**077/22 To approve the following documents (agenda item 10)**

**(i) Calendar of Meeting dates**

**Resolved** – That the Calendar of Meeting dates for 2022/2023 be approved.

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

**(ii) Financial Regulations and associated Risk Assessment**

**Resolved** – That the financial regulations and associated risk assessment be approved.

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

**(iii) Standing Orders**

**Resolved** – That the Standing Orders be approved.

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

**078/22 To review and approve all Banwell Parish Council Policy and Procedures (agenda item 12)**

**Resolved** – To approve all Banwell Parish Council Policy and Procedures with amendments to the following.

- Reserves Policy - to remove section 6.2 specifying the reserves currently held.
- Training Policy - to change Clerk to staff where appropriate.
- CCTV Policy – to change the number of cameras held.

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

**079/22 To receive the Clerk's report/Exchange of information (agenda item 12)**

**i) Joint Strategic Needs Assessment (JSNA)**

The Clerk attended a training session on the JSNA that looks at the current and future health and care needs of the local population which guide the planning and commissioning of health, well-being and social care services within a local authority area. JSNA documents in North Somerset include a North Somerset overview document and a data dashboard. The Clerk has used the dashboard information for funding bids.

**ii) £1000 grant from Winscombe Parish Council**

Thanks was given to Winscombe Parish Council for their £1000 donation to help maintain services at the Youth & Community Centre.

**iii) Jubilee Grants**

The Parish Council have been awarded £1800 for the Jubilee weekend from the National Lottery along with an additional £315 for wall mounted flags from a member of the community and a free hamper from National Grid. The grant will be used to fund a variety of items from bunting to printing tickets, advertising, refreshments, picnics for the pupil premium families among other things. Almost all of the events will benefit from the grant and therefore indirectly benefitting the groups / organisations running them / residents attending.

**iv) Improving Play Spaces Fund**

North Somerset have set up a £250,000 'Improving Play Spaces Fund' to offer capital match funding of up to 50% to improve local play spaces. Funding is capped at £20,000 for each project. Projects that enhance the accessibility and inclusivity of play facilities to children of all ages and abilities will be prioritised. The Clerk & Comms Officer would like to go for funding for Riverside Green. This will include the piece of multi-use equipment, fence, litter bins and seating.

**080/22 To note the training and events available and agree any attendance (agenda item 13)**

**i) ALCA e-learning on nimble**

The training was noted

**ii) Communications Training via ALCA**

The training was noted

**iii) Finance Training via ALCA**

The training was noted

**iv) 'Scribe' Finance Training via ALCA**

The training was noted

**v) 25<sup>th</sup> May NALC 'Fighting Climate Change' 12 – 1:15pm £38.93.**

The training was noted.

**vi) 27<sup>th</sup> July NALC 'Giving Local Councils more of a say on housing' 12 – 1:15pm £38.93**

**Resolved** – To approve £38.93 for Cllr Blatchford to attend this webinar.

**The resolution was correctly**

**vii) Introduction to Local Councils E-Learning Course FREE**

The meeting was informed that the Clerk had already undertaken the course and that Cllr Blatchford, Harding, Gibbons and McCarthy, had signed up for it. Given it was currently a free course all Councillors were encouraged to sign up and give their feedback to the Clerk.

**081/22 To approve the following items of expenditure (agenda item 14)**

**i) £468 for Annual Scribe Subscription**

**Resolved** – To agree the cost of £468 for the Annual Scribe subscription.

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

**ii) £2027.29 Insurance premium, year two of a three year contract.**

**Resolved** – To agree the cost of £2027.29 the annual insurance premium.

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

**082/22 To consider a grant application for up to £600 from Banwell in Bloom (agenda item 15)**

Thanks were to given to Banwell in Bloom for the beautiful arrangements around the village.

**Resolved** – To agree a grant of £600 to Banwell in Bloom.

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

**083/22 To consider the donation of up to two chat benches from the Rotary Club (agenda item 16)**

**Resolved:** To thank the Rotary Club for their offer but that until the Bypass has been built and the village evaluated for where it would be most appropriate to have a bench like this to refuse the offer. The Council to consider whether one of the current benches could be branded as a chat bench.

**084/22 To authorise bills for payment for May (agenda item 17)**

The Clerk tabled an updated bills for payment sheet for May.

**Resolved:** To authorise the bills for payment sheet for May of £9,913.39. Cllr Harding and Cllr McCarthy to authorise the BACs payments.

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

**085/22 To note the Parish Council's end of April's net position, bank balances and bank reconciliation (agenda item 18)**

The Parish Council's end of April's net position, bank balances and bank reconciliation were noted.

**086/22 To agree regular standing order, direct debit and BACs payments made from the Unity bank account (agenda item 19)**

**Resolved:** To agree the following regular standing order, direct debit and BACs payments made from the Unity bank account

Method	Item	Frequency
SO	Clerk basic salary	Monthly
SO	Communications Officer basic salary	Monthly
DD	Pension – NEST	Monthly
DD	E-On – electricity (streetlights)	Monthly
DD	E-On – electricity (YCC)	Monthly
DD	Mainstream telephone lines x 2 (YCC)	Monthly
DD	North Somerset – waste collection (YCC)	Monthly
DD	Multipay Card fee	Monthly
DD	Multipay Card purchases	When requested
DD	Water-2-Business (YCC)	Quarterly
DD	Cathedral Hygiene (YCC)	Quarterly
DD	Unity Trust Bank Charges	Quarterly
DD	Calor gas Standing Charge	Quarterly
DD	Calor LPG Delivery	When requested
DD	Information Commissioners Office - data protection	Annually
DD	TV Licence	Annually
VDD	Land Registry	When requested
BACS	Allotment Society	
BACS	JK Gardening (Grass Cutting etc...)	Monthly
BACS	Ambience Landscaping (Dog Bins)	Monthly
BACS	Insight Cleaning (YCC)	Monthly
BACS	YMCA Dulverton (Youth Club Provider)	Monthly
BACS	HMRC	Monthly
BACS	GB Sport & Leisure (Play area operational inspections)	Quarterly
BACS	Weston Rail Services (Street light Maintenance)	Quarterly
BACS	Webglu (website fees)	Quarterly

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

**087/22 Dates of the next meetings (agenda item 20)**

Monday 6<sup>th</sup> June 7pm Planning Committee meeting at Banwell Youth & Community Centre

Monday 20<sup>th</sup> June, 7:30pm Parish Council Meeting at Banwell Youth & Community Centre.

The Chairman closed the meeting at 20:45

.....Chairman

.....Date

**Bills for Payment - 18th April until 8th May 2022**  
**Banwell Parish Council**

Method	Payee	Details	Net Amount	VAT	Gross Amount	Comments	Minute agreed	Power
<b>Already Paid</b>								The Parish Council
BACS	Kaye Gunningham	Allotment Payment	£1,647.88		<b>£1,647.88</b>		05/05/2016	
DD	Mainstream	Phone and Broadband (DD 15.05.22)	£6.56	£1.31	<b>£7.87</b>		075/21	
DD	N-Power	Streetlight Power (17.05.22)	£116.37	£5.82	<b>£122.19</b>		075/21	
DD	E-ON	YCC power (17.05.22)	£65.57	£3.28	<b>£68.85</b>		075/21	
<b>To Pay</b>								
BACS	J K Gardening	Grass cutting @ Rec Ground & Knightcott Bank	£141.75		<b>£141.75</b>		075/21	
BACS	J K Gardening	Grass cutting @ Riverside	£70.87		<b>£70.87</b>		075/21	
BACS	J K Gardening	Grass cutting @ YCC	£70.88		<b>£70.88</b>		075/21	
BACS	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		<b>£162.50</b>		075/21	
BACS	J K Gardening	Village orderly	£392.50		<b>£392.50</b>		075/21	
BACS	J K Gardening	Additional Grass Cutting (High Street, Knightcott, Wolvershill Pk)	£110.00		<b>£110.00</b>		135/19	
BACS	J K Gardening	Additional Strimming (Knightcott, Wolvershill) <b>Total £1008.50</b>	£60.00		<b>£60.00</b>		157/19	
BACS	Ambience Landscape	Dog Bin emptying	£448.50	£89.70	<b>£538.20</b>		075/21	
BACS	Insight Cleaning	YCC Cleaning	£192.00		<b>£192.00</b>		075/21	
BACS	YMCA	Programme costs	£270.00		<b>£270.00</b>		57/22	
BACS	Scribe	Booking Annual Subscription <b>Total</b>	£348.00	£69.60	<b>£417.60</b>		56/22	
BACS	Banwell Village Hall	Hire for Jubilee Events Picnic & B.A.D	£108.00		<b>£108.00</b>		Grant Awarded	
BACS	Complete Business	Hand towels, toilet roll for YCC & printer paper	£75.26	£15.05	<b>£90.31</b>		H & S / Admin	
BACS	R. Cox	Gas Safety Check (repayment)	£95.00	£19.00	<b>£114.00</b>		H & S	
BACS	Parish Magazine	May Jubilee adverts x 3	£75.00		<b>£75.00</b>		Grant awarded	
BACS	Banwell Scouts	Duck Race ticket printing	£35.00	£7.00	<b>£42.00</b>		Grant Awarded	
BACS	Barratt Corp Harrington	Major review of YCC	£99.00	£19.80	<b>£118.80</b>		022/22 (ii)	
BACS	Audiovisual Direct	Network Cable	£319.00	£63.80	<b>£382.80</b>		YCC 07/22	
BACS	Banwell in Bloom	Donation for Flowers for Jubilee	£100.00		<b>£100.00</b>		Grant Awarded	
BACS	Expenses and overtime	Expenses (grant awarded, jubilee, YC) & overtime	£1,115.43	£124.17	<b>£1,239.60</b>		Grant expenses, YC & salary	
DD	Loyds Bank PLC	Multipay charge & costs (zoom, monthly fee, litter pickers, bin bags)	£1,652.69	£291.81	<b>£1,944.50</b>		151/21	
SO	Officer Salaries	Officer Salaries (SO 26.05.22)	£2,169.01		<b>£2,169.01</b>		075/21	
DD	Nest	Pension contributions (DD 26.05.22)	£191.43		<b>£191.43</b>		075/21	
DD	North Somerset	Waste Collection (DD 01.06.22)	£9.50		<b>£9.50</b>		075/21	
DD	Calor Gas	Standing Charge (DD 01.06.22)	£14.71	£0.74	<b>£15.45</b>		075/21	
BACS	HMRC	PAYE and NI for Sept (12.06.22)	£909.21		<b>£909.21</b>		075/21	
<b>Totals</b>			<b>£9,235.24</b>	<b>£700.67</b>	<b>£9,935.91</b>			



## Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 6<sup>th</sup> of June 2022.

**PRESENT:** Councillors Steve Davies, Paul Blatchford, Paul Harding, Nick Manley (Chairman) and Matthew Thomson

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk) and Cllr

### **025/22 To elect a Chairman of the Planning Committee for 2022/23 (agenda item 1)**

**Resolved** – That Cllr Manley be elected as Chairman of the Planning Committee for 2022/23

The resolution was correctly proposed and seconded (unanimous).

### **Cllr Thomson joined the meeting**

### **026/22 To elect a Vice Chairman of the Planning Committee for 2022/23 (agenda item 2)**

**Resolved** – That Cllr Blatchford be elected as Vice Chairman of the Planning Committee for 2022/23

The resolution was correctly proposed and seconded (unanimous).

### **027/22 To receive apologies for absence (agenda item 3)**

No apologies were received

### **028/22 To receive declarations of interest (agenda item 4)**

No declarations of interest were received.

### **029/22 To approve as a correct record the minutes of the Planning Committee Meeting held on the 9<sup>th</sup> of May 2022 (agenda item 5)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 9<sup>th</sup> of May 2022 be approved as a correct record of the meeting.

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

The minutes of the meetings will be signed by the Chairman as a correct record.

### **030/22 To note and comment upon planning applications (agenda item 6).**

#### **(i) 22/P/1099/TRCA 5 East Street, Banwell. BS29 6BN**

T1 - Western Red Cedar - Fell.

This application was noted.

#### **(ii) 22/P/1100/TRCA - 12A Castle Hill, Banwell. BS29 6NY**

T1 - Conifer - Fell. T2 - Conifer - F.

This application was noted.

#### **(iii) 22/P/1123/LDP - Stonebridge Cottage, Wolvershill Road, Banwell. BS29 6DR**

Certificate of Lawful Development for proposed structural and minor internal alterations to accommodate extra beds for guests for ancillary use to the main dwelling.

**Resolved** – To object to this application as the proposed barn conversion should be considered via a full planning application and not through a lawful development certificate application. This is effectively for a separate dwelling and is outside of the settlement boundary.

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

**(iv) 22/P/1113/FUH – Gout House Farm West Rolstone Road, Hewish. BS24 6UH**

Demolition of a single storey lean to, the erection of a two-storey extension to the east elevation and a single storey porch to the rear elevation.

**Resolved** – To object to this application as it is not a two-story side extension but a new dwelling with separate kitchens, bathrooms and bedrooms. It is outside of the settlement boundary and as such a new dwelling in flood zone 3 is not appropriate.

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

**(v) 22/P/1108/FUH – ‘Winfield’ Winthill, Banwell. BS29 6NQ.**

Increase the height of the existing property to allow for bedroom spaces at first floor level.

**Resolved** – To object to this application for the following reasons:

- With the widescale changes proposed this is a replacement dwelling and therefore clearly exceeds 50% increase in the size of the dwelling replaced.
- The proposal will be harmful to the landscape and scenic beauty of the AONB
- Concern was raised about the amount of windows and the resulting light pollution in the AONB

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

**(vi) 22/P/0965/MMA – Land Adjacent to Lower Laurel Farm, Summer Lane, Banwell.**

Minor material amendment to planning permission 21/P/1375/FUL (Application to vary conditions 2, 3 and 7 attached to permission 18/P/4417/FUL, allowed at appeal APP/DO121/W/19/3224757 (Erection of 2 No. holiday lets for disabled visitors with specialised needs) to allow for external wall finish revised to Cedral cladding and PV panels added to roof. Retrospective application for change of use of agricultural building to starter business unit (class B2 B8 and E(g)iii).

**Resolved** – To support this application.

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

**031/22 To note planning decisions – (agenda item 7)**

**(i) 21/P/0094/FUL Rolstone Farm West Rolstone Road Hewish Weston-super-Mare BS24 6UU**

Change of use of part of existing agricultural building and associated external alterations to create 5no. light industrial units (use class E(g) (iii)) within the existing covered steel-framed barn structure. Outdoor storage for Ad Blue containers and outdoor storage of cars in connection with on-line sales administered from Unit 2. Change of use, widening and landscaping of the agricultural access track approved under planning approvals 14/P/0870/PDA, 19/P/0408/FUL and 19/P/1518/AGA to enable the access track to be used to serve all authorised industrial and agricultural uses at Rolstone Farm (part retrospective). **APPROVE WITH LEGAL AGREEMENT**

**(ii) 21/P/1569/AOC Land At Former Western Trade Centre Knightcott Road Banwell**

Discharge of condition No. 5 Contamination No. 6 detailed remediation scheme No.7 timetable of works No. 8 surface water drainage No 9 sustainable drainage scheme No. 10 samples of the materials No. 11 parking area No. 12 cycle parking No. 13 storage and collection of waste No. 14 landscaping scheme No. 18 mitigate the loss of bat roosts & No. 20 Construction Environmental Management Plan. **WITHDRAWN**

**(iii) 21/P/3146/FUL Cannaways Barns Silver Moor Lane Banwell North Somerset BS29 6LQ**

Proposed demolition of 2no. dwellings and existing agricultural buildings and the erection of 2no. replacement dwellings and associated detached garages. **REFUSED**

**(iv) 21/P/3467/FUL Royston Wolvershill Road Banwell BS29 6DG**

Demolition of existing redundant agricultural barn and construction of new detached triple garage. Change of use of land to extend the residential boundary of property to that shown enclosed by red line on location plan. **WITHDRAWN**

- (v) **22/P/0245/LDE Muddle End Moor Road Banwell North Somerset**  
Certificate of lawfulness for the change of use of land from agricultural to a mixed use of agriculture/equestrian at Muddle End, Moor Road, Banwell. **APPROVE (LAWFUL)**
- (vi) **22/P/0619/TRCA 11 School Close Banwell North Somerset BS29 6DT**  
T1 - Yew - Crown reduction by 2m in height, 1.5m laterally. **NO OBJECTION - UNCONDITIONAL**
- (vii) **22/P/0701/FUH 3 Emery Gate Banwell North Somerset BS29 6DN**  
Demolition of the existing conservatory and alterations to the existing openings. **APPROVED**
- (viii) **22/P/0823/FUH 5 Westfield Road Banwell North Somerset BS29 6BA**  
Demolition of existing rear extension /conservatory, and proposed erection of a replacement single storey rear extension. **APPROVED**
- (ix) **22/P/0895/FUH Poplar Farm Waywick Lane Weston-super-Mare BS24 6UZ**  
Alteration/extension of existing side carport to form pitched tiled roof garage. **APPROVED**

**032/22 Date of the next meeting (agenda item 8)**

Planning Committee Meeting Monday 4<sup>th</sup> of July 2022 7pm at Banwell Youth & Community Centre

**The Chairman closed the meeting at 19:20**

.....Chairman

.....Date

DRAFT

## Clerks Report

### **Jubilee Events**

The Jubilee events went well over the weekend. We had over 20 properties decorate their houses although only 20 wished to be on the map. The Caves was the most popular event with at least 700 but probably closer to 1000 visitors. Given the inclement weather the Community Picnic wasn't as well supported as we would have liked. Although those attending had fun with a community game of rounders, fun races and delicious cake.

A huge thank you to everyone that helped plan, run and volunteered at any of the celebrations.

The Parish Council were awarded £1800 for the Jubilee weekend from the National Lottery along with an additional £315 for wall mounted flags from a member of the community and a free hamper from National Grid. The grant was used to fund a variety of items from bunting to printing tickets, advertising, refreshments, picnics for our pupil premium families among other things. Almost all of the events benefitted from the grant and therefore indirectly benefitting the groups / organisations running them / residents attending.

### **Youth Club Food Grant**

The first course of six face-to-face cooking sessions from a trained food technician have begun. We started with an omelette and have progressed to chicken and vegetable soup, next we are doing stir fry.

The culmination of this project will be to cook for a social occasion, young people will experience creating a meal plan, creating a shopping list and a time plan for cooking. It will also focus on the social aspect of eating with others and its benefits for reducing isolation.

### **To agree the installation of an Information Board at the entrance to West Street Car Park using permitted development rights**

The Parish Council have permitted development rights when it comes to certain planning items. One of which is the installation of information / noticeboards. We have had permission from North Somerset Council car parks, North Somerset Heritage Officer for the installation of an information board (see draft on next page). It will be completely funded by the Kathleen Jones Trust but by agreeing the installation then we are able to use our permitted development rights.

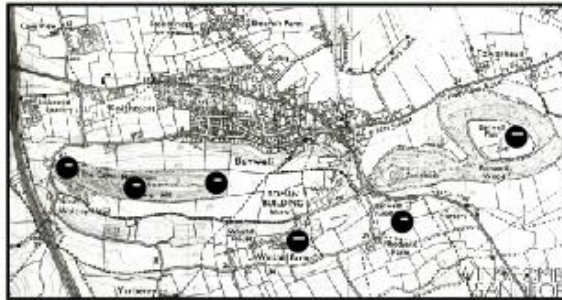
# Banwell Heritage



1. Eighty thousand year old bones, stacked in Banwell Bone Cave.



2. Excavation at a Roman site discovered in Ten Acre field in 1967



12. Roman-British site at Winhill where the famous roman glass bowl was found in 1956 The bowl is now in the Ashmolean Museum in Oxford.



13. Iron Age Camp above the wood at Towerhead.



3. Bishop Law's 1640 Tower on Banwell Hill



4. The 1842 Grave stone on Banwell Hill of a skeleton found near the Bishop's Cottage by William Beard of the Bone Caves fame.



© Getmapping Plc and Bluejay International Limited 2022



5. The 1887 Jubilee pump in High Street, which is 76ft deep



6. The Malthouse that belonged to Banwell Brewery



14. The Bishops of Bath & Wells Manor House drawn by Buckler in 1827 when it was leased to a local gentleman farmer.



15. The Bishops Manor house now called the Abbey and a private residence, restored by Mr Dyer Simpson who built the Castle, to how it may have looked like when the Bishops lived there.



17. Banwell Fire Station, which was one of the gate houses of the Abbey. It was given to the Banwell Volunteer Fire Brigade in 1887 along with a new fire engine and equipment, by Miss Fazakerley who lived in the Abbey at that time.



7. Banwell Castle build as a private home in 1847



8. Banwell Pond with brewery and mill buildings in 1894. The mill ran from medieval times up to 1921. Before it was a brewery it was a paper mill from the late 1700's till 1850, the brewery rand from 1850 to 1906.



9. The same scene as 8 showing the remains of the Mill buildings



10. The pond as it was up until 1921 when the mill stopped working. The water and rights had been sold to Bristol Water Works in 1909.



11. The pond area now as a bowling green, after the pond was filled in was planted with trees and bushes before the bowling club took it over in 1934.



18. The square and East Street as it was until 1965 when the south side was pulled down to ease traffic congestion.



19. East Street as it is today, without the Square that had once had a village cross, all completely disappeared.

Acknowledgements: This unit was paid for by the Kathleen Jones Family Charity. Photographs from the Roy Rice Collection.

## To discuss and agree a way forward in relation to the replacement fencing at Riverside

There are 4 options which have come in above our current budget

Option	Detail	Cost
1	Flat Top Fencing - Galvanized	£11,165.12
2	Flat Top Fencing – powder coated green	£12,095.06
3	Bow Top Fencing - Galvanized	£10,892.38
4	Bow Top Fencing - Galvanized	£11,901.52

The above includes installation but not removal of old fence which is an additional £1176 – this has been removed from the quote as I have sourced an additional quote (to follow) for this aspect of the work.

## To agree the preferred contractor for the replacement lights for LED at the Youth & Community Centre

As you are aware we are in the process of obtaining grant funding for the replacement light. As part of the process, they require a preferred contractor. The grant was initially based on two quotes (contractor 1 & 2) however they subsequently requested a third contractor who they then recommended.

Contractor	Comments	Cost
1	Bristol	£11,625.00
2	Local - present contractor has done a lot of work within the YCC so know the systems. Whilst this is a fixed price they have quoted 54 hrs each for 2 electricians as they are not sure how long the additional lighting in the roof space will take. However, they have said if the job takes less then they will reduce the invoice.	£5,658.75
3	Local	£5,088.64

The detail of each invoice is available on request.

## **Response to North Somersets Development Sites Consultation**

Banwell Parish Council objects to the site at Eastermead Farm being developed for residential and employment use.

Banwell Parish is shouldering 14% of North Somerset's housing numbers for the 2038 Local Plan and expect employment and residential developments to occur on the sites already identified by the Local Plan team. We feel our parish is certainly playing its part in helping North Somerset achieve their targets but feel additional development on Eastermead Farm is not appropriate and we must oppose development proposed outside of the already identified sites and outside the settlement boundary.

North Somerset's Local Plan 2038 discounted development at Eastermead Lane through its broad location assessment. Their reasoning cited the following constraints: The site's close proximity to the adjacent AONB, the Somerset and Mendip Bats SAC and ancient Woodland, being Part flood zone 3a; being of high grade agricultural land; being an area of critical drainage; Site within or partly with a Groundwater Source Protection Zone; Other parts flood zone and potential heritage impact.

We echo the above reasons as to why Eastermead Lane is not suitable for development and are disappointed to learn a site which was discounted by the Local Plan 2038 team can, simultaneously, be looked at for development by another department within North Somerset.

We would further add:

In our consultation response to the local plan we called for the Banwell Bypass 'strategic gap' to be extended along the entire length of the bypass which would rule out development at Eastermead Lane.

We strongly believe the site at Eastermead Lane would be of significant archaeological merit. Development would adversely impact the character and appearance of Grade I listed St Andrews Church being detrimental to the setting of the church and its presence within the landscape as a visually dominant building.

Finally, we fear development at Eastermead Lane would set a precedent for the neighbouring fields resulting in a linear, continuous, development along the A368 to Sandford.

Once the site has been ruled out as unsuitable for future development Banwell Parish Council strongly believe a variety of village amenities, such as allotments, community orchard and a future cemetery, could be accommodated here for the benefit of the entire parish and its residents.

**Bills for Payment - 18th April until 8th May 2022**  
**Banwell Parish Council**

Method	Payee	Details	Net Amount	VAT	Gross Amount	Comments	Minute agreed	Power	
<b>Already Paid</b>									
BACS	Tempest	ID cards x 2	£6.00		<b>£6.00</b>		05/05/2016	The Parish Council	
BACS	Banwell in Bloom	Grant for new flowers tubs	£600.00		<b>£600.00</b>		05/05/2016		
BACS	British Legion	PP Family tickets for hog roast	£110.00		<b>£110.00</b>		05/05/2016		
DD	Mainstream	Phone and Broadband (DD 15.06.22)	£10.96	£2.20	<b>£13.16</b>		086/22		
DD	N-Power	Streetlight Power (17.06.22)	<b>£116.37</b>	<b>£5.82</b>	<b>£122.19</b>		086/22		
DD	E-ON	YCC power (17.06.22)	£61.82	£3.09	<b>£64.91</b>		086/22		
<b>To Pay</b>									
BACS	J K Gardening	Grass cutting @ Rec Ground & Knightcott Bank	£141.75		<b>£141.75</b>		086/22		
BACS	J K Gardening	Grass cutting @ Riverside	£70.87		<b>£70.87</b>		086/22		
BACS	J K Gardening	Grass cutting @ YCC	£70.88		<b>£70.88</b>		086/22		
BACS	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		<b>£162.50</b>		086/22		
BACS	J K Gardening	Village orderly	£392.50		<b>£392.50</b>		086/22		
BACS	J K Gardening	Additional Grass Cutting (Knightcott, Wolvershill Pk, Castle)	£75.00		<b>£75.00</b>		135/19		
BACS	J K Gardening	Additional Strimming (Knightcott, Wolvershill)	£60.00		<b>£60.00</b>		157/19		
BACS	J K Gardening	Supply and fit handrail	£140.00		<b>£140.00</b>		Grant Awarded		
BACS	J K Gardening	Environmental fee (Harmer & Griffin) <b>Total £1193.50</b>	£60.00		<b>£60.00</b>		Cem		
BACS	Ambience Landscape	Dog Bin emptying	£448.50	£89.70	<b>£538.20</b>	Awaiting invoice	086/22		
BACS	Insight Cleaning	YCC Cleaning	£192.00		<b>£192.00</b>		086/22		
BACS	YMCA	Programme costs	<b>£480.00</b>		<b>£480.00</b>	Awaiting invoice	086/22		
BACS	Scribe	Accounts Annual Subscription	£468.00	£93.60	<b>£561.60</b>		081/22 (i)		
BACS	Weston Rail Services	Replacement LED Streetlights	£8,870.00	£1,774.00	<b>£10,644.00</b>		022/22 (v)		
BACS	Weston Rail Services	Quarterly Check	£875.00	£175.00	<b>£1,050.00</b>		086/22		
BACS	Weston Rail Services	<b>Flagpoles Total £11,972.40</b>	<b>£232.00</b>	<b>£46.40</b>	<b>£278.40</b>		Grant Awarded		
BACS	Atworth Arboriculture Ltd	Annual Tree Survey	£270.00	£54.00	<b>£324.00</b>		022/22 (i)		
BACS	Neil Merrick	Items for Food Club	£19.77	£4.92	<b>£24.61</b>		Grant Awarded		
BACS	Viv Bailey	Bunting expenditure	£40.70	£8.14	<b>£48.84</b>		Grant Awarded		
BACS	Expenses and overtime	Expenses (Jubilee, grant funds) & overtime	£849.78	£110.26	<b>£960.04</b>		Grant expenses, Jubilee & salary		
DD	Loyds Bank PLC	Multipay charge & costs (zoom, monthly fee, grant items, jubilee)	£460.70	£21.47	<b>£482.17</b>		086/22		
SO	Officer Salaries	Officer Salaries (SO 26.06.22)	£2,169.01		<b>£2,169.01</b>		086/22		
DD	Nest	Pension contributions (DD 26.06.22)	£182.19		<b>£182.19</b>		086/22		
DD	North Somerset	Waste Collection (DD 01.07.22)	£9.50		<b>£9.50</b>		086/22		
BACS	HMRC	PAYE and NI for Sept (12.07.22)	£845.47		<b>£845.47</b>		086/22		
<b>Totals</b>			<b>£17,586.12</b>	<b>£2,377.49</b>	<b>£19,963.53</b>				

**Banwell Parish Council**  
**Net Position by Cost Centre and Code**

**Cost Centre Name****Cemetery & Memorials**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
101	Cem Grass Cutting				1,950.00	325.00	1,625.00
102	Cem paths / trees / garder				200.00		200.00
103	Cem making up graves				200.00		200.00
104	Cemetery / Memorial Main				5,000.00		5,000.00
105	Env Fee					80.00	-80.00
106	Cemetery software				380.00		380.00
					<b>7,730.00</b>	<b>£405.00</b>	<b>7,325.00</b>

**Cemetery Income**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
110	Cemetery Income		3,500.00	624.57			-2,875.43
					<b>3,500.00</b>	<b>£624.57</b>	<b>-2,875.43</b>

**Clerk & Administration**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>		
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>		
201	Salary & NI				34,500.00	6,882.61	27,617.39		
202	Clerk pension				800.00	360.34	439.66		
203	Advertising				500.00		500.00		
204	Insurance				1,933.12		1,933.12		
205	Subscriptions inc ALCA &	205.00			1,800.00	801.47	1,203.53		
206	Audit Fee				950.00	250.00	700.00		
207	Legal Costs				600.00		600.00		
208	Training Officers	236.00			650.00		886.00		
209	Training Councillor				600.00		600.00		
210	Grants & Donations	500.00			4,000.00		4,500.00		
211	Chairmans Allowance				250.00	39.00	211.00		
213	Bank Charges				200.00	6.00	194.00		
214	Covid-19 food bank	1,615.57		225.00	500.00	92.86	2,247.71		
215	Risk Assessments	99.00			150.00		249.00		
218	Jubilee			2,135.00		1,307.32	827.68		
					<b>£2,655.57</b>	<b>£2,360.00</b>	<b>47,433.12</b>	<b>£9,739.60</b>	<b>42,709.09</b>

**Environment**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>			
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>			
301	Allotment		1,647.88		1,647.88	1,647.88	-1,647.88			
302	Env Grass Cutting				1,650.00	251.74	1,398.26			
303	Env Hedge / Fence / Tree	30.00			300.00		330.00			
304	Village Orderly		435.81		4,710.00	785.00	3,489.19			
305	Dog Bins				4,800.00	897.00	3,903.00			
306	Env Maintenance / Inspect				2,500.00		2,500.00			
307	Env Projects			7,149.52	3,000.00	78.90	10,070.62			
308	Env Grant	8,701.61	7,149.00		1,000.00	600.00	1,952.61			
309	Riverside Project	5,560.00			10,000.00		15,560.00			
					<b>£14,291.61</b>	<b>9,232.69</b>	<b>£7,149.52</b>	<b>29,607.88</b>	<b>£4,260.52</b>	<b>37,555.80</b>

**Highways**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
401	Street light power				1,800.00	250.93	1,549.07
402	Street light maintenance				3,500.00	875.00	2,625.00
403	Street light upgrade				8,250.00		8,250.00
404	Highways related projects				1,000.00		1,000.00
					<b>14,550.00</b>	<b>£1,125.93</b>	<b>13,424.07</b>

**Income**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
501	Misc Income		100.00	7.01			-92.99

Current Balance = Balance B/Fwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)

**Banwell Parish Council**  
**Net Position by Cost Centre and Code**

**Cost Centre Name**

502 Annual Precept		110,785.00	55,392.50		-55,392.50
503 VAT			1,093.37		1,093.37
504 CIL	2,911.22	6,000.00			-3,088.78
	<b>£2,911.22</b>	<b>116,885.00</b>	<b>£56,492.88</b>		<b>-57,480.90</b>

**Recreation Ground**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
601	Rec Grass Cutting				1,700.00	283.50	1,416.50
602	Rec Maintenance				2,000.00	40.30	1,959.70
603	Rec Tree & Fence Work				300.00		300.00
604	Rec Inspections				350.00		350.00
605	Rec Play Equipment & Be		20,000.00		20,000.00		
			<b>20,000.00</b>		<b>24,350.00</b>	<b>£323.80</b>	<b>4,026.20</b>

**Youth & Community Centre**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
701	YCC upgrade			319.00	12,000.00		12,319.00
702	YCC repairs & maintenanc			95.00	3,000.00	1,003.40	2,091.60
703	YCC CCTV				1,000.00		1,000.00
704	YCC Electricity				1,000.00	151.99	848.01
705	YCC Gas				1,000.00	576.74	423.26
706	YCC water	600.00			600.00		1,200.00
707	YCC waste				500.00	148.99	351.01
708	YCC cleaning & supplies				2,700.00	476.03	2,223.97
709	Office Equipment inc Web	325.00			3,000.00	601.88	2,723.12
710	YCC phone & wifi	165.00			720.00	154.53	730.47
711	YCC Grass cutting				900.00	141.76	758.24
712	YCC hedge, fence & tree \				500.00		500.00
713	YCC grants & donations		1,000.00	1,000.00			
714	YCC income		1,400.00	348.00			-1,052.00
		<b>£1,090.00</b>	<b>2,400.00</b>	<b>£1,762.00</b>	<b>26,920.00</b>	<b>£3,255.32</b>	<b>24,116.68</b>

**Youth Club**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
801	YC sessions				9,000.00	750.00	8,250.00
802	YC budget				500.00		500.00
803	YC extraordinary activities				1,200.00		1,200.00
804	YC Printer				500.00		500.00
805	YC subscriptions		300.00				-300.00
806	Tuck Shop		100.00		100.00	61.34	-61.34
807	Youth Forum				200.00		200.00
808	Community Food Project (	2,083.80		20.00	2,083.80	1,373.60	2,814.00
809	Social Prescribing Commu	3,986.00			3,986.00	546.29	7,425.71
		<b>£6,069.80</b>	<b>400.00</b>	<b>£20.00</b>	<b>17,569.80</b>	<b>£2,731.23</b>	<b>20,528.37</b>

**NET TOTAL**

<b>£27,018.20</b>	<b>152,417.69</b>	<b>£68,408.97</b>	<b>168,160.80</b>	<b>£21,841.40</b>	<b>89,328.88</b>
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## Banwell Parish Council

Prepared by: \_\_\_\_\_  
*Name and Role (Clerk/RFO etc)*

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
*Name and Role (RFO/Chair of Finance etc)*

Date: \_\_\_\_\_

	<b>Bank Reconciliation at 31/05/2022</b>		
	Cash in Hand 01/04/2022		161,960.38
	<b>ADD</b> Receipts 01/04/2022 - 31/05/2022		68,427.97
			230,388.35
	<b>SUBTRACT</b> Payments 01/04/2022 - 31/05/2022		23,151.65
<b>A</b>	<b>Cash in Hand 31/05/2022</b> (per Cash Book)		<b>207,236.70</b>
	Cash in hand per Bank Statements		
	Petty Cash	31/05/2022	0.00
	Cash	31/05/2022	0.00
	Unity Trust Bank (20398572)	31/05/2022	63,182.30
	PC Reserve Saver account (81413)	31/05/2022	44,613.08
	Cemetery Reserve Account (59678)	31/05/2022	92,693.13
	Natwest Current account (5335765)	31/05/2022	6,748.19
			<b>207,236.70</b>
	Less unrepresented payments		
			207,236.70
	Plus unrepresented receipts		
<b>B</b>	<b>Adjusted Bank Balance</b>		<b>207,236.70</b>
	<b>A = B Checks out OK</b>		