



## MINUTES OF THE PARISH COUNCIL MEETING HELD IN BANWELL YOUTH & COMMUNITY CENTRE (YCC) AT 7:30pm ON MONDAY 17<sup>th</sup> of NOVEMBER 2025

**PRESENT:** Councillors: Steve Voller (Chairman), Simon Arlidge, Mike Bailey, Steve Davies, Mike Dolling, Paul Harding (Vice-Chairman) Kelly Smith and Matthew Thomson.

**IN ATTENDANCE:** Mrs Liz Shayler (Clerk)  
**WARD COUNCILLOR:** None  
**MEMBERS OF THE PUBLIC:** Two

Cllr Voller welcomed everybody to the meeting.

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

#### **i) Members of the public.**

A resident of Riverside raised concerns about road safety on Riverside and West Rolstone Road. Drawing on personal experience as a pedestrian, cyclist, driver, and horse rider, they stressed that current speeds pose risks to vulnerable road users and will become more problematic once the new Wolverhill housing leads to increased recreational use of local lanes.

The resident highlighted several specific locations where lower speed limits and improved signage would enhance safety:

- The Laurels (double bends) – a need for reduced speeds.
- The Homestead (sharp bend with bollards) – the narrow carriageway and fast-moving traffic create a significant hazard; existing “Narrow Road” signage is small and poorly positioned.
- The Poplars (dog-leg bend) – an unlit, tight bend with no warning signage and a history of vehicles crashing into hedges/ditches.
- Breakers Yard bridleway junction – a blind exit where users must enter the road to see oncoming traffic, creating danger without driver warnings or lower speeds.
- 20mph past the play area at Riverside.

The resident also noted that unless the speed limit on Riverside and Rolstone Road is substantially reduced, sat-nav systems will continue to route drivers through the lanes as a faster alternative to the 40mph bypass. This was evident during recent M5 closures, when Riverside became heavily congested. They also expressed concern about existing road damage and the unsuitability of the lanes for heavy traffic.

#### **ii) Community Beat Manager’s report.**

The following report was received for the period 27/10/2025 to 12/11/2025.

A total of 21 incidents were reported, including the following crimes: 1 abandoned 999 calls, 1 alarm, 2 assault, 2 concern for welfare, 1 stalking, 1 suspicious activity and 7 traffic related.

Residents are encouraged to stay informed via the Avon & Somerset Police website or by following their Facebook page: North Somerset Neighbourhood Policing. If you see anything suspicious in the area or wish to speak to local officers, please call 101, or 999 in an emergency. You can also report anonymously to Crimestoppers on 0800 555 111.

#### **iii) Ward Councillor’s report.**

Cllr Tristram updated the council on the following items:

**Thomas Close EV Charging Port** – A resident had requested an EV charging port. This was initially rejected by Alliance Homes due to the potential trip hazard in this sheltered housing area. However, North Somerset officers are exploring ways to mitigate this risk, including the possibility of undergrounding the cables in future.

**Development at William Daw Close** – Residents from this development and the adjacent Knightcott Gardens met with Cllr Tristram and the Newland Homes site manager. Various issues were discussed, with some solutions and mitigation measures agreed. It has been suggested that regular meetings are held, with the Youth & Community Centre proposed as a possibility.

**27 Houses on Knightcott Road** – The application for 27 houses on Knightcott Road has been recommended for approval and has been called into Committee. Cllr Arlidge agreed to attend the meeting and speak against the proposal.

**The meeting was convened.**

**186/25 To receive apologies for absence (agenda item 1).**

Apologies were received from Cllrs Tara Wright and Nick Manley.

**187/25 To receive members' declarations of interest on any agenda item (agenda item 2)**

No interests were declared.

**188/25 To approve as a correct record, the minutes of the Extra-ordinary Parish Council meeting on the 27<sup>th</sup> of October 2025 (agenda item 3)**

**Resolved** – That the minutes of the Extra-ordinary Parish Council Meeting on the 27<sup>th</sup> of October 2025 be approved as a correct record.

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

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

**189/25 To note the following minutes (agenda item 4).**

- i) **Planning Committee on 3<sup>rd</sup> of November 2025**
- ii) **Youth & Community Centre Committee on 3<sup>rd</sup> of November 2025**

The minutes of the meetings above were noted.

**190/25 To note the training and events available and agree any attendance (agenda item 5)**

- i) **ALCA preventing sexual harassment part 1 and 2 £65 – The Clerk**

**Resolved** – That the Clerk attend preventing sexual harassment part 1 and 2 at a cost of £65.

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

- ii) **SLCC Public Procurement for Town and Parish Councils 19th Jan £77 – The Clerk**

**Resolved** – That the Clerk attend Public Procurement for Town and Parish Councils at a cost of £77.

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

- iii) **ALCA e-learning on nimble**
- iv) **Breakthrough Communications Training via ALCA**
- v) **Various Finance Training via ALCA**
- vi) **Various 'Scribe' Finance Training**
- vii) **Various NALC training from £30**

The training above was noted.

## 191/25 To receive the Clerk's report/Exchange of information (agenda item 6)

### i) **Banwell Bypass update**

Work on the Banwell Bypass continues to progress well. The first watercourse diversion is nearly complete, and piling for the Moor Road link road is around a quarter finished. Utility works remain the biggest challenge, with some delays caused by redesigns and diversions for Bristol Water and Wessex Water, but the overall scheme remains on track. Embankments are settling well, flood compensation works are ongoing, and there will be a full shutdown of works over Christmas.

Traffic management is mainly linked to utility works. Towerhead Road and Castle Hill will have two-way traffic lights from 24th–28th November (9:30am–3:30pm), Well Lane will close overnight on 24th–25th November for drainage surveys, and Knightcott Road will close briefly around midnight on 25th November for an overhead cable installation. Wolvershill Road will reopen before Christmas but will need to close again afterwards, followed by a temporary closure of Riverside. Ongoing works at the Summer Lane and Well Lane junctions mean traffic lights will remain for the foreseeable future, and a hard closure of Summer Lane has been requested for safety reasons. Signage will also be installed on Silvermoor Lane to discourage diverted traffic. Concern was raised that this would lead to increased traffic on Riverside & High Street

The next quarterly newsletter is due in January, and the team continues to support local events and provide regular updates.

### ii) **Mead Fields Surgery.**

The recent drop-in session was attended by two residents. They asked whether any further facilities for young people were planned and when these were likely to be delivered. In a further update, although the pedestrian walkway had been approved, the bridge over a rhyne had only been accounted for on one side and not the other. As a result of this oversight by North Somerset Council, Mead Realisations must now resubmit the application. On a positive note, the land has now met the settlement criteria, meaning that work on the Locking Link Road can begin in early 2026.

### iii) **Christmas Market**

The decoration of the Youth & Community Centre (YCC) will take place on Saturday 29th November, 10:00am–12:00pm. All help is very welcome. It is hoped that councillors will take turns in the entrance hall during the market to distribute hard copies of the parish consultation and encourage visitors to complete it electronically.

### iv) **Remembrance Day Parade**

Thank you to those who were able to attend the parade, despite the rain. Thanks has been sent to HW Martin for supplying the traffic management team.

### v) **Step-over-gate**

The step-over gate has been ordered and is due for delivery on Thursday. Installation is expected by the end of the month.

### vi) **Grit Bins**

The grit bin on North Road, previously thought stolen, has been located and is full. There are currently two grit bins at the Cart Wash; it has been suggested that the spare bin be relocated to the YCC.

### vii) **Great Western Air Ambulance Charity**

A thank you has been received for the £200 donation.

### viii) **Remembrance Day Garden**

The original soft landscaping contractor has pulled out. However, the Garden Centre have said that they are happy to support the Environment and Biodiversity Officer with the design and planting.

## 192/25 To consider requesting a review of speed limits and signage along Riverside and West Rolstone Road through North Somerset Councils "One Front Door" process (agenda item 7)

A robust conversation was had in relation to speeding throughout the village and the lack of enforcement.

**Resolved** – To agree to submit a request through North Somerset Council's "One Front Door" process to requesting a review of speed limits and signage along Riverside and West Rolstone Road.

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

**193/25 To agree to take over the administration of the Burgess Trust and to contact Lloyds Bank to change the Clerks address to the Parish Office (agenda item 8).**

**Resolved** – To agree the following:

- Formally assume temporary administrative responsibility for the Burgess Trust in order to contact the bank and confirm the account balance.
- If confirmed that the account is dormant and the charity is no longer registered, take the necessary steps to close the account.
- Subject to confirmation of the balance, approve the transfer of the remaining funds (approximately £300) to Weston College in support of their apprenticeship students.
- Notify the bank of the change of correspondence address to prevent further letters being sent to the former Clerk.

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

**194/25 To consider signing the Armed Forces Covenant and agreeing any associated commitments (agenda item 9).**

**Resolved** – To agree to sign the Armed Forces Covenant and any associated commitments.

**The resolution was correctly proposed and seconded (unanimous, with one abstention)**

**195/25 To agree the following documents (agenda item 10).**

i) **Winter Planning Procedure.**

**Resolved** – To agree the Winter Planning Procedure.

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

ii) **Internal Christmas Market Risk Assessment**

**Resolved** – To agree the Internal Christmas Market Risk Assessment.

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

**196/25 To consider Martyn's Law (Terrorism (Protection of Premises) Bill) in relation to the Christmas Market (agenda item 11).**

**Resolved** – That the Parish Council have considered Martyn's Law (Terrorism (Protection of Premises) Bill) in relation to the Christmas Market.

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

**197/25 To note the Parish Council's end of October's net position, reserves, bank balances and bank reconciliation (agenda item 12)**

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

**198/25 To authorise bills for payment for November (agenda item 13).**

**Resolved** – To authorise the bills for payment for November of £10,537.46. Cllr Harding and Cllr Bailey to authorise the BACS payments.

The resolution was correctly proposed and seconded (unanimous)

199/25 Exclusion of the press and public. (The Council is recommended to resolve that members of the press and public be excluded from the meeting during consideration of agenda item 15 & 16 by reason of the confidential nature of the item of business to be transacted, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (agenda item 14)

Resolved – That members of the press and public be excluded.

The resolution was correctly proposed and seconded (unanimous)

200/25 To agree adding a restrictive covenant to ST: 396298 (agenda item 15)

Resolved – To agree that the Clerk adds a restrictive covenant to ST: 396298.

The resolution was correctly proposed and seconded (unanimous).

201/25 To formally agree that with the signed deed that the Parish Council will not object to the adverse possession claim (agenda item 16)

Resolved – To agree that with the signed deed that the Parish Council will not object to the adverse possession claim.

The resolution was correctly proposed and seconded (unanimous).

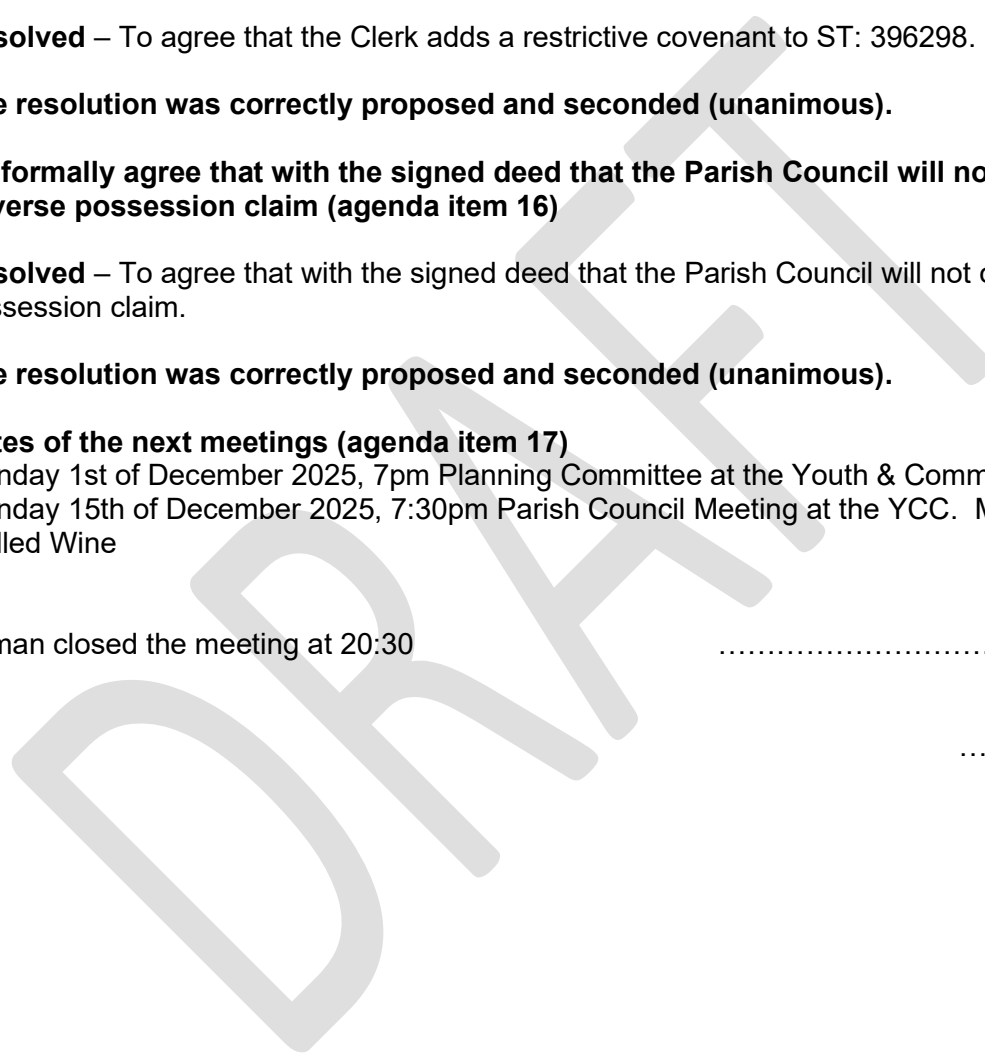
202/25 Dates of the next meetings (agenda item 17)

Monday 1st of December 2025, 7pm Planning Committee at the Youth & Community Centre (YCC).  
Monday 15th of December 2025, 7:30pm Parish Council Meeting at the YCC. Mince pies and Mulled Wine

The Chairman closed the meeting at 20:30

.....Chairman

.....Date



**Bills for Payment - 24th October to the 12th November 2025**  
**Banwell Parish Council**

Method	Payee	Details	Gross Amount	Comments	Minute agreed	Power
<b>Already Paid</b>						The Parish Council
BACS	Medisol	Mead Fields Defibrillator	£ 1,277.82		177/25	
DD	Octopus Energy	YCC energy use	£ 23.52		089/25	
DD	YU	Streetlight Power	£ 268.54		089/25	
DD	Mainstream	Phone and Broadband	£ 57.14		089/25	
<b>To Pay</b>						
BACS	J K Gardening	Grass cutting & Village Orderly contract	£ 1,043.34		089/25	
BACS	J K Gardening	Emptying NSC bins	£ 15.00		198/24 (ii)	
BACS	J K Gardening	War Memorial Hedge	<b>Total: £1143.34</b>		089/25	
BACS	Corporate Cleaning Services	Dog Bin Emptying	£ 598.00		089/25	
BACS	Insight Cleaning	YCC Cleaning	£ 256.00		089/25	
BACS	YMCA	July Youth Provision	£ 405.00		089/25	
BACS	Balmoral	Annual Fire Extinguisher Check	£ 108.66		089/25	
BACS	GB Sport	ROSPA Annual Report	£ 342.00		155/25 (ii)	
BACS	Complete Weed Control	Annual weed spray	£ 549.60		178/25 (ii)	
BACS	Banwell Parish Magazine	Advert	£ 60.00		089/25	
BACS	K Britton Funeral Services	Overpayment of interment fee	£ 160.00		Admin	
BACS	Mendip Memorials	Overpayment of memorials fee	£ 10.00		Admin	
BACS	Officer overtime + Expenses	Overtime, expenses (milk & rolls)	£ 130.91		contractual & 037/25	
DD	Lloyds Bank PLC	Multipay charge & costs (Open AI, microsoft business, food bank, youth club)	£ 597.47		Various, PC 089/25, 102/25	
SO	Officer Salaries	Officer Salaries	£ 3,181.35		089/25 & E29/25	
DD	Nest	Pension contributions	£ 204.16		089/25	
DD	Unity Trust	Bank Charges	£ 10.50		089/25	
DD	North Somerset	YCC Waste Collection	£ 9.77		089/25	
BACS	HMRC	PAYE and NI	£ 1,143.68		089/25	
		<b>Totals</b>	<b>£ 10,537.46</b>			

The Parish Council have resolved to use the General Power of Competence as of the 15th May 2023



## **Minutes of the meeting of the Mendip Villages Joint Committee held virtually, 6pm on Thursday 27<sup>th</sup> November 2025.**

### **PRESENT:**

**Cllrs** Paul Harding & Kelly Smith (Banwell), Jan Murray & Mimi Simpson (Churchill) Barbara Smart & John Witcher (Winscombe & Sandford).

**Officers:** Liz Shayler (Banwell) & Sally Diaz (Churchill).

**Also present:** Trevor Smallwood (Chairman, Churchill & Langford Minibus Society), Chris Head (North Somerset), Tina Huckle-Mills (WERN). Anne Cooke & David Williams (St Monicas Trust)

### **32/25 To receive apologies for absence (agenda item 1)**

Apologies were received from, Lynne Rampton (Winscombe & Sandford) and Dick Whittington (WERN).

### **33/25 To receive members' declarations of interest on any agenda item (agenda Item 2)**

No declarations of interest were received.

### **34/25 To approve as a correct record the minutes of the Mendip Villages Joint Committee from the 29<sup>th</sup> of October 2025 (agenda item 3)**

The minutes of the meeting held on 29<sup>th</sup> of October 2025 were approved.

### **35/25 To receive a verbal update on the Impact Alliance (agenda item 4).**

An update was provided on the recent Impact Alliance meeting, including the current focus on understanding impact. A Research Fellow has now been appointed to support the work on developing a robust approach to measuring impact, including how loneliness can be measured within our communities.

### **36/25 To discuss and agree the final 'Where We Are Now' report (agenda item 5).**

The 'Where We Are Now' report was discussed and approved.

### **37/25 To discuss the progression of emerging ideas and agree next steps for development (agenda item 6).**

- i) Update on Community Website  
Another quote had been received, although it was significantly higher than the original estimate. One further quote is still awaited. Churchill offered to approach their website provider for an additional comparison.
- ii) Volunteer co-ordinator role  
The Committee received a report proposing a 12-month Impact Alliance-funded Volunteer Coordinator to strengthen volunteering and help reduce loneliness across the Mendip Villages. The role would be delivered through a small increase in hours for an existing officer and would focus on volunteer recruitment, coordination, and support. Trevor will meet with the three clerks to discuss the proposal in more detail.

Additional ideas discussed included volunteer celebration events and the need to identify barriers that may prevent people from volunteering.

iii) Grief Choir Presentation

A proposal for a Grief Choir pilot project was presented for consideration. Members discussed the innovative nature of the idea alongside questions about local demand and existing choir provision within the parishes. It was suggested that the proposal might be revisited at a later stage.

**31/25 Date of the next meeting (agenda item 7)**

6pm on Wednesday the 4<sup>th</sup> of February 2025, virtually.

**The Chairman closed the meeting at 19:05**

.....Chairman

.....Date

DRAFT



**Minutes of the meeting of the Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1st December 2025.**

**PRESENT:** Simon Arlidge, Mike Dolling

**IN ATTENDANCE:** Amy Symonds (Environment and Biodiversity Officer).

**MEMBERS OF THE PUBLIC:** 1

**65/25 To receive apologies for absence. (Agenda item 1)**

Apologies were received from Councillors Nick Manley and Paul Harding

**The Meeting was closed due to lack of quoracy.**

**The meeting closed at 19:02**

.....Chairman

.....Date

DRAFT

**6. To review the committee structure for the remainder of the Parish Council Year.**

<b>Planning</b>	<b>Youth and Community Centre</b>
Cllr Arlidge	Cllr Harding
Cllr Davies	Cllr Bailey
Cllr Harding	Cllr Smith
Cllr Thomson	Cllr Thomson
VACANCY	VACANCY
<b>Employment</b>	<b>Appeals</b>
Cllr Arlidge	Cllr Davies
Cllr Bailey	Cllr Thomson
Cllr Wright	Cllr Voller
VACANCY	
<b>Cemetery &amp; Memorials Working Party</b>	<b>Banwell Environment Working Group</b>
Cllr Davies	Cllr Arlidge
Cllr Harding	Cllr Bailey
VACANCY	Cllr Harding
Maggie McCarthy (co-opted)	Cllr Smith
John Keate (co-opted)	Cllr Voller
<b>Wolvershill Development Liaison Group</b>	<b>Wolvershill Development Working Group</b>
Chairman of the Parish Council	Cllr Arlidge
Vice-Chairman of the Parish Council	Cllr Bailey
Chairman of the Planning Committee	Cllr Harding
	Cllr Thomson
	Cllr Voller

**7. To note the training and events available and agree any attendance.**

**i) GB Sport playground inspections 29th Jan, morning £230.**

For any Councillors who would be happy to join the play area inspections team.

**ii) ALCA Essential Councillor, 13th Jan 2026, £45.**

With the forthcoming changes in employment law regarding the prevention of sexual harassment in the workplace, it is recommended that the Clerk, attend the Preventing Sexual Harassment training. The session is designed to explain Parish Council responsibilities under the new legislation. It will cover key topics including the wider equality, diversity, and inclusion landscape; types of harassment and legal protections; distinguishing between bullying, harassment, and banter; recognising examples of sexual harassment; understanding roles and responsibilities in promoting a safe workplace; and appropriate ways to raise or respond to concerns.

For any new Councillors or those who completed it more than 4 years ago.

**iii) ALCA Planning in Plain English 17th Feb 2026, £45. Cllr Bailey.**

With the potential new projects the Parish Council will be undertaking in relation to the Youth and Community Centre, it is recommended that the Clerk attend the Public Procurement training session. This session offers guidance to help councils implement effective and lawful procurement practices, particularly in relation to when and how to go to tender. It also provides practical advice on developing clear and robust written agreements and contracts, ensuring value for money and compliance with the Procurement Act 2023, which came into force earlier this year.

For those who have joined the Planning Committee as part of the previous agenda item.

**iv) ALCA events and training from £30 each [Upcoming-events](#)**

**v) ALCA e-learning on nimble £14 each [E-Learning Courses ALCA](#)**

**vi) Breakthrough communications training £30 [Communications Courses ALCA](#)**

**vii) Various finance training £30 [Finance Training ALCA](#)**

**viii) Various Scribe finance training (this is our accounting package) Free [Scribe Training](#)**

**ix) Various NALC training from £32.68 [www.nalc.gov.uk/nalc-events](http://www.nalc.gov.uk/nalc-events)**

**8. To receive the Officer report/Exchange of information: Please note that the Council is unable to make any formal decision under this item.**

**i) Banwell Bypass update**

Recent rainfall has created challenges on-site, and contractors are focusing on water management both on and around the works area, which remains wet and muddy. Piling works are now approximately 50% complete. Utilities continue to be a significant constraint, including issues with Bristol Water and works at Castle Hill, although the overall programme remains on schedule.

Traffic management continues to be largely driven by utility works. There will be a shutdown of works over Christmas. There will be a Christmas shutdown of works.

- Wolverhill Road works undertaken by Gigaclear, Bristol Water and Wales & Wessex Utilities. A temporary surface will be laid and the road reopened on 19<sup>th</sup> December, before closing again in the New Year for further utilities and drainage works. Once fully reopened in late spring, Riverside will then need to be closed again.
- Knightcott Road, Summer Lane / Well Lane junctions temporary lights will be removed on 19 December and reinstated in January. The junction requires realignment, involving extensive utility diversions; temporary lights will continue to control traffic flows towards Locking and Banwell to facilitate these works and the shared-use path construction.
- East Street – anticipated National Grid closure in January. Implications are currently being assessed and further details will follow.

Communications and Engagement: The next quarterly newsletter is planned for mid-January, aligning with the February Parish Magazine.

**ii) Mead Fields Stakeholders meeting**

Attended by the Clerk and Cllr Bailey. Updates included:

- The care home has changed ownership.
- The play area construction is complete, however unauthorised use has caused damage and delayed the opening.
- The pedestrian walkway has been approved, but the bridge over the rhyne was only accounted for on one side, meaning the application must be resubmitted by Mead Realisations.
- Settlement of the link road land now enables work on the Locking Link Road to begin in 2026.
- The new school is unlikely to progress until at least 2028 due to the Locking Parklands school opening first. New retail development is also unlikely to commence for at least a year.
- A new maintenance company has now taken over responsibility for Mead Fields.
- Options for providing Wi-Fi at the Hub are currently being investigated.

**iii) Mead Fields Surgery**

The recent drop-in session was attended by three residents. Questions focused on the proposed footway to Locking Parklands and residents were updated on current progress.

**iv) CMLS Minibus AGM**

Cllr Bailey attended on behalf of the Parish Council. The Parish Council was thanked for its contribution to the Minibus Society. Funding was secured for a new bus earlier in the year, however it was subsequently involved in an accident. While parts are awaited, the Society has reverted to using the older vehicle.

**v) High Street signage request**

North Somerset Council has formally acknowledged the Council's submission through 'One Front Door'. The project is currently on the Minor Works list, but no timescales are available at present.

**vi) Response from the Environment Agency**

The Clerk wrote to both the Internal Drainage Board and the Environment Agency. Although the IDB initially expressed interest in meeting, this has not yet materialised. The Environment Agency responded to confirm that vegetation management on the River Banwell is carried out under its permissive powers and is now expected to take place annually rather than twice a year due to reduced resources, with this year's works completed in November. They also encouraged closer collaboration and continued awareness-raising around riparian landowner responsibilities. The relevant works have been ordered and are expected to be installed by the end of the month.

**vii) Land Registry**

The RX1 and AP1 forms have been completed and uploaded to the Land Registry portal.

### viii) Octopus Export Tarriff

The Council's initial attempt to transfer to Octopus was rejected. EDF have confirmed that they are unsure why the transfer was refused and apologised for the inconvenience. The Clerk will begin the transfer process again.

### ix) Christmas Market

Thanks are extended to all volunteers. Decorations at the YCC were particularly well supported and created a festive atmosphere. The Christmas Market was successful, despite a diary clash with the Amateur Dramatics and Banwell Singers pantomime, and stallholders were positive about the event. Unfortunately, the Scouts withdrew at short notice from running the kitchen, but volunteers enabled the Parish Council to provide soup, sausage rolls, and refreshments—raising over **£242** for the Public Living Room project, Tea and Tech, and You Can Do IT.

## 9. To approve the following expenditure. (page 8 & 9).

### i) £159 annual TV licence.

This is the annual TV licence for the YCC. Although not used frequently, it is required for compliance when streaming and for access to terrestrial television.

### ii) £316 annual subscription to the Society of Local Council Clerks.

This annual membership provides access to professional advice, legal and procedural guidance, and reduced training costs, supporting the Clerk and ensuring the Council operates in line with current best practice.

### iii) £135.34 for 10 'Dead Slow' signs for landowners along Riverside / West Rolston Road.

This matter has previously been considered by the Parish Council. A local landowner and Cllr Bailey have identified nine landowners willing to display the signs; purchasing ten allows for one additional sign should a further landowner come forward.

## 10. To discuss the request from National Grid in relation to freehold of the ring main location at the Riverside and agree a way forward.

**Background:** National Grid Electricity Distribution (NGED) originally approached the Parish Council regarding underground cable works at Riverside, which raised no concerns. Their proposal later expanded to include the installation of a ring main unit (RMU). As part of this, NGED requested the freehold transfer of a small parcel of land measuring approximately 3.2m × 2.3m in order to house the substation equipment.

NGED have offered to install replacement fencing on a like-for-like basis; however, this was positioned as dependent on the Council now agreeing to the freehold transfer.

**Legal Advice Received:** This initial advice was provided by Tozers LLP during a 30-minute ALCA legal consultation, and should be considered preliminary. Full, detailed legal drafting would be required if Council wishes to proceed.

- As the Riverside land currently has no formal designation, and is *not yet* formally registered as a village green, granting a freehold with a suitably drafted legal caveat is considered a viable and potentially preferable option.
- NGED require certainty over the site for operational and regulatory purposes. A freehold can sometimes better serve this than a wayleave or easement in the case of a substation.
- To protect the Parish Council's long-term position, the solicitor recommends including a restrictive covenant / reversion clause requiring that:
  - If NGED no longer require the land,
  - they must remove all equipment,
  - reinstate the land, and
  - offer the land back to the Parish Council for £1.
- NGED have also agreed to pay the Council's legal fees up to £750, which will cover most, if not all, of the solicitor's work on the transfer documents.

The solicitor further advised that the fencing should remain outside the legal land transfer, simplifying matters and ensuring it is treated as a separate operational agreement.

### Summary of Proposed Structure

Should Council be minded to proceed, the legal structure would be:

1. Transfer of the small 3.2m × 2.3m area to NGED for £1.
2. A reversion clause, legally requiring NGED to:

- Use the land only for electricity apparatus.
  - Maintain equipment safely.
  - Remove all equipment and reinstate the site if no longer needed.
  - Offer to return the land to the Parish Council for £1.
3. Fencing works handled separately, outside the legal transfer.
  4. Permission for NGED to undertake borehole tests in advance, due to nearby water and sewer infrastructure.

**Risks and Considerations**

- Loss of public ownership during operational use – even though the land would return in future, it will not be accessible or usable while the substation is in place.
- Community perception – selling any piece of Riverside, even a small one, may need clear explanation.

**Benefits**

- Long-term protection of parish interests via the reversion clause.
- Certainty and simplicity for NGED, reducing risk of future disputes.
- Improved fencing installed at no cost to the Council.
- NGED covering legal fees up to £750, reducing financial burden on the Parish Council.
- Allows essential electricity infrastructure improvements to progress.

**Recommendation for Council**

Council is asked to consider the following:

**Option A – Proceed with the Freehold Transfer (Solicitor’s Recommended Option)**

Proceed with the transfer for £1, subject to:

- A full reversion clause requiring NGED to remove equipment, reinstate the land, and return it to the Council for £1 if no longer required.
- Fencing works agreed separately.
- NGED covering legal fees up to £750.


**Option B – Decline Freehold Transfer and Offer an Easement Instead**



Retains Council ownership but may delay the project. NGED may not accept.

**11. To discuss the replacement fence at Riverside and agree a way forward (pages 20 – 23)..**

As discussed above National Grid have offered to install a new fence on behalf of the Parish Council. The Parish Council have suggested previously that they want to replace the current wooden fence for a more sustainable, lower maintenance recycled plastic fence. The Clerk has got three quotes for just the plastic

Quote based on 200m however most companies will only hold the price for a week and so the exact length, gaps and posts will need to be confirmed.

Contractor	Rail	Posts	Strap	Comments	Cost + VAT
1 	100mm x 100mm x 3100mm	100mm x 100mm x 1400mm (500 below ground)	1060mm	Doesn't include fixings.  Suggested - twin flight, parallel thread, coarse pitch screws or hi-low screws	Brown £9999.25  Black £94445.23

<p>2</p> 	<p>100mm x 100mm x 3100mm</p>	<p>100mm x 100mm x 1250mm (500 below ground)</p>	<p>900mm</p>	<p>Doesn't include fixings.  Suggested - short flat head nails</p>	<p>Brown or Black £9782.76</p>
<p>3</p> 	<p>100mm x 100mm x 3100mm</p>	<p>100mm x 100mm x 1400mm (500 below ground)</p>		<p>Doesn't include brackets or fixings (between £400 &amp; £600)</p>	<p>£6,081.40</p>

**12. To review the Mead Fields Surgery times.**

The Parish Council currently facilitates a monthly Mead Fields Surgery, alternating between a Wednesday evening and a Saturday morning, each running for two hours. Attendance has averaged around two residents on each occasion, typically the same individuals. Surgeries are usually held between 7pm–8pm on Wednesdays and 10am–11am on Saturdays and are attended by the developer or North Somerset Council, together with the Clerk and two councillors. Councillors are asked to consider whether the current frequency and timing remain appropriate, or whether alternative arrangements may be more effective.

**13.12. To note the signed formal agreement with ARUP to xxxx (pages 20 – 23).**

As you are aware Arup has offered free professional support to the Parish Council through its Community Engagement Programme, specifically to look at feasibility options for improving heating efficiency and acoustic performance at the Youth & Community Centre, and to provide initial advice in relation to potential external space improvements.

The agreement formalises this pro-bono support and sets out Arup's responsibilities, timescales, and the scope of the feasibility work, which will be undertaken at no cost to the Parish Council. The Clerk signed the agreement to avoid delay following circulation to councillors by email, and the Council is asked to retrospectively approve the agreement and note that there is no associated expenditure.

Ms Liz Shayler  
Banwell Parish Office  
Banwell Youth & Community Centre  
West Street, Banwell  
North Somerset  
BS29 6DB

EQ 2<sup>nd</sup> Floor, 111 Victoria Street  
Bristol  
BS1 6AX  
+44 20 7755 2253  
[www.arup.com](http://www.arup.com)

## Banwell Parish Council Youth & Community Centre

Dear Liz Shayler,

Thank you for your time and support to date regarding the opportunity to engage with the Banwell Youth Community Centre.

We are writing to confirm the basis of the collaboration between Ove Arup & Partners International Limited (company number 952468) (“Arup”) and Banwell Parish Council Youth & Community Centre (“Charity Partner”). Arup and the Charity Partner will act in the spirit of mutual trust and co-operation to achieve the objectives set out in this agreement.

### Project

The Banwell Community Centre is in the village of Banwell, to the east of Western Super Mare. Banwell Parish Council approached Arup following a presentation by our Community Engagement Programme to identify opportunities listed in the objectives below.

### Objectives

- To develop a feasibility engineering study for the Charity Partner with the following key objectives:
  - Recommendations to improve the existing heating system to improve occupant comfort and increase usage of space.
  - Development of an acoustic solution for the main hall to improve occupant experience and increase usage of space.
  - Outline of a pathway for the Charity Partner to follow for future environmental surveys to develop the adjacent external land.

### Scope

As agreed, the project scope (the “Project”) will include MEP (Mechanical, Electrical, Public Health) Engineering, Civil Engineering, and Acoustic Consultancy. This will be in the form of a feasibility report, to include findings and recommendations from the tasks below:

- MEP Engineering
  - High-level review of current heating provisions within the building using site visit information and thermal modelling.

- Outline requirements of new mechanical (heating) plant and terminal units where change to existing system is deemed appropriate.
- Recommendations to improve the operation of existing systems and any recommendations of passive measures for improving occupant comfort and energy efficiency.
- Civil Engineering
  - One site visit to appraise the external area and associated information.
  - Collaboration with the Charity Partner to develop a brief for a future works (by others) to enable better use of external space.
  - Engineering advice on site surveys, permit acquisition, and site easement requirements for use of external space.
  -
- Acoustic Engineering
  - One site visit to appraise hall conditions and eligibility for acoustics interventions.
  - Recommendation of acoustic interventions.

## **Programme**

- Upon acceptance of the Services Agreement:
  - 6-week programme (including all associated site-visits).

## **Arup will be providing and responsible for:**

- Engineering services, associated staff salaries and overheads.
- Site visits - where required and approved.
- Professional software, where required, for analysis and production of deliverables.

## **Charity Partner will be providing and responsible for the following:**

- Venue access for site-visits.
- Historical data (i.e. as-built services drawings, architectural drawings, utilities meter data)

## **Safeguarding**

Arup staff will abide by the Charity Partner's relevant safeguarding policies provided that copies of the same have been given to Arup in a timely manner.

## **Contacts**

For Arup: Eloise Hollands [Eloise.Hollands@arup.com](mailto:Eloise.Hollands@arup.com)

For Charity Partner: Liz Shayler [clerk@banwellparishcouncil.org.uk](mailto:clerk@banwellparishcouncil.org.uk)

## **Conditions of contract**

This agreement incorporates the Standard Terms and Conditions annexed, which together with this document govern the provision of our services.

## **Evolution of this agreement**

You are not providing services or remuneration to Arup. However, if the relationship between us changes from pro bono to another model (for example, 'low bono', paid services, or a form

of donation or contribution from one party to the other), we will work together in good faith to vary this agreement as necessary.

Please sign, date and return a copy of this letter to confirm your acceptance of the terms set out in this letter and our attached standard terms of business. In the absence of any response, your continued instructions to us confirms your acceptance of these terms. Unless otherwise agreed between us, these terms of business will also apply to any future instructions.

Yours faithfully

Anita Konrad  
For and on behalf of Arup

Enc

Cc Eloise Hollands, Evan Bickmore, Jerry Chung – Arup

**I accept the above terms and conditions**

.....  
**For and on behalf of Banwell Parish Council Youth & Community Centre**

## ARUP

### STANDARD TERMS AND CONDITIONS FOR PRO BONO PROFESSIONAL SERVICES

1. These terms and conditions form part of our formal agreement. In the event of any conflict between these terms and any other terms proposed, these terms apply.
2. We will use reasonable skill, care and diligence in the performance of the services and will be liable only to the extent that we have breached this obligation. Our liability is limited to such proportion of your losses as is fair and reasonable having regard to the extent of our responsibility for the same. As we are providing services free of charge, completion of the services and carrying out any additional services related to the Project is at our discretion.
3. The parties will act in a spirit of mutual trust and collaboration. You will supply all information, decisions, consents, and instructions in due time having regard to our obligations under this agreement, and will require that the other consultants and contractors employed by you perform their services in accordance with the project programme.
4. Notwithstanding any other term of this agreement our total liability under or in connection with this agreement whether in contract, tort (including negligence), for breach of statutory duty or otherwise is limited to the lesser of [£]50,000 (fifty thousand [pounds]) or the re-performance of the services. We will have no liability under or in connection with this commission after the expiry of six years from the date of this agreement. Each party to this agreement will ensure that it and its personnel are adequately covered by public liability insurance in respect of liability for death or personal injury caused by its negligence, act or omission in the performance of this agreement.
5. Copyright and all intellectual property rights arising out of our services vest in us. We grant you a royalty free, non-exclusive licence to use such intellectual property for any purpose connected with the project. We will not be liable for the use by any person of any drawings or documents for any purpose other than that for which they were provided.
6. Press statements and other publicity relating to the partnership requires the approval of both parties. If either party receives any press enquiries or other publicity-related request from a third party, it will inform the other party as soon as possible. Any response to such enquiry or request requires the approval of both parties. Neither party may use the name, logo or other identifying mark of the other party without the prior written agreement of the other party. The parties are each entitled to use photographic and any other material relating to the Project that is not owned by a third party, for their own publicity purposes. On each occasion where such material is used, appropriate acknowledgement will be given to the interest, involvement and activities of each party.
7. This agreement and all other information provided by us to you is deemed strictly confidential and must be treated accordingly. Unless required by law, you must not use or disclose any confidential information for any purpose other than permitted by this agreement for the purpose of your services.
8. You may not assign your rights under this commission. No term of this agreement confers on any third party any benefit or right to enforce any term of this agreement. Unless otherwise agreed, outputs from our services are not intended for and should not be relied upon by any third party and we do not undertake any responsibility to third parties.
9. An assignment or novation by a party of all or part of this agreement requires the written consent of the other party, except that we may assign and novate all or part of this agreement to a company in the Arup group of companies without your consent by giving you written notice.

10. Either party may terminate this agreement immediately in the event of a material or persistent breach by the other party of its obligations under this agreement. Either party may terminate the agreement without cause by giving 14 days' written notice of such termination to the other party.
11. Arup will not be responsible or penalised for any failure to perform its obligations due to events beyond its reasonable control.
12. You warrant that you are not sanctioned under any sanctions laws anywhere in the world and that you have taken all reasonable steps to ensure you are not connected with a sanctioned entity. You must inform us immediately in writing if you or anyone you are connected with is or becomes subject to any sanctions laws.
13. You must maintain high standards of business integrity, ethics and conduct and must:
  - a) Comply with all applicable laws, regulations and codes on business integrity and ethical matters;
  - b) Ensure your acts or omissions do not put us in breach of our policies, codes and statements available at <https://www.arup.com/our-policies> and <https://www.arup.com/legal>;
  - c) Inform us immediately on becoming aware of any matter that may raise a conflict of interest in relation to the Project.
  - d) Maintain similar policies and procedures of your own (which must be provided to us on request); and
  - e) Provide information regarding your approach to equality, diversity and inclusion as we may reasonably require.
14. You must seek to minimise your greenhouse gas emissions in carrying out the Project and, if requested by us, use all reasonable endeavours to measure, manage and report to us your greenhouse gas emissions.
15. Our agreement with you and any dispute or claim arising out of or in connection with it (including non-contractual disputes or claims) is governed by and construed in accordance with the laws of England and the parties submit to the exclusive jurisdiction of the English courts.

**Banwell Parish Council**  
**Net Position by Cost Centre and Code - All Cost Centres and Codes**

**Cost Centre Name**

<b>Cemetery &amp; Memorials</b>		<b>Bal. B/Fwd.</b>	<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>
<b>Code</b>	<b>Title</b>		<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
101	Cem Grass Cutting				1,950.00	1,300.00	650.00
102	Cem paths / trees / garder				300.00	85.00	215.00
103	Cem making up graves				200.00		200.00
104	Cemetery / Memorial Main				5,000.00	18.49	4,981.51
105	Env Fee				2,045.00	280.00	1,765.00
106	Cemetery software				450.00	555.00	-105.00
					<b>9,945.00</b>	<b>£2,238.49</b>	<b>7,706.51</b>

<b>Cemetery Income</b>		<b>Bal. B/Fwd.</b>	<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>
<b>Code</b>	<b>Title</b>		<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>
110	Cemetery Income			4,151.59		170.00	3,981.59
111	Cemetery Bank interest			3,981.13			3,981.13
					<b>£8,132.72</b>	<b>£170.00</b>	<b>7,962.72</b>

<b>Clerk &amp; Administration</b>		<b>Bal. B/Fwd.</b>	<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>		<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	
201	Salary & NI				48,000.00	34,366.89	13,633.11	
202	Clerk pension				2,400.00	1,677.74	722.26	
203	Advertising				650.00	557.00	93.00	
204	Insurance				1,900.00	1,845.01	54.99	
205	Subscriptions inc ALCA &				2,000.00	957.37	1,042.63	
206	Audit Fee				1,400.00	505.00	895.00	
207	Legal Costs				600.00	87.70	512.30	
208	Training Officers				600.00	255.00	345.00	
209	Training Councillor				500.00	155.00	345.00	
210	Grants & Donations				8,100.00	6,233.23	1,866.77	
211	Chairmans Allowance				400.00	76.95	323.05	
212	IT Equipment in software			58.10	1,500.00	2,141.83	-583.73	
213	Bank Charges				200.00	109.35	90.65	
215	Risk Assessments				180.00		180.00	
709	Office Equipment inc Web				1,500.00	743.80	756.20	
					<b>£58.10</b>	<b>69,930.00</b>	<b>£49,711.87</b>	<b>20,276.23</b>

<b>Earmarked Reserves</b>		<b>Bal. B/Fwd.</b>	<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>	
<b>Code</b>	<b>Title</b>		<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	
214	Food bank			1,120.00	2,000.00	485.56	2,634.44	
504	CIL 2022/23					60,482.43	-60,482.43	
505	CIL 2025/26			58,376.83			58,376.83	
718	Living Room			846.00		967.91	-121.91	
808	Social Perscribing Grant					250.00	-250.00	
					<b>£60,342.83</b>	<b>2,000.00</b>	<b>£62,185.90</b>	<b>156.93</b>

<b>Environment</b>		<b>Bal. B/Fwd.</b>	<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>		
<b>Code</b>	<b>Title</b>		<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>		
301	Allotment		1,647.88	1,647.88	1,647.88	1,647.88			
302	Env Grass Cutting				2,045.00	1,363.36	681.64		
303	Env Hedge / Fence / Tree				310.00	76.02	233.98		
304	Village Orderly		435.81	435.81	4,890.00	3,215.00	1,675.00		
305	Dog Bins			1,050.00	7,500.00	6,229.35	2,320.65		
306	Env Maintenance / Inspect				2,000.00	1,719.67	280.33		
307	Env Projects		245.00	245.00	8,200.00	1,432.49	6,767.51		
308	Env Grant		7,149.00		1,000.00		-6,149.00		
					<b>9,477.69</b>	<b>£3,378.69</b>	<b>27,592.88</b>	<b>£15,683.77</b>	<b>5,810.11</b>

<b>Highways</b>		<b>Bal. B/Fwd.</b>	<b>Receipts</b>		<b>Payments</b>		<b>Current Balance</b>
<b>Code</b>	<b>Title</b>		<b>Budget</b>	<b>Actual</b>	<b>Budget</b>	<b>Actual</b>	<b>Budget</b>

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

**Banwell Parish Council**  
**Net Position by Cost Centre and Code - All Cost Centres and Codes**

**Cost Centre Name**

401 Street light power		3,000.00	1,608.75	1,391.25
402 Street light maintenance		1,500.00	947.00	553.00
403 Street light upgrade				
404 Highways related projects		3,000.00	137.47	2,862.53
		<b>7,500.00</b>	<b>£2,693.22</b>	<b>4,806.78</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		300.00	12.00			-288.00
502	Annual Precept		122,646.03	139,365.19			16,719.16
503	VAT						
			<b>122,946.03</b>	<b>£139,377.19</b>			<b>16,431.16</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				2,300.00	1,500.00	800.00
602	Rec Maintenance				8,600.00	420.25	8,179.75
603	Rec Tree & Fence Work				300.00		300.00
604	Rec Inspections				400.00	448.00	-48.00
605	Rec Play Equipment & Be				6,000.00		6,000.00
					<b>17,600.00</b>	<b>£2,368.25</b>	<b>15,231.75</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				2,000.00	353.50	1,646.50
702	YCC repairs & maintenanc				3,000.00	2,404.94	595.06
703	YCC CCTV				800.00		800.00
704	YCC Electricity			154.22	800.00	174.12	780.10
705	YCC Gas				1,000.00		1,000.00
706	YCC water				600.00	221.97	378.03
707	YCC waste				300.00	185.48	114.52
708	YCC cleaning & supplies				3,000.00	2,110.38	889.62
710	YCC phone & wifi				600.00	395.22	204.78
711	YCC Grass cutting				1,125.00	750.00	375.00
712	YCC hedge, fence & tree \				500.00		500.00
713	YCC grants & donations		1,000.00	1,500.00			500.00
714	YCC income		500.00	294.00			-206.00
715	YCC Booking software				430.00	417.60	12.40
716	YCC Music Licence				600.00	589.83	10.17
717	YCC events refreshments			18.62	150.00	29.90	138.72
			<b>1,500.00</b>	<b>£1,966.84</b>	<b>14,905.00</b>	<b>£7,632.94</b>	<b>7,738.90</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				8,000.00	2,700.00	5,300.00
802	YC budget				400.00	14.12	385.88
803	YC extraordinary activities			17.00	5,000.00		5,017.00
805	YC subscriptions		550.00	534.00			-16.00
806	Tuck Shop		100.00	299.50	100.00	284.95	14.55
807	Youth Forum				200.00		200.00
			<b>650.00</b>	<b>£850.50</b>	<b>13,700.00</b>	<b>£2,999.07</b>	<b>10,901.43</b>

NET TOTAL

134,573.72	£214,106.87	163,172.88	£145,683.51	97,022.52
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Current Balance = Balance B/Fwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)

## 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 30/11/2025</b>			
	Cash in Hand 01/04/2025			248,375.73
	<b>ADD</b>			
	Receipts 01/04/2025 - 30/11/2025			229,842.01
				478,217.74
	<b>SUBTRACT</b>			
	Payments 01/04/2025 - 30/11/2025			160,759.04
<b>A</b>	<b>Cash in Hand 30/11/2025</b> (per Cash Book)			<b>317,458.70</b>
	Cash in hand per Bank Statements			
	Natwest Current account (5335765 30/11/2025	5,632.23		
	Cemetery Reserve Account (59678 30/11/2025	23,521.92		
	PC Reserve Saver account (81413 30/11/2025	51.13		
	Unity Trust Bank (20398572) 30/11/2025	145,998.95		
	Lloyds Credit Card 30/11/2025	0.00		
	Charity Bank 30/11/2025	92,254.47		
	Unity Saver 30/11/2025	50,000.00		
				<b>317,458.70</b>
	Less unrepresented payments			
				317,458.70
	Plus unrepresented receipts			
<b>B</b>	<b>Adjusted Bank Balance</b>			<b>317,458.70</b>
	<b>A = B Checks out OK</b>			

**Banwell Parish Council**  
**Reserves Balance**  
**2025-2026**

<u>Reserve</u>	<u>OpeningBalance</u>	<u>Transfers</u>	<u>Spend</u>	<u>Receipts</u>	<u>CurrentBalance</u>
<b>Earmarked</b>					
Cemetery Reserves	109,753.67		170.00	8,132.72	117,716.39
Social prescribing grant	863.57			17.00	880.57
Food Bank	2,623.64		485.56	1,120.00	3,258.08
New Banwell Solar	9,488.88				9,488.88
CIL 22/23	64,986.16		60,482.43		4,503.73
Refreshments	32.33		29.90	18.62	21.05
CIL 2023/24	5,598.67				5,598.67
Community Living Room	126.49		967.91	846.00	4.58
CIL 2025/26				58,376.83	58,376.83
<b>Total Earmarked</b>	<b>193,473.41</b>		<b>62,135.80</b>	<b>68,511.17</b>	<b>199,848.78</b>
<b>TOTAL RESERVE</b>	<b>193,473.41</b>		<b>62,135.80</b>	<b>68,511.17</b>	<b>199,848.78</b>
<b>GENERAL FUND</b>					117,609.92
<b>TOTAL FUNDS</b>					317,458.70

**Bills for Payment - 16th November to the 9th December 2025**  
**Banwell Parish Council**

Method	Payee	Details	Gross Amount	Comments	Minute agreed	Power
<b>Already Paid</b>						The Parish Council
VDD	Land Registry	Fee for AP1	£ 45.00		200/25	
DD	Octopus Energy	YCC energy use	£ 65.56		089/25	
DD	YU	Streetlight Power	£ 296.70		089/25	
DD	Mainstream	Phone and Broadband	£ 57.41		089/25	
<b>To Pay</b>						
BACS	J K Gardening	Grass cutting & Village Orderly contract	£ 1,043.34		089/25	
BACS	J K Gardening	Emptying NSC bins	£ 15.00		198/24 (ii)	
BACS	J K Gardening	Environment Fee	<b>Total: £1098.34</b>		Admin	
BACS	Corporate Cleaning Services	Dog Bin Emptying	£ 478.40		089/25	
BACS	Insight Cleaning	YCC Cleaning	£ 256.00	Awaiting invoice	089/25	
BACS	YMCA	Summer Holiday Youth Club	£ 780.60		YCC 17/25	
BACS	YMCA	Day Trip in October	£ 588.80		YCC 18/25	
BACS	YMCA	Nov Youth Provision	<b>Total: £1909.40</b>		089/25	
BACS	DS Securities	Fire Alarm System call out	£ 90.00		H & S	
BACS	Banwell Garden Centre	Remembrance Garden	£ 2,800.00		120/25	
BACS	Webglu	Quartely Maintenance Fee	£ 191.52		089/25	
BACS	Banwell Parish Magazine	Advert	£ 60.00		089/25	
BACS	ALCA	2 x training sessions	£ 90.00		099/25 (i & ii)	
BACS	Somerset Playing Fields Association	Annual Fee	£ 15.00		Agenda item	
BACS	Scribe	Beginning of civic.ly monthly cost	£ 63.60		172/24	
BACS	Anita Buncher	Workshop costs	£ 100.00		178/25 (iii)	
BACS	Wellers Law	Legal Fees	£ 650.00	Awaiting invoice	190/25	
BACS	XCS	Quarterly Printing costs	£ 30.00		089/25	
BACS	Bridget Bowen	Internal Audit	£ 250.00		113/23	
BACS	Society of Local Council Clerks	Annual Membership Fee	£ 316.00		Agenda item	
BACS	Officer overtime + Expenses	Overtime, expenses (butter & rolls)	£ 219.30		contractual & 037/25	
DD	Lloyds Bank PLC	Multipay charge & costs (Open AI, 2 x new councillor laptops, microsoft business, food bank, christmas market)	£ 706.34	Awaiting invoice	Various, PC 089/25, 102/25	
SO	Officer Salaries	Officer Salaries	£ 3,181.35		089/25 & E29/25	
DD	Nest	Pension contributions	£ 213.76		089/25	
DD	Unity Trust	Bank Charges	£ 9.45		089/25	
DD	North Somerset	YCC Waste Collection	£ 9.77		089/25	
BACS	HMRC	PAYE and NI	£ 1,168.24		089/25	
			<b>Totals</b>			
			<b>£ 14,371.14</b>			

The Parish Council have resolved to use the General Power of Competence as of the 15th May 2023

Budget heading / costcode	Budget 2024 / 25	Actual 2024/25	Budget 2025 / 26	Spend 01.04.2 - 31.11.25	Anticipated Spend 2025 - 26	Comments	Budget 2026 / 27	Precept	Reserves
<b>Cemetery &amp; Memorials</b>									
Grass cutting	£ 1,950.00	£ 1,950.00	£ 1,950.00	£ 1,300.00	£ 1,950.00		£ 1,950.00	£ 1,950.00	£ -
Paths / Trees & Garden	£ 300.00	£ 1,049.99	£ 300.00	£ 85.00	£ 2,500.00	New maintenance	£ 1,000.00	£ 1,000.00	£ -
Making up graves	£ 200.00	£ 120.00	£ 200.00	£ -	£ 200.00	From fees	£ 200.00	£ 200.00	£ -
Cemetery / Memorial work contingency	£ 5,000.00	£ 960.00	£ 5,000.00	£ 18.49	£ 1,000.00	War memorial due clean apply for grant post bypass.	£ 5,000.00	£ 1,000.00	£ 4,000.00
Cemetery software	£ 450.00	£ 450.00	£ 450.00	£ 555.00	£ 555.00	inc icorn	£ 560.00	£ 560.00	£ -
Cemetery income	-£ 3,500.00	-£ 2,563.09	-£ 3,500.00	-£ 4,151.59	-£ 5,000.00		-£ 3,500.00	-£ 2,400.00	-£ 1,100.00
Cemetery bank interest	-£ 3,000.00	-£ 3,273.34	-£ 3,000.00	-£ 3,981.13	-£ 3,981.13		-£ 3,500.00	-£ 2,310.00	-£ 1,190.00
<b>TOTAL</b>	<b>£ 1,400.00</b>	<b>-£ 1,306.44</b>	<b>£ 1,400.00</b>	<b>-£ 6,174.23</b>	<b>-£ 2,776.13</b>		<b>£ 1,400.00</b>	<b>£ -</b>	<b>£ 1,710.00</b>

<b>Clerk and Administration</b>									
Salary & NI	£ 40,000.00	£ 47,168.14	£ 48,000.00	£ 34,366.89	£ 43,500.00	NI increase, Poss 2% inc spinal point	£46,000.00	£ 46,000.00	£ -
Overtime							£2,000	£2,000	
Pension provision	£ 2,400.00	£ 2,414.33	£ 2,400.00	£ 1,677.74	£ 2,400.00	Only 40% is employer. Reserves figure is from clerks salary. Changed way shown on budget / accounts	£ 2,400.00	£ 1,000.00	£ -
Advertising inc printing	£ 650.00	£ 349.50	£ 650.00	£ 557.00	£ 900.00		£ 1,000.00	£ 1,000.00	£ -
Insurance	£ 2,300.00	£ 1,819.00	£ 1,900.00	£ 1,845.01	£ 1,845.01	2nd yr of 3yr plan	£ 1,900.00	£ 1,900.00	£ -
Subscriptions	£ 3,000.00	£ 1,905.44	£ 2,000.00	£ 957.37	£ 1,300.00	ALCA / SLCC / SPFF / ICO	£ 2,000.00	£ 2,000.00	£ -
Audit fees	£ 1,500.00	£ 960.00	£ 1,400.00	£ 505.00	£ 1,005.00	Inc if above £200,000	£ 1,400.00	£ 1,400.00	£ -
Legal costs	£ 600.00	£ 14.10	£ 600.00	£ 87.70	£ 740.00		£ 600.00	£ 600.00	£ -
Training Officers	£ 900.00	£ 1,412.82	£ 600.00	£ 255.00	£ 600.00		£ 600.00	£ 600.00	£ -
Training Cllrs	£ 400.00	£ 562.68	£ 500.00	£ 155.00	£ 400.00		£ 500.00	£ 500.00	£ -
Grants and Donations	£ 7,000.00	£ 7,617.50	£ 8,100.00	£ 6,233.23	£ 7,300.00	W PC, CAB, Minibus	£ 8,100.00	£ 8,100.00	£ -
Chairman's Allowance	£ 400.00	£ 164.96	£ 400.00	£ 76.95	£ 300.00	last yr Com pic FC	£ 400.00	£ 400.00	£ -
Jubilee / Coronation	£ -	£ 250.31	£ -	£ -	£ -		£ -	£ -	£ -
IT Equip inc software	£ 1,500.00	£ 1,954.34	£ 1,500.00	£ 2,141.83	£ 2,782.38	Increase in Microsoft fee	£ 2,500.00	£ 1,500.00	£ -
Bank Charges	£ 200.00	£ 163.80	£ 200.00	£ 109.35	£ 180.00		£ 200.00	£ 200.00	£ -
Risk Assessments	£ 180.00	£ -	£ 180.00	£ -	£ 180.00		£ 180.00	£ 180.00	£ -
Election Charges	£ -	£ 92.00	£ -	£ -	£ -	Not due until 2027	£ -	£ -	£ -
Office Equip inc printer	£ 1,000.00	£ 695.96	£ 1,500.00	£ 743.80	£ 1,400.00	inc printer contract & 2 new laptop	£ 1,500.00	£ 1,500.00	£ -
<b>TOTAL</b>	<b>£ 62,030.00</b>	<b>£ 67,544.88</b>	<b>£ 69,930.00</b>	<b>£ 49,711.87</b>	<b>£ 64,832.39</b>		<b>£ 71,280.00</b>	<b>£ 68,880.00</b>	<b>£ -</b>

<b>Environment</b>									
Grass Cutting	£ 2,045.00	£ 2,045.00	£ 2,045.00	£ 1,363.36	£ 2,045.04	Price kept same increase contract 1 yr	£ 2,045.00	£ 2,045.00	£ -
Fence, tree & hedge work	£ 310.00	£ 830.00	£ 310.00	£ 76.02	£ 475.00		£ 1,000.00	£ 1,000.00	£ -
Village Orderly	£ 4,710.00	£ 4,710.00	£ 4,890.00	£ 3,215.00	£ 4,890.00	Additional bin emptying	£ 4,890.00	£ 4,890.00	£ -
Dog Bins	£ 8,565.00	£ 6,464.99	£ 7,500.00	£ 6,229.35	£ 7,507.13	add bins increase collection, new bins.	£ 7,500.00	£ 7,500.00	£ -
Riverside & Defib	£ 2,000.00	£ 439.63	£ 2,000.00	£ 1,719.67	£ 2,000.00	wildflowers project.	£ 2,000.00	£ 2,000.00	£ -
Environmental projects	£ 5,000.00	£ 2,357.27	£ 8,200.00	£ 1,432.49	£ 4,000.00	2 x green roofs & maintenance of	£ 8,000.00	£ 8,000.00	£ -
Environmental Grant	£ 1,000.00	£ -	£ 1,000.00	£ -	£ 1,000.00		£ 1,000.00	£ 1,000.00	£ -
<b>TOTAL</b>	<b>£ 23,630.00</b>	<b>£ 16,846.89</b>	<b>£ 25,945.00</b>	<b>£ 14,035.89</b>	<b>£ 21,917.17</b>		<b>£ 26,435.00</b>	<b>£ 26,435.00</b>	<b>£ -</b>

<b>Highways</b>									
Power	£ 3,000.00	£ 2,365.88	£ 3,000.00	£ 1,608.75	£ 2,700.00	New Contract renew March	£ 3,000.00	£ 3,000.00	£ -
Maintenance	£ 3,500.00	£ 2,625.00	£ 1,500.00	£ 947.00	£ 1,410.00	New lighting contract 3yrs fixed 2nd year inspection completed feb 2023 due 2028	£ 1,500.00	£ 1,500.00	£ -
6 yr inspect / single phase upgrade	£ -	£ -	£ -	£ -	£ -		£ -	£ -	£ -
Highways related projects	£ 8,000.00	£ 974.37	£ 3,000.00	£ 137.47	£ 3,000.00	Xmas Lights, verge cutting / flail 50km	£ 7,000.00	£ 7,000.00	£ -
<b>TOTAL</b>	<b>£ 14,500.00</b>	<b>£ 5,965.25</b>	<b>£ 7,500.00</b>	<b>£ 2,693.22</b>	<b>£ 7,110.00</b>		<b>£ 11,500.00</b>	<b>£ 11,500.00</b>	<b>£ -</b>

<b>Recreation Ground</b>									
Rec Grass Cutting	£ 2,250.00	£ 2,290.00	£ 2,300.00	£ 1,500.00	£ 2,290.00	See env grass cut	£ 2,300.00	£ 2,300.00	£ -
Rec Maintenance	£ 8,600.00	£ 30.00	£ 8,600.00	£ 420.25	£ 1,000.00	Poss MUGA resurface	£ 16,000.00	£ 16,000.00	£ -
Rec Trees & Fences	£ 300.00	£ 600.00	£ 300.00	£ -	£ 300.00		£ 300.00	£ 300.00	£ -
Inspections	£ 400.00	£ 527.00	£ 400.00	£ 448.00	£ 522.00		£ 530.00	£ 400.00	£ -
Play Equipment & Path	£ 5,000.00	£ -	£ 5,000.00	£ 60,482.43	£ 60,482.43	Next Yr fitness equipment	£ 14,000.00	£ 7,000.00	£ 7,000.00
<b>TOTAL</b>	<b>£ 16,550.00</b>	<b>£ 3,447.00</b>	<b>£ 16,600.00</b>	<b>£ 62,850.68</b>	<b>£ 64,594.43</b>		<b>£ 33,130.00</b>	<b>£ 26,000.00</b>	<b>£ 7,000.00</b>

<b>YCC</b>									
YCC upgrade	£ 6,200.00	£ 8,706.18	£ 2,000.00	£ 353.50	£ 1,000.00		£ 2,000.00	£ 2,000.00	£ -
Repairs & Maintenance	£ 2,900.00	£ 4,345.25	£ 3,000.00	£ 2,404.94	£ 2,500.00	ECIR 2024 due 2029	£ 3,000.00	£ 3,000.00	£ -
CCTV	£ 800.00	£ 675.00	£ 800.00	£ -	£ 800.00	2nd yr of replacement	£ 800.00	£ 800.00	£ -
Electricity	£ 1,800.00	£ 647.00	£ 800.00	£ 19.90	£ 200.00	Solar panels payment	£ 200.00	£ 200.00	£ -
Gas	£ 1,000.00	£ 1,285.71	£ 1,000.00	£ -	£ 1,000.00		£ 1,000.00	£ 1,000.00	£ -
Water	£ 600.00	£ 345.81	£ 600.00	£ 221.97	£ 500.00	Poss hedge watering	£ 800.00	£ 800.00	£ -
Waste Collection	£ 300.00	£ 130.61	£ 300.00	£ 185.48	£ 330.00	Last yr less due to refund	£ 350.00	£ 350.00	£ -
Cleaning & supplies	£ 2,700.00	£ 3,059.12	£ 3,000.00	£ 2,110.38	£ 3,000.00	Last yr less due to refund	£ 3,000.00	£ 3,000.00	£ -

Budget heading / costcode	Budget 2024 / 25	Actual 2024/25	Budget 2025 / 26	Spend 01.04.2 - 31.11.25	Anticipated Spend 2025 - 26	Comments	Budget 2026 / 27	Precept	Reserves
Phone internet	£ 700.00	£ 585.15	£ 600.00	£ 395.22	£ 600.00	1st year of 3yr	£ 600.00	£ 600.00	£ -
Grass cutting	£ 1,125.00	£ 1,125.00	£ 1,125.00	£ 750.00	£ 1,125.00	See env grass cut	£ 1,125.00	£ 1,125.00	£ -
fence / hedge	£ 500.00	£ 490.00	£ 500.00	£ -	£ 500.00		£ 1,000.00	£ 1,000.00	£ -
Booking software	£ 430.00	£ 417.60	£ 430.00	£ 417.60	£ 417.60		£ 430.00	£ 430.00	£ -
Music Licence	£ 600.00	£ 736.13	£ 600.00	£ 589.83	£ 589.83		£ 600.00	£ 600.00	£ -
YCC events refreshments	£ 120.00	£ 79.71	£ 150.00	£ 11.28	£ 120.00	Part paid for by fund raising	£ 150.00	£ 150.00	£ -
Grants & Donations	-£ 1,000.00	-£ 1,000.00	-£ 1,000.00	-£ 1,500.00	-£ 1,500.00	Grant from Winscombe for YCC if awarded	-£ 1,500.00	-£ 1,500.00	£ -
Income	-£ 500.00	-£ 881.50	-£ 500.00	-£ 294.00	-£ 500.00		-£ 500.00	-£ 500.00	£ -
<b>TOTAL</b>	<b>£ 18,275.00</b>	<b>£ 20,746.77</b>	<b>£ 13,405.00</b>	<b>£ 5,666.10</b>	<b>£ 10,682.43</b>		<b>£ 13,055.00</b>	<b>£ 13,055.00</b>	<b>£ -</b>

Youth									
Youth Club sessions	£ 8,000.00	£ 5,130.00	£ 8,000.00	£ 2,700.00	£ 5,000.00	Currently 1 day poss inc & School hol	£ 8,000.00	£ 8,000.00	£ -
Youth Club tuck	£ -	-£ 64.69	£ -	-£ 14.55	-£ 70.00	changed way of recording. Payments & receipts	£ -	£ -	£ -
Extraordinary activities inc Residential	£ 3,000.00	£ -	£ 5,000.00	£ -	£ 2,000.00	S106, carry over from last year	£ 5,000.00	£ 2,800.00	£ 2,200.00
Subs	-£ 600.00	-£ 615.55	-£ 550.00	-£ 534.00	-£ 550.00	£1 per person	-£ 550.00	-£ 550.00	£ -
Youth Council / forum	£ 200.00	£ -	£ 200.00	£ -	£ -	carried budgeted '2021'	£ 200.00	£ -	£ 200.00
<b>TOTAL</b>	<b>£ 10,600.00</b>	<b>£ 4,449.76</b>	<b>£ 12,650.00</b>	<b>£ 2,151.45</b>	<b>£ 6,380.00</b>		<b>£ 12,650.00</b>	<b>£ 10,250.00</b>	<b>£ 2,400.00</b>

<b>Grand Total</b>	<b>£ 146,985.00</b>	<b>£ 117,694.11</b>	<b>£ 147,430.00</b>	<b>£ 130,934.98</b>	<b>£ 172,740.29</b>		<b>£ 169,450.00</b>	<b>£156,120.00</b>	<b>£ 11,110.00</b>
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INCOME									
Village Orderly Grant	£ 435.81	£ 435.81	£ 435.81	£ 435.81	£ 435.81	As of Dec 25 this will still exist	£ 435.81	£ 435.81	£ -
NSC Contribution	£ 245.00	£ 405.00	£ 245.00	£ 245.00	£ 245.00	As of Dec 25 this will still exist	£ 245.00	£ 245.00	£ -
Misc income	£ 200.00	£ 601.99	£ 200.00	£ 440.19	£ 2,500.00	new high interest account	£ 2,500.00	£ 2,500.00	£ -
Solar panel grant from New Solar Banwell	£ 7,149.00	£ 7,149.00	£ 7,149.00	£ -	£ 7,149.00		£ 7,149.00	£ 7,149.00	£ -
<b>INCOME</b>	<b>£ 8,029.81</b>	<b>£ 8,591.80</b>	<b>£ 8,029.81</b>	<b>£ 1,121.00</b>	<b>£ 10,329.81</b>		<b>£ 10,329.81</b>	<b>£ 10,329.81</b>	<b>£ -</b>

	<b>£ 138,955.19</b>	<b>£ 109,102.31</b>	<b>£ 139,400.19</b>	<b>£ 129,813.98</b>	<b>£ 162,410.48</b>		<b>£ 159,120.19</b>	<b>£ 145,790.19</b>	<b>£ 11,110.00</b>
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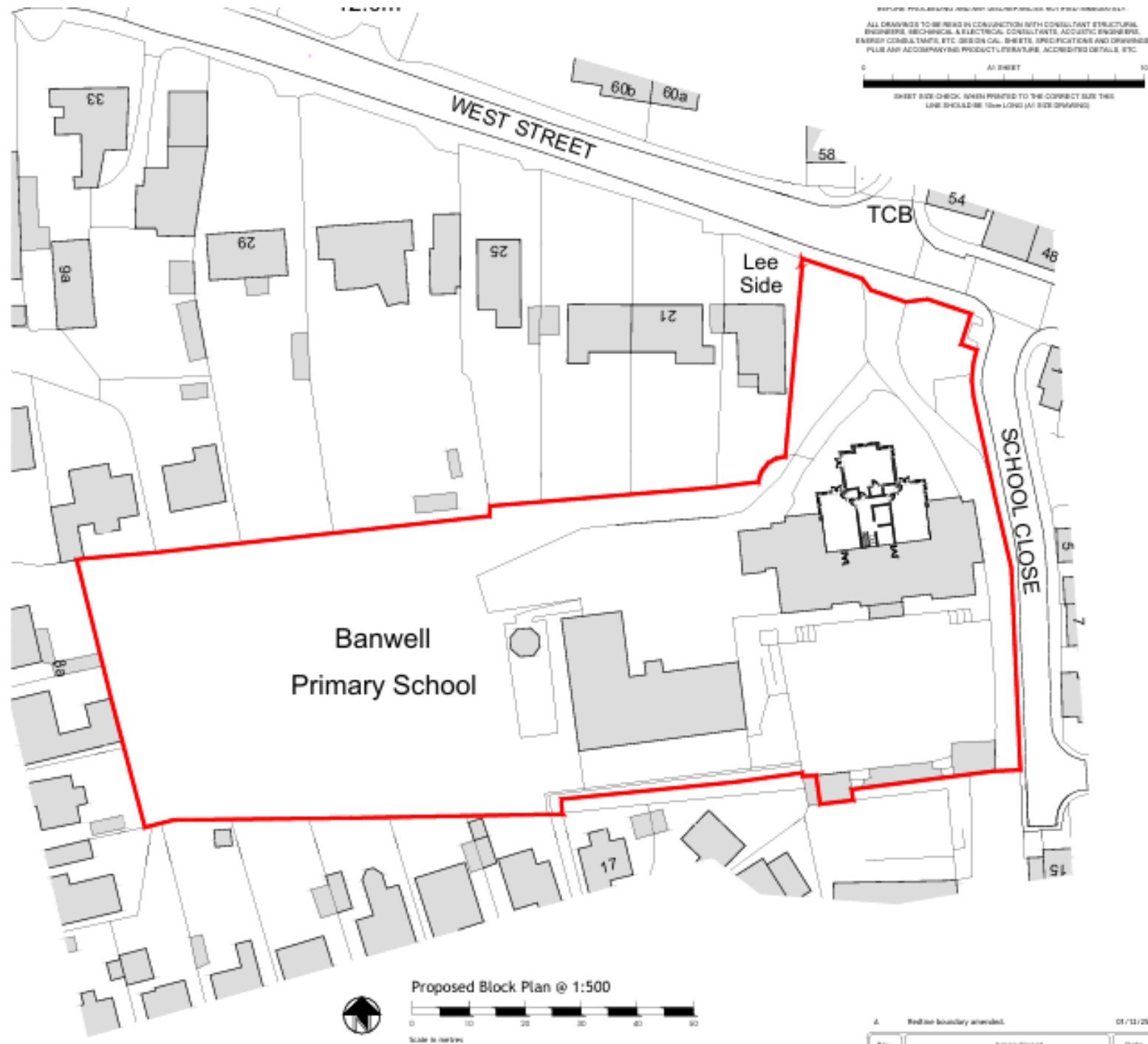
Outside of Budget, earmarked funds	2024 / 25	Actual 2024/25	2025/26	Actual 01.04.25 - 30.11.25	Anticipated 2025 - 26	Comments	Last Year	Precept request	Reserves to be used	
CIL	£ -	£ 70,584.83	£ 70,584.83	£ 68,479.23	£ 25,000.00		£ -	£ -	£ -	
Food Bank	£ -	£ 2,623.64	£ 2,623.64	£ 3,258.08	£ 2,800.00		£ -	£ -	£ -	
Public living room	£ -	£ 126.49	£ 126.49	£ 4.58	£ 100.00	currently operates at a small loss	£ -	£ -	£ -	
Section 137 Contributions	£11.10 per electora					In May 2023 Banwell Parish Council resolved to adopt the General Power of Competence.				

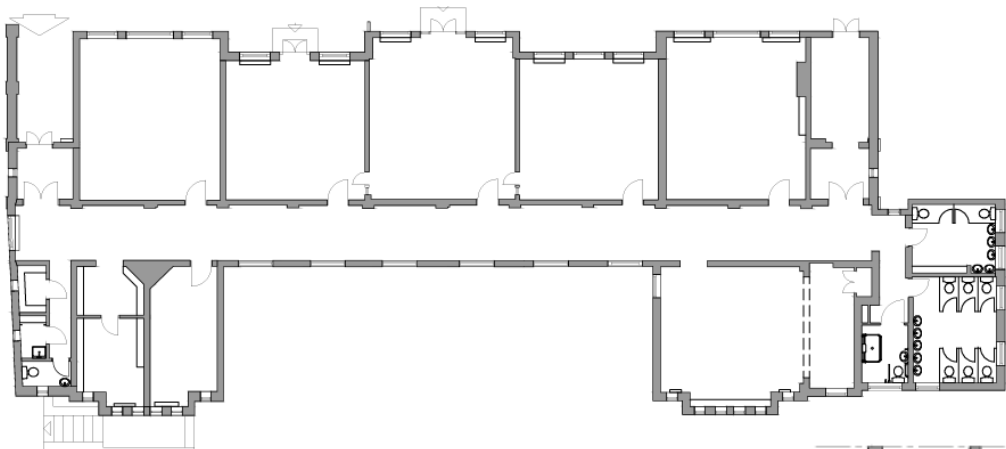
<b>GENERAL RESERVES (ESTIMATED AT 30.04.25)</b>	<b>£ 52,000.00</b>	(37% of precept)
<b>EARMARKED RESERVES (ESTIMATED 30.04.25)</b>	<b>£ 65,000.00</b>	
<b>CEMETERY EXTENSION RESERVE ON 30.11.24</b>	<b>£ 117,716.00</b>	
<b>CEMETERY EXTENSION RESERVE (ESTIMATED AT 30.04.25)</b>	<b>£ 118,000.00</b>	

# 25/P/2410/FUL Banwell Primary School, West Street Banwell BS29 6DB

Demolition of existing demountable classroom blocks and construction of new single storey classroom extension containing 3no. classrooms, toilets and associated areas.

# Location



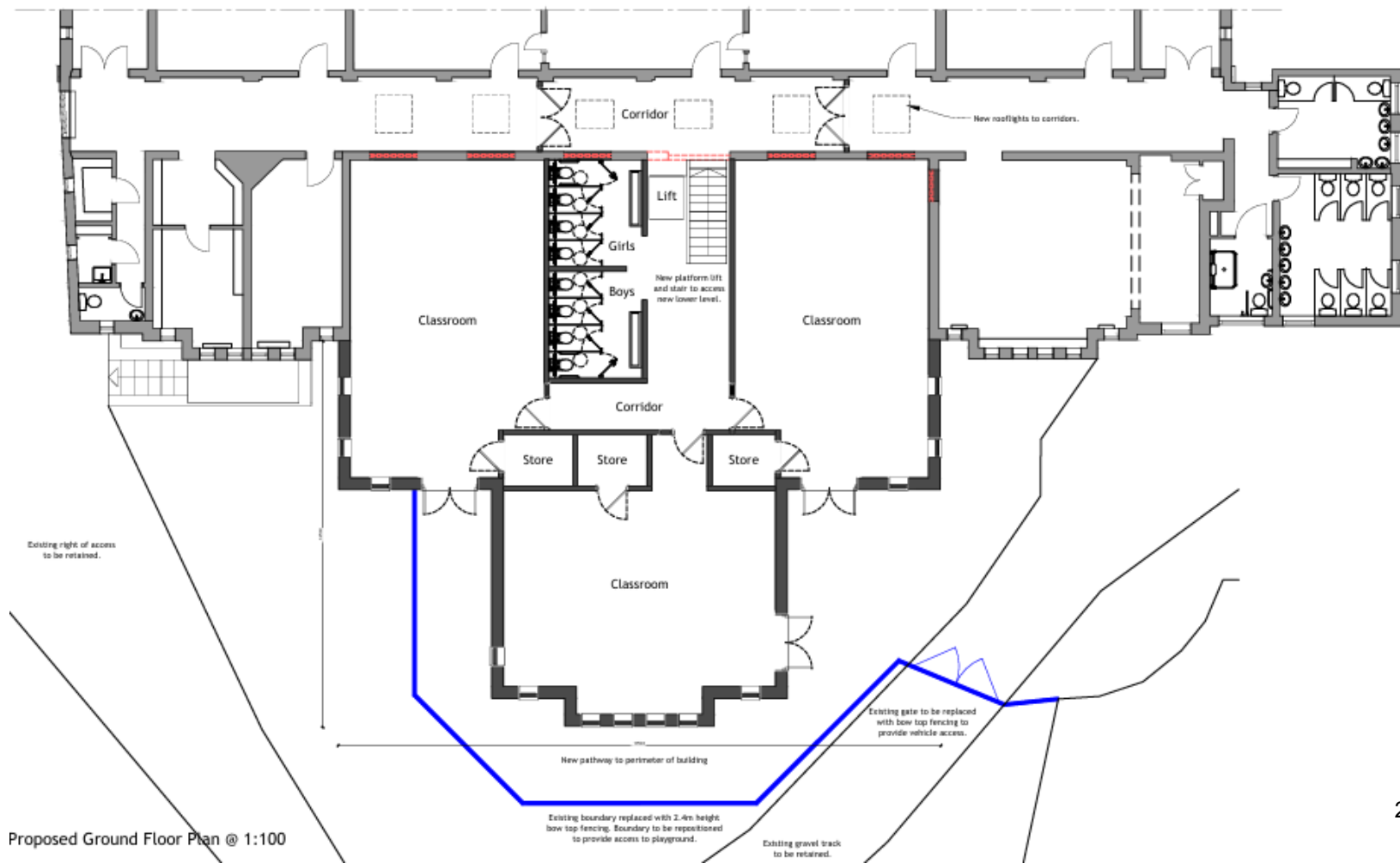


Existing Ground Floor Plan @ 1:100



# Existing

# Proposed



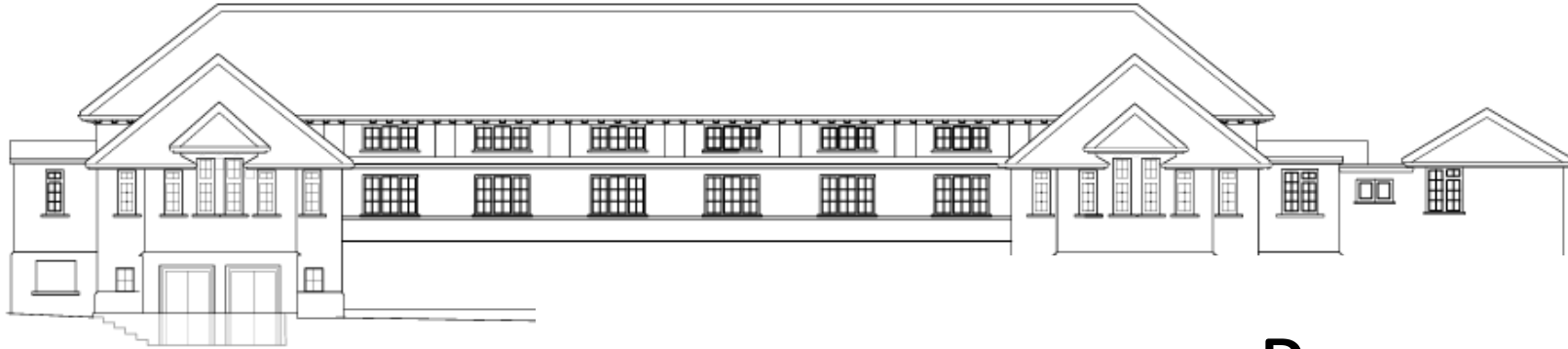
Proposed Ground Floor Plan @ 1:100

# Existing

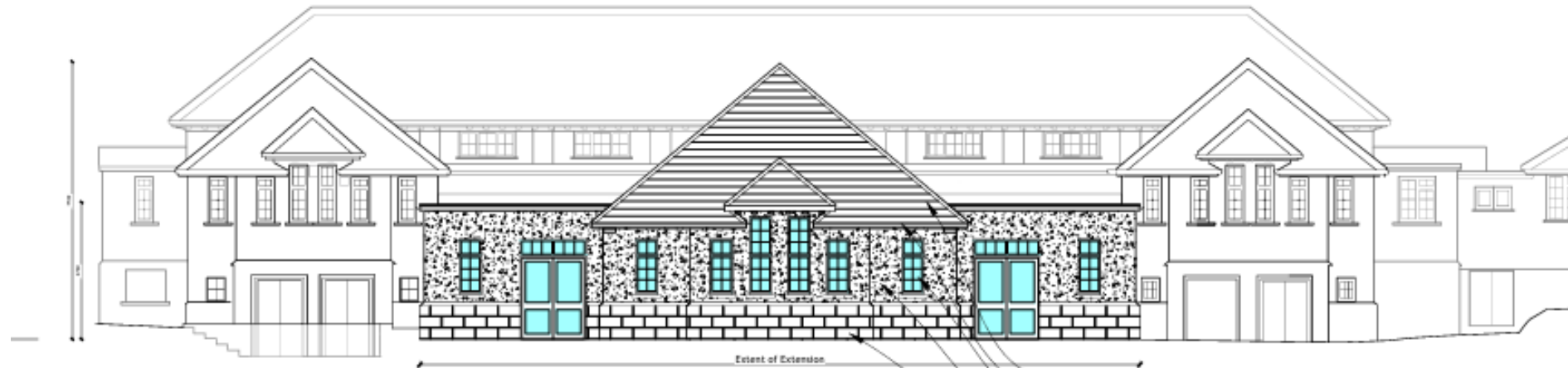
Existing Ground Floor Plan @ 1:100




Scale in metres



# Proposed



- State roof to match existing.
- Cast iron rainwater goods to match existing.
- Aluminium powder coated windows and doors.
- Render finish to match existing.
- Feature stone plinth to match existing.

Topic	Previous Environment and biodiversity comments	Recommendation
BNG	<p>The applicant’s statement says that Biodiversity Net Gain is not applicable due to the previous presence of a building on this part of the site. However, my understanding of the legislation is that BNG is assessed against the <i>current</i> ecological baseline rather than historic use. The only exception to this is if the historic data would return a higher value. As the area now forms grassed open space, this would constitute habitat loss, and therefore the de minimis exemption claimed doesn’t not apply.</p>	<p>To requests clarification from the Local Planning Authority as to whether the BNG requirement should apply in this case, and if so, that appropriate on-site ecological enhancement is secured as part of the development.</p>
		

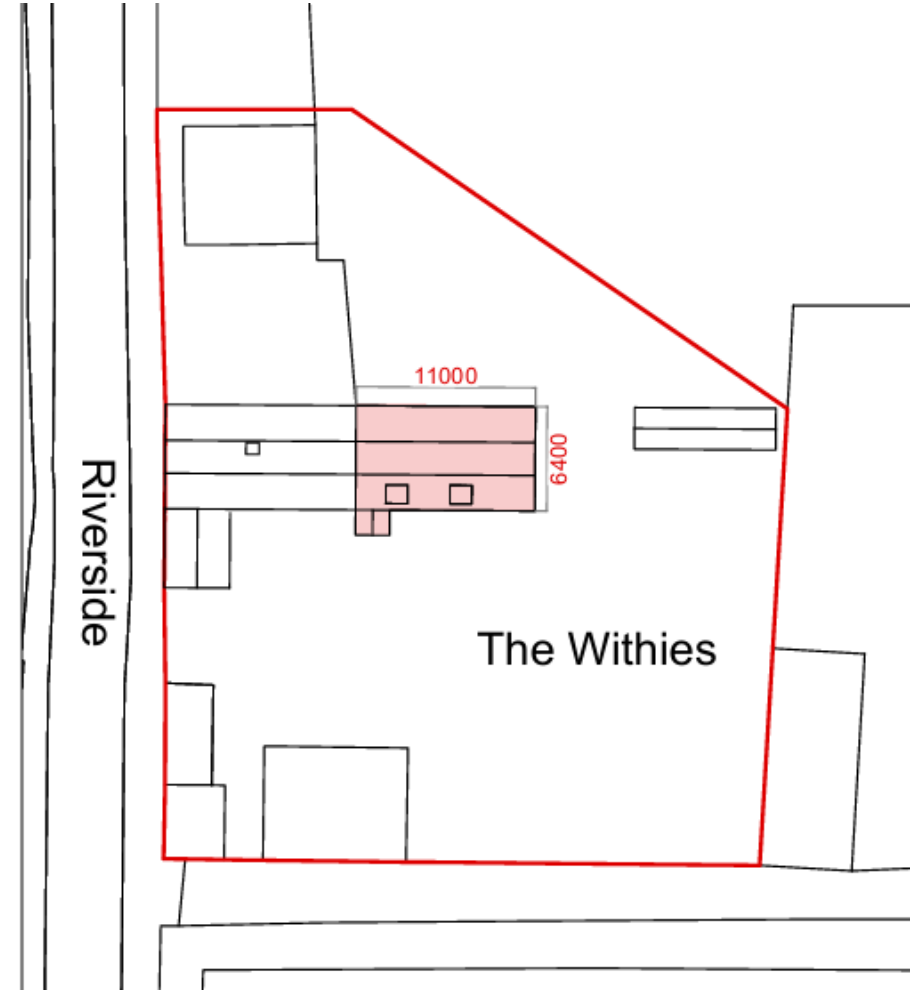
# 25/P/2230/FUH The Withies Riverside Banwell BS29 6EH

Proposed part-demolition of existing single-story side extension with subsequent erection of a two storey-side extension.

# Existing



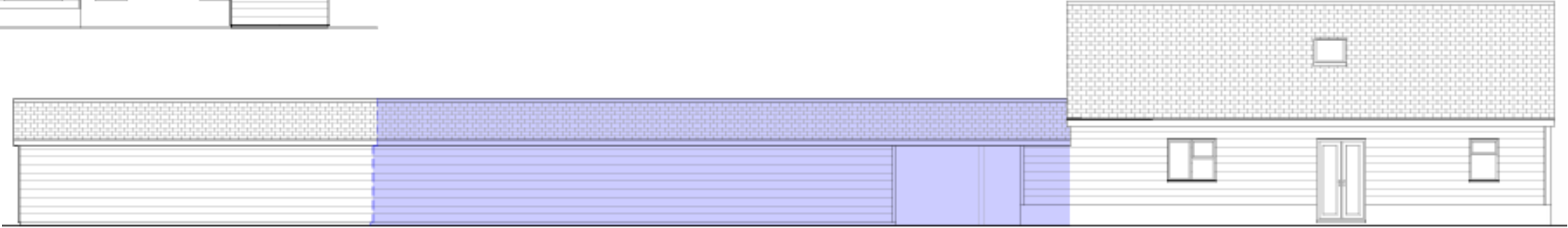
# Proposed



# Existing

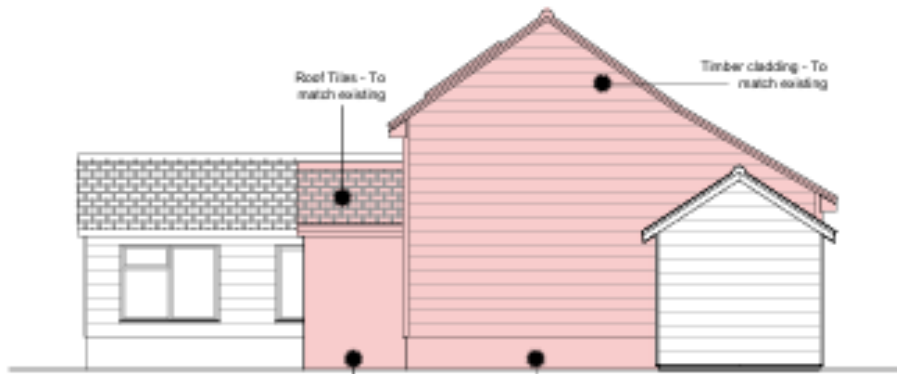


EAST ELEVATION  
Existing



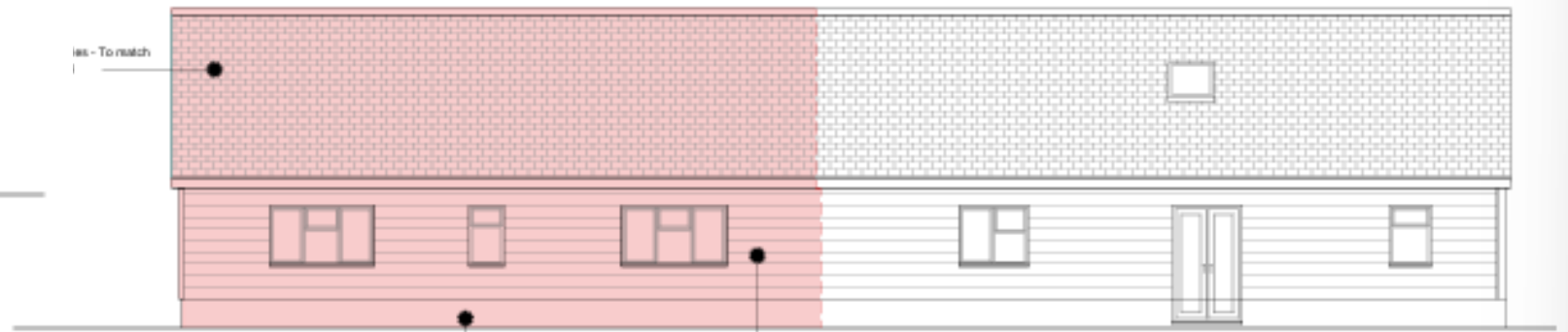
NORTH ELEVATION  
Existing

# Proposed



EAST ELEVATION  
Proposed

White Render - To  
match existing

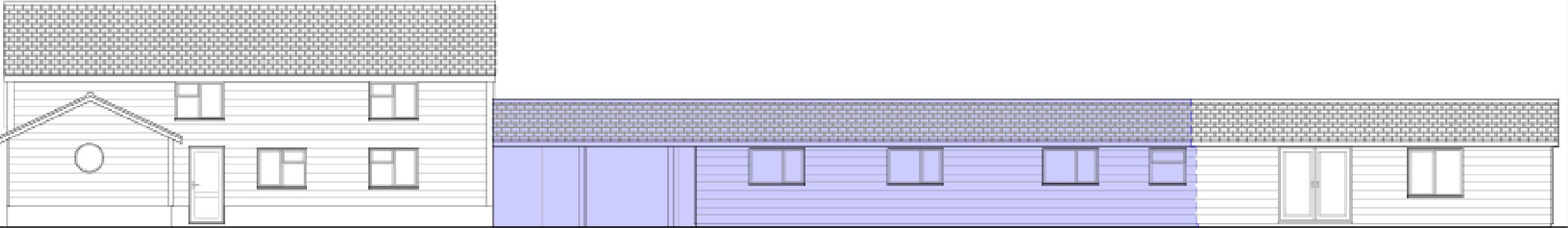


NORTH ELEVATION  
Proposed

White Render - To  
match existing

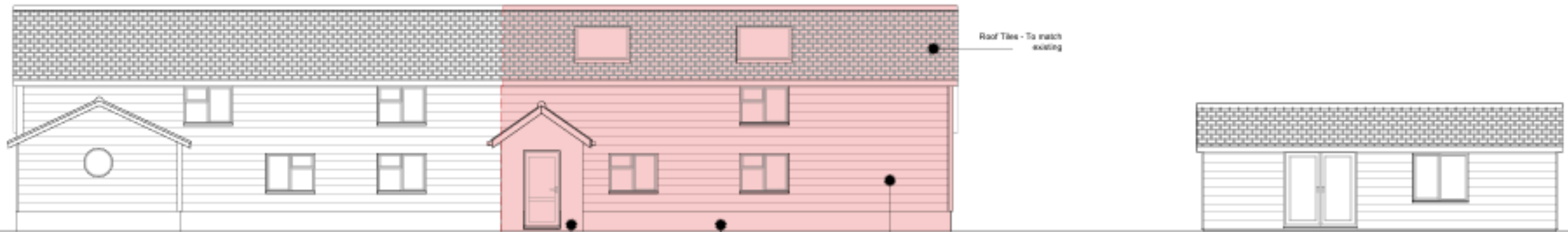
Timber cladding - To  
match existing

# Existing



SOUTH ELEVATION  
Existing

# Proposed

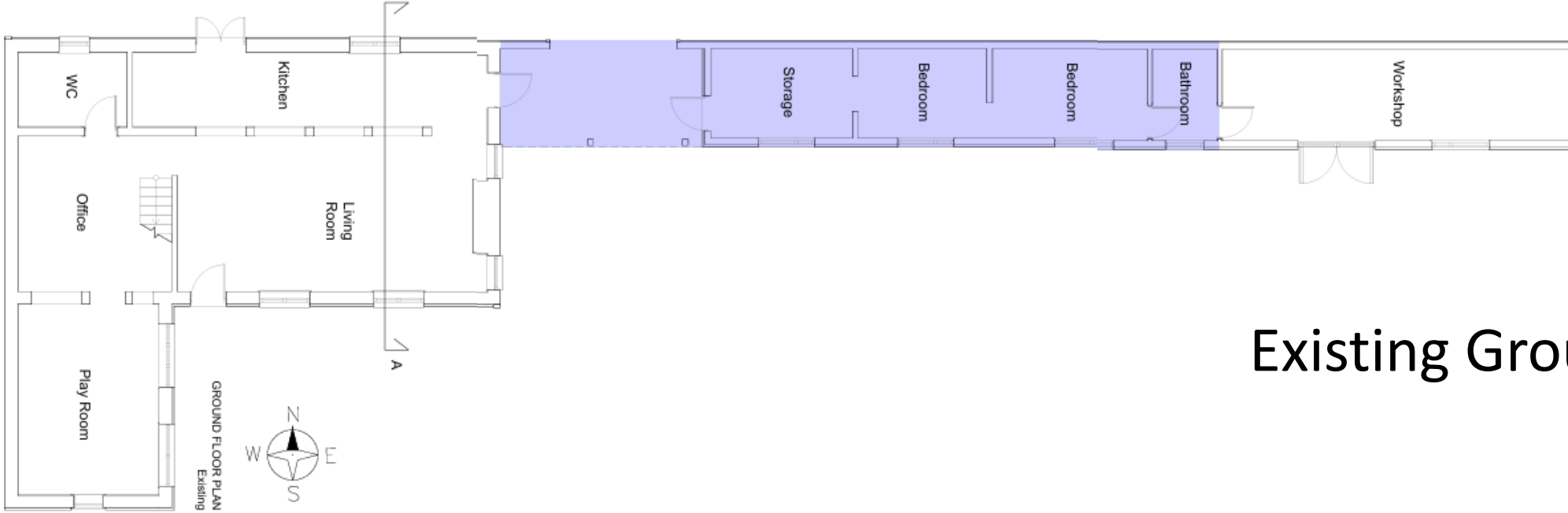


SOUTH ELEVATION  
Proposed

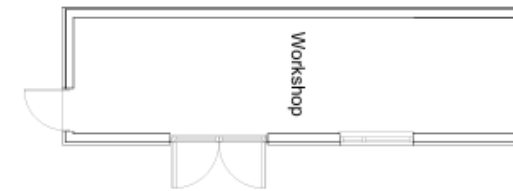
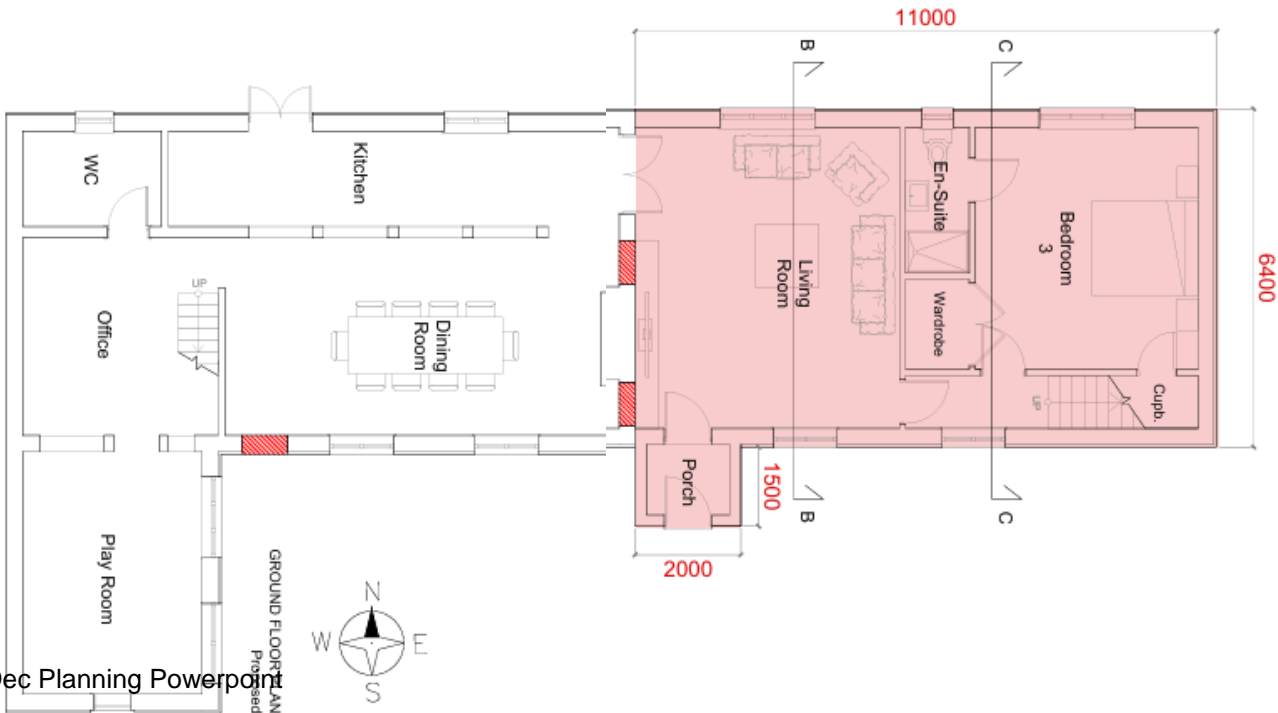
White Render - To  
match existing

Timber cladding - To  
match existing

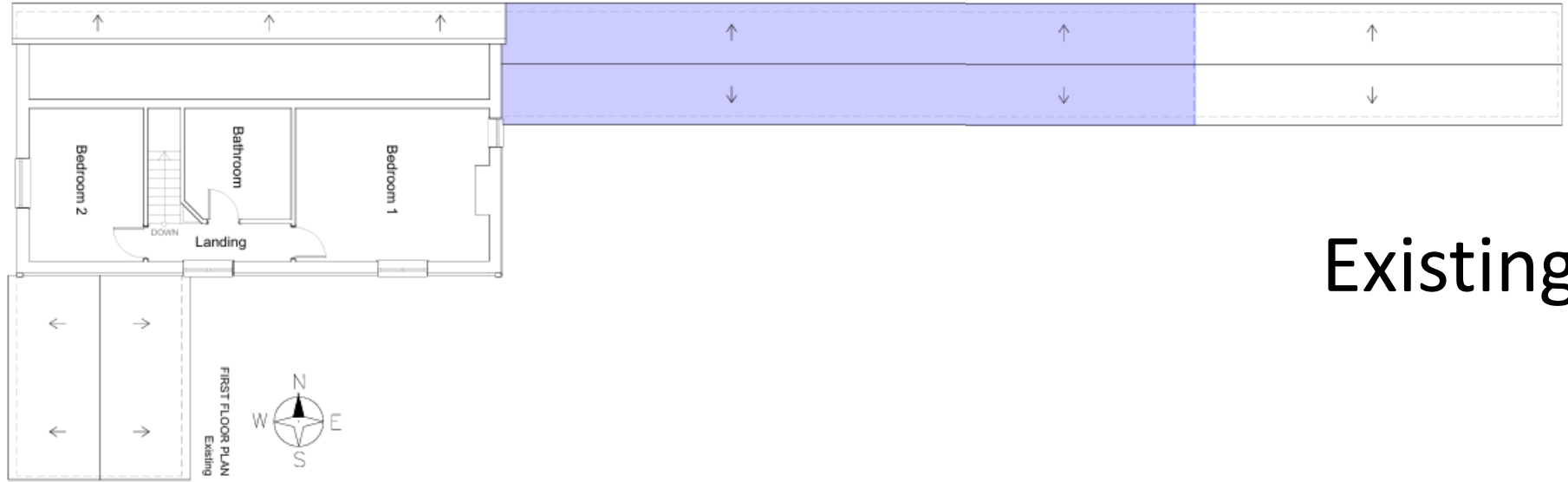
Roof Tiles - To match  
existing



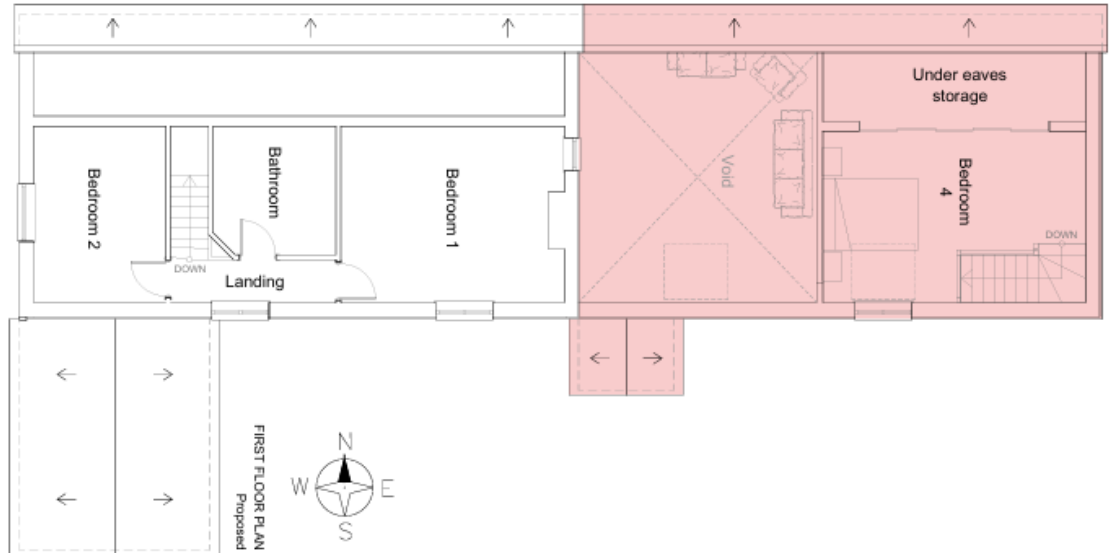
Existing Ground Floor



Proposed Ground Floor



Existing First Floor



Proposed First Floor



Topic	Previous Environment and biodiversity comments	Recommendation
Sustainable Design	<p>In line with North Somerset Core Strategy Policy CS2: Delivering Sustainable Design and Construction, all new development is expected to demonstrate a commitment to sustainable design and resource efficiency. The proposed conversion includes a new bathroom and utility, which provides an opportunity to integrate eco-friendly fittings and finishes that will reduce both water and energy consumption.</p>	<p>That the applicant be encouraged to incorporate sustainable fittings, such as low-flow taps and dual-flush toilets, if installing new bathroom fixtures</p>
Planning consideration	<p>In 2020 (20/P/2845/FUH), Banwell Parish Council did not support a similar proposal for this site for the following reasons:</p> <p>Outside the Settlement Boundary Overdevelopment in a rural setting Impact on the flood plain</p> <p>The Council also requested a condition preventing any future use of the extension as a separate dwelling.</p> <p>The current application seeks to replace the existing side extension with a two-storey extension. Its layout, including additional bedrooms and a separate porch access, gives it future potential to function as an independent unit. No neighbour objections have been received.</p>	<p>Object to this application for the same reasons previously given:</p> <p>Outside of the Settlement Boundary Overdevelopment in a rural setting Concerns regarding the impact on the flood plain</p> <p>If North Somerset Council is minded to approve the application, request a condition explicitly preventing the extension from being used, converted, or sold as a separate dwelling at any time in the future.</p>
17 Dec Planning Powerpoint		38

## To note the following applications

### **25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way**

Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2.

### **25/P/2313/AOC 15 Towerhead Road Banwell BS29 6PQ**

Request to discharge conditions 3 (Landscaping scheme) 4, (Works comprised in the approved details of landscaping) and 5,(Retention of trees, hedges and plants shown in the landscaping scheme) on application 25/P/1299/FUH.

### **25/P/2300/AOC 5 Towerhead Road Banwell BS29 6PQ**

Request to discharge condition numbers 4 (Construction Management Plan), 5 (CEMP), 6 (LEMP), 7A (Hard Landscaping), 7C (Street Furniture and Equipment), 7D (Bicycle Storage and hubs), 7G (Street Lighting), 7H (Bus Stop Infrastructure), 7J (Boundary Fences and Treatments),7K (Surface Water drainage), 7L (Measures to prevent unauthorised access along Shared use paths), 7M (Signage Strategy), 8 (Speed monitoring plan (NSC scope) 9 (Surface Water drainage) 19 (Road Safety Audit) 27E (Speed reduction measures at Sidcot road, Hillier's Land and Dinghurst Road) 27F (Pedestrian Facilities at Nye Road junction) 27G (Bus Bays on A368/Greenhill Road by Sandford Primary School) 27H (PRoW AX14/21 and A368/Greenhill Road Cyclist crossing point), 27I (Crossing point PRoW AX14/36 junction with Church Lane), 27J (Crossing point/ narrowing for upgraded PRoW AX14/36 junction with Ladymead Lane), 27K (Bus stop improvements at Hilliers Lane/Dinghurst Road (A368), 27L (Bus stop buildouts east of the Railway Inn), 28A (Vehicle tracking), 28C (Vehicle tracking) and 30 (Road lighting design) on application 22/P/1768/R3EIA

## To note the following applications

### **25/P/2397/TPO Corner House Eastermead Lane Banwell BS29 6PD**

T1 hornbeam - prune laterals to create a 2m clearance from roof and lift crown over road to 6m

### **25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN**

Magnolia - reduction of crown by approximately 2 metres

# To note North Somerset Council's planning decisions

## **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**

Felling of 3no. dead/dying ash trees (0-25% canopy cover) **APPROVED**

## **25/P/2011/AOC Land At Parklands Churchland Way**

Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT2. **APPROVED**

## **25/P/1504/TPO Wells Wood Banwell Woods Towerhead Road Banwell**

Fell 5 ash trees (plan A1-A5, approximate locations) that have been severely affected by ash dieback; Hazel stools (plan areas H1 and H2) – coppice. **APPROVED**

## **25/P/1792/TRCA Churchyard Church Street Banwell**

T1 - Magnolia - Reduce to previous points, approximately 2 meters of growth to be removed.

**No objection (tree/hed) unconditional**

## **25/P/1817/TRCA The Manor, 1 Castle Hill, Banwell BS29 6BL**

T1 lawson conifer - fell because it is damaging a retaining wall. **No objection (tree/hed) unconditional 25/P/2287/FUH**

## **10 Hill Path Banwell BS29 6AB**

Removal of the existing balcony and proposed erection of a rear extension. **APPROVED**

# To note North Somerset Council's planning decisions

## **24/P/2610/FUH 16 High Street Banwell BS29 6AE**

Extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay.

**APPROVED**

## **24/P/2611/LBC 16 High Street Banwell BS29 6AE**

Listed building consent for extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**

## **23/P/2689/RM Land South of Churchland Way, Wolvershill Road (Parklands, Mead Fields)**

Reserved matters application for approval of access and landscaping in relation to the construction of cycle and footpath connection along the Grumblepill Rhyne to the M5 bridge crossing, pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**