



Banwell Youth and Community Centre,  
West Street  
Banwell. BS29 6DB  
01934 820442

9<sup>th</sup> December 2025

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 unless excluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose.

**To: The Chairman and all members of Banwell Parish Council.**

**You are summoned to attend a Meeting of Banwell Parish Council, to be held at the Youth & Community Centre (YCC) on Monday 15<sup>th</sup> of December 2025 at 7:30pm, when the following business will be transacted.**

The meeting will be livestreamed on Facebook <https://www.facebook.com/banwellparishcouncil>

*Liz Shayler*

Clerk to the Council

Before the meeting begins there will be a public participation session – *This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public may participate. (Please note that the Council is unable to make formal decisions under this item)*

- i) Members of the public.
- ii) Community Beat Manager's report.
- iii) Ward Councillor's report.

## A G E N D A

1. To receive apologies for absence.
2. To receive and consider an application to fill the casual vacancy by co-option from Andrew Base.
3. To receive members' declarations of interest on any agenda item.
4. To approve as a correct record the minutes of the Parish Council Meeting held on the 17<sup>th</sup> of November 2025 (pages 1 – 6)
5. To note the following:
  - i) Mendip Villages Joint Committee November 27<sup>th</sup> (pages 7 & 8).
  - ii) Cancelled Planning Committee Meeting on the 1<sup>st</sup> of December (page 9)
6. To review the committee structure for the remainder of the Parish Council Year (page 10).
7. To note the training and events available and agree any attendance (page 10).
  - i) GB Sport playground inspections 29<sup>th</sup> Jan, morning £230.
  - ii) ALCA Essential Councillor, 13<sup>th</sup> Jan 2026, £45.
  - iii) ALCA Planning in Plain English 17<sup>th</sup> Feb 2026, £45. Cllr Bailey.
  - iv) ALCA e-learning on nimble £14 each [E-Learning Courses ALCA](#)
  - v) Breakthrough communications training £30 [Communications Courses ALCA](#)
  - vi) Various finance training £30 [Finance Training ALCA](#)
  - vii) Various Scribe finance training (this is our accounting package) Free [Scribe Training](#)
  - viii) 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 (pages 11 & 12).
  - i) Banwell Bypass

- ii) Mead Fields Surgery
- iii) Christmas Market
- iv) CMLS Minibus AGM
- v) High Street signage request
- vi) Response from the Environment Agency
- vii) Land Registry
- viii) Octopus Export Tarriff

9. To approve the following expenditure (page 12).
  - i) £159 annual TV licence.
  - ii) £316 annual subscription to the Society of Local Council Clerks.
  - iii) £135.34 for 10 'Dead Slow' signs for landowners along Riverside / West Rolston Road.
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 (pages 12 & 13).
11. To discuss the replacement fence at Riverside and agree a way forward (pages 13 & 14).
12. To review the Mead Fields Surgery times (page 14).
13. To retrospectively approve the signed formal agreement with ARUP and to note that there is no financial implication for the Parish Council (pages 14 – 19).
14. To note the Parish Council's end of November's net position, bank balances, bank reconciliation and reserves (pages 20 – 23).
15. To authorise bills for payment for December (page 24).
16. To discuss the 2025 / 2026 Parish Council budget and precept request (pages 25 & 26)
17. To note and comment upon planning applications (pages 27 - 38).
  - i) **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.
  - ii) **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.
18. To note the following applications (pages 39 & 40)
  - i) **25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way**  
Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2.
  - ii) **25/P/2300/AOC Banwell Bypass, Land to North and East of Banwell Including Mitigation Highway Land in Sandford, Winscombe and Churchill**  
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/R3E1A.
  - iii) **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.
  - iv) **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.

- v) **25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN.**  
Magnolia - reduction of crown by approximately 2 metres.
- vi) **25/P/2490/TRCA 10 School Close Banwell BS29 6DT**  
T1 & T2 (Horse Chestnut): Remove (fell) to near ground level & treat stump to inhibit regrowth.

19. To note planning decisions for information (pages 41 & 42)

- i) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**  
Felling of 3no. dead/dying ash trees (0-25% canopy cover) **APPROVED**
- ii) **25/P/2011/AOC Land At Parklands Churchland Way**  
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT2. **APPROVED**
- iii) **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**
- iv) **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**
- v) **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**
- i) **25/P/2287/FUH 10 Hill Path Banwell BS29 6AB**  
Removal of the existing balcony and proposed erection of a rear extension. **APPROVED**
- vi) **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**
- vii) **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**
- viii) **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**

20. Date of the next meeting –

Monday 5<sup>th</sup> of January 2026, 7pm Planning Committee at the Youth & Community Centre (YCC).

Monday 19<sup>th</sup> of January 2026, 7:30pm Parish Council Meeting at the YCC.

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity and disability) Crime and Disorder, Health & Safety and Human Rights.

**MULLED WINE AND MINCE PIES WILL BE SERVED FOLLOWING THE MEETING**