



## MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD IN BANWELL YOUTH & COMMUNITY CENTRE AT 7:30pm ON MONDAY 18<sup>th</sup> of MAY 2026

**PRESENT:** Councillors: Steve Voller (Chairman), Simon Arlidge, Mike Bailey (Vice-Chairman), Andrew Base, Mike Dolling, Matthew Thomson & Tara Wright.

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

Cllr Voller welcomed everyone

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

**i) Members of the public.**

No members of the public were present.

**ii) Community Beat Manager's report.**

No PCSO was present, and no report had been received.

**iii) Ward Councillor's report.**

No Ward Councillor was present, and no report had been received.

**The meeting was convened.**

**077/26 To elect a Chairman of the Parish Council for 2026/27 and to receive the Chairman's Declaration of Acceptance of Office (agenda item 1).**

**Resolved** – To elect Cllr Steve Voller as Chairman of the Parish Council for 2026/27.

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

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

**078/26 To elect a Vice Chairman of the Parish Council for 2026/27 and to receive the Vice Chairman's Declaration of Acceptance of Office (agenda item 2).**

**Resolved** – To elect Cllr Mike Bailey as Vice Chairman of the Parish Council for 2026/27

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

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

**079/26 To receive apologies for absence (agenda item 3).**

Apologies were received from Cllrs Paul Harding, Steve Davies and District Councillor Joe Tristram.

**080/26 To receive and consider an application to fill the casual vacancy by co-option from Darren Salvage (agenda item 4).**

**Resolved** – To co-opt Darren Salvage onto Banwell Parish Council.

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

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

**081/26 To appoint Members to Committees and Working Groups for 2026/27 (agenda item 5)**

**Resolved – To appoint the following Members to Committees and Working Groups for 2026/27.**

<b>Planning</b> 1 <sup>st</sup> Monday of the month	<b>Youth and Community Centre</b> 1 <sup>st</sup> Monday of the month (quarterly)
Cllr Arlidge	Cllr Bailey
Cllr Bailey	Cllr Base
Cllr Davies	Cllr Smith
Cllr Dolling	Cllr Thomson
Cllr Harding	Cllr Wright
Cllr Thomson	
<b>Employment</b> 1 <sup>st</sup> Monday March & September	<b>Appeals</b> When needed
Cllr Arlidge	Cllr Davies
Cllr Bailey	Cllr Thomson
Cllr Base	Cllr Voller
Cllr Wright	
<b>Cemetery &amp; Memorials Working Group</b> May & October	<b>Environment Working Group</b> 1 <sup>st</sup> Monday of the month (quarterly)
Cllr Base	Cllr Arlidge
Cllr Davies	Cllr Bailey
Cllr Harding	Cllr Smith
Cllr Thomson	Cllr Voller
Maggie McCarthy (co-opted)	
John Keate (co-opted)	
<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 Dolling
	Cllr Harding
	Cllr Thomson
	Cllr Voller

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

**082/26 To appoint members of outside bodies for 2026/27 (agenda item 6).**

**Resolved – That the following members be appointed as the Parish Council’s representatives on outside bodies in 2026/27 in accordance with the following schedule: -**

<b>Outside Body</b>	
ALCA North Somerset Group	Cllr Bailey & VACANCY
Banwell Allotment Society	VACANCY
Banwell in Bloom	Cllr Thomson
Banwell Scouts Association	Cllr Smith
Banwell School Community Governor	VACANCY
Banwell Village Hall Management Committee	Cllr Dolling & VACANCY
Churchill and Langford Minibus Society	Cllr Bailey
Impact Alliance	Cllr Smith & Cllr Wright
Mead Fields Stakeholders Group Clerk,	Clerk, Cllr Bailey & Cllr Salvage
Mead Fields Hub Committee	Cllr Salvage
Parochial Church Council	VACANCY (although elected in April)
NSC Standards Sub-Committee	Cllr Harding
Winscombe & Banwell Patient Participation Group	Cllr Base

<b>Other</b>	
Defibrillator Guardians	Nick Manley
Weekly Visual Checks of Play Areas	Cllr Dolling, Cllr Bailey & Cllr Thomson
Vehicle Activated Speed Sign	Cllr Dolling & Cllr Thomson

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

**083/26 To receive members' declarations of interest on any agenda item (agenda item 7)**

No interests were declared.

**084/26 To approve as a correct record, the minutes of the Parish Council meeting on the 20<sup>th</sup> of April 2026 (agenda item 8)**

**Resolved** – That the minutes of the Parish Council Meeting be approved as a correct record.

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

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

**085/26 To note the following minutes (agenda item 9)**

- i) **Parish Assembly held on the 27<sup>th</sup> of April 2026**  
The Chairman reported that he was very pleased with the turnout.
- ii) **Planning Committee on 11<sup>th</sup> of May 2026**
- iii) **Youth & Community Centre Committee on 11<sup>th</sup> of May 2026**

The minutes from the meetings above were noted.

**086/26 To review and approve all Banwell Parish Council Committees and Working Group and their Terms of Reference (agenda item 10).**

**Resolved** – To approve the Banwell Parish Council Committee and Working Groups Structure and their Terms of Reference.

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

**087/26 To approve the following documents (agenda item 11).**

- i) **Calendar of Meeting dates**

**Resolved** – To approve the Calendar of Meeting Dates.

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

- ii) **Standing Orders**

**Resolved** – To approve the Standing Orders.

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

- iii) **Financial Regulations**

**Resolved** – To approve the Financial Regulations.

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

- iv) **Risk Assessment and Management Plan**

**Resolved** – To approve the Risk Assessment and Management Plan.

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

**088/26 To review and approve the following Parish Council Policy and Procedures (agenda item 12).**

- i) Appraisal Policy
- ii) Asset Disposal Policy
- iii) Business Continuity Plan
- iv) Investment Strategy
- v) Legionella Management Policy
- vi) Lone Working Policy
- vii) Memorials Safety Policy
- viii) Preapplication Protocol
- ix) Record management Policy

**Resolved** – To approve the reviewed Banwell Parish Council Policies and Procedures above

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

**089/26 To note the training and events available and agree any attendance (agenda item 13)**

- i) **ALCA e-learning on nimble**
- ii) **Breakthrough Communications Training via ALCA**
- iii) **Various Finance Training via ALCA**
- iv) **Various ‘Scribe’ Finance Training**
- v) **Various NALC training from £30**

The training above was noted.

The Clerk tabled additional training

- vi) **ALCA ‘Essential Councillor’, July 21<sup>st</sup> £45**

**Resolved** - To approve the cost of £45 for Cllr Salvage to attend Essential Councillor Training.

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

**090/26 To receive the Clerk’s report/Exchange of information (agenda item 14)**

- i) **Banwell Bypass update**  
Works continue across several areas associated with the Banwell Bypass project. At Well Lane/Summer Lane, junction and utility diversion works are ongoing, with concerns raised regarding future pedestrian access arrangements during the proposed Summer Lane closure. Discussions are also ongoing regarding a possible East Street closure in July, with further details expected at the June catch-up meeting. Riverside remains closed north of the closure point until the end of July for bridge works, with the Moor Road link road due to open on 18th May. Pedestrian access will not be permitted from where the Bypass crosses Moor Road and Riverside due to the construction of the embankments and bridge. Drone footage will shortly be captured for project communications purposes.
- ii) **£1500 grant received from Winscombe Parish Council**  
The Parish Council received a £1,500 contribution from Winscombe Parish Council towards the operating costs of the Youth and Community Centre to support activities benefiting both communities.
- iii) **Riverside fencing.**  
An update was provided regarding the expected lifespan of timber fencing, with suppliers advising an approximate lifespan of 10 years. Information was also received regarding the possible use of “Post Saver Wrap” to help extend the lifespan of fence posts. In addition, discussions are ongoing with a local wood mill regarding alternative timber options and bespoke specifications aimed at improving durability.
- iv) **Local Plan Update.**  
An update from the Local Plan team ahead of the submission of the Local Plan next week, was received, with Examination Hearings expected in October. It was noted:
  - proposed number of schools reduced from three to two;
  - wording relating to health facilities has been strengthened;

- infrastructure delivery mechanisms and Section 106 trigger points strengthened;
- no longer expected to be a Supplementary Planning Document (SPD) for Wolverhill, with developers instead progressing a Masterplan Framework document;
- concerns were raised that without an SPD there may be fewer mechanisms to secure delivery of infrastructure and wider aspirations identified within Masterplan Framework;
- safeguarding for Junction 21A reduces the amount of employment land proposed; and
- overall allocation across the wider site area remains approximately 3,300 dwellings, which include three main developer sites and smaller adjoining sites.

v) **Mead Fields Stakeholders Meeting.**

Cllr Bailey and the Clerk attended the Mead Fields Stakeholders Meeting this afternoon. Updates were received regarding the opening of the Public Open Space, Hub facilities, infrastructure works, commercial units, and forthcoming community activities and events at Mead Fields.

vi) **Town Twinning Mosaic.**

Councillors were invited to view the mosaic and make suggestions as to where they felt it should be positioned in the top area of the Youth & Community centre.

**091/26 To agree the date of the 4th of July for the Community Picnic and any associated costs (agenda item 15).**

**Resolved** – To agree the date of the 4th of July for the Community Picnic and a budget of £120.

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

**092/26 To approve the following expenditure (agenda items 16)**

i) **£768 + VAT for Annual Scribe Accounts subscription.**

**Resolved** – To approve the cost of £768 + VAT for Annual Scribe Accounts subscription.

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

ii) **£3660.36 for two green bus shelter roofs.**

**Resolved** – To approve £3,660.36 for two green bus shelter roofs, subject to the award of an external grant, with the Parish Council agreeing to meet any shortfall of up to 10% of the anticipated £2,000 grant funding.

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

iii) **£1,870.96 for the Insurance Premium.**

**Resolved** – To approve the cost of the second year of the fixed contract with Clear Councils at a cost of £1,870.96.

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

iv) **£900 for review of website to meet WCAG 2.2.**

**Resolved** – To approve the cost of £900 for work required after a review of the website to meet WCAG 2.2.

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

v) **£50 for North Somerset run ‘Stay and Play’ sessions at Mead Fields Hub.**

**Resolved** – To approve the cost of £60 for five North Somerset run ‘Stay and Play’ sessions at Mead Fields Hub.

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

vi) **£150 for a replacement school crossing policeman.**

**Resolved** – To approve the cost of £150 for a replacement school crossing policeman.

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

**093/26 To consider the Electoral Review of North Somerset Council draft recommendations and agree a response (agenda item 17).**

**Resolved** - To agree the following response:

Banwell Parish Council objects to the draft recommendation which appears to place the Mead Fields development within the proposed Locking, Hutton & Bleadon ward.

Mead Fields lies within Banwell Parish and forms part of the Banwell community. It is therefore important that residents of the development are represented by the same North Somerset councillor(s) as the remainder of the parish. Placing Mead Fields within a different district ward would create an unnecessary split in representation within a single parish community, potentially weakening effective communication, accountability, and coordinated working between residents, the Parish Council, and North Somerset councillors.

The Council also notes that a future Community Governance Review may consider wider parish boundary arrangements. Given this, the Parish Council believes it would be more appropriate to retain the existing warding arrangements at this stage and consider any future electoral changes alongside a full review of parish boundaries, rather than introducing a partial change in advance.

For these reasons, Banwell Parish Council requests that Mead Fields remains within the same North Somerset ward as the remainder of Banwell Parish.

**094/26 To note the Parish Council's end of April's net position, reserves, bank balances and bank reconciliation (agenda item 18)**

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

**095/26 To agree regular standing order, direct debit, card and BACS payments made for 2026/27 (agenda item 19).**

**Resolved** – To agree the following regular standing order, direct debit and BACS payments made from the Unity Bank account / Lloyds Credit Card.

		<b>Frequency</b>
SO	Clerk basic salary	Monthly
SO	Communications Officer basic salary	Monthly
SO	Environment & Biodiversity Officer basic salary	Monthly
SO	Environment & Biodiversity Officer Impact Alliance salary	Monthly
DD	Pension – NEST	Monthly
DD	Conrad – unmetered electricity streetlights	Monthly
DD	EDF – metered electricity YCC	Monthly
DD	Mainstream telephone & app for YCC	Monthly
DD	North Somerset – waste collection at YCC	Monthly
DD	Lloyds Multipay Card fee	Monthly
DD	Multipay Card purchases	When requested
DD	Water-2-Business YCC	Quarterly
DD	Unity Trust Bank Charges	Quarterly
DD	CF Corporate Printer hire	Quarterly

DD	XCS Printing charges	Quarterly
DD	Avantia gas Standing Charge	Quarterly
DD	Avantia LPG Delivery	When requested
DD	Rentokil-initial - YCC hygiene waste removal	Annually
DD	Information Commissioners Office - data protection	Annually
DD	TV Licence	Annually
VDD	Land Registry	When requested
Card	Chatgpt	Monthly
Card	Zoom	Annual
Card	Microsoft	Annual x 3
BACS	HMRC	Monthly
BACS	JK Gardening - Grass Cutting / Village Orderly Contract	Monthly
BACS	Corporate Cleaning Services Dog Bin Contract	Monthly
BACS	Insight Cleaning - YCC Cleaning Contract	Monthly
BACS	YMCA Dulverton - Youth Club Contract	Monthly
BACS	Banwell News – Quarterly newsletter and advert	Quarterly
BACS	GB Sport & Leisure - Play area operational inspections	Quarterly
BACS	Weston Rail Services - Street light Maintenance	Quarterly
BACS	Webglu - website maintenance and associated fees	Quarterly
BACS	YCC PPL/PRS Music Licence	Annually
BACS	Scribe Accounting, Bookings, Cemetery and Civicly	Annually
BACS	Allotment payment to K Gunningham	Annually

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

**096/26 To agree to update the bank mandate for Unity Trust Bank (agenda item 20)**

**Resolved –** To agree the addition of Cllr Base for the Unity Trust Bank Mandate.

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

**097/26 To authorise bills for payment for May (agenda item 21).**

The Clerk tabled an updated payment schedule, which included the Conrad Energy invoice of £188.74 for the Streetlight Electricity.

**Resolved –** To authorise the bills for payment for May of £13,014.73. Cllr Harding and Cllr Bailey to authorise the BACS payments.

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

**098/26 Dates of the next meetings (agenda item 22)**

Monday 1st of June, 7pm Planning Committee at the Youth and Community Centre (YCC)

Monday 15th of June, 7pm Recreation Ground Trust (YCC)

Monday 15th of June, 7:30pm Meeting of the Parish Council at the YCC.

The Chairman closed the meeting at 21:00

.....Chairman

.....Date

**Bills for Payment - 17th April to the 16th May 2026**  
**Banwell Parish Council**

Method	Payee	Details	Gross Amount	Comments	Minute agreed	Power
<b>Already Paid in 26/27 Financial Year</b>						
DD	Octopus Energy	YCC energy use	-£ 0.31	Investigating how to show on accounting system.	094/26	
DD	Mainstream	Phone and Broadband	£ 57.31		094/26	
<b>To Pay</b>						
BACS	J K Gardening	Grass cutting & Village Orderly contract	£ 1,043.34		094/26	
BACS	J K Gardening	Emptying NSC bins	£ 15.00		198/24 (ii)	
BACS	J K Gardening	Brambles Clearance Littlefields	£ 25.00		H & S	
BACS	J K Gardening	Environment Fees x 2	£ 80.00		Admin	
BACS	J K Gardening	Riverside rails x 2	£ 45.00		H & S	
		<b>Total: £1208.34</b>	<b>£ 45.00</b>			
BACS	Corporate Cleaning Services	Dog Bin Emptying	£ 574.08	Now VAT Registered	094/26	
BACS	Insight Cleaning	YCC Cleaning	£ 272.00		094/26	
BACS	YMCA	Youth Club Provision	£ 270.00		094/26	
BACS	Scribe	Civic.ly monthly cost	£ 63.60		172/24	
BACS	Scribe	Annual Accounting Package	£ 921.60		091/26 (i)	
BACS	Ward Tree Surgeons	Tree Works	£ 336.00		006/26 (ii)	
BACS	Weston Rail Services	PAT testing	£ 192.00		058/26	
BACS	Medisol	2nd Defib payment	£ 1,123.68		057/26 (iv)	
BACS	Clear Councils	Annual Insurance Premium	£ 1,870.96		091/26 (ii)	
BACS	Amy Symonds	Impact Alliance Officer Salary	£ 308.53		To be claimed back	MVJC 05/26
BACS	Officer overtime + Expenses	Overtime, expenses (milk, rolls, refreshments)	£ 106.19	contractual & 037/25		
DD	Conrad Energy	Streetlighting	£ 188.74		043/26	
DD	Lloyds Bank PLC	Multipay charge & costs (Open AI, microsoft business, star award, books, food bank and tuck)	£ 492.50		various	
SO	Officer Salaries	Officer Salaries	£ 3,409.20	Now includes Env Officer	089/25 & E29/25	
DD	Nest	Pension contributions	£ 293.35		094/26	
DD	Unity Trust	Bank Charges	£ 12.70		094/26	
DD	North Somerset	YCC Waste Collection	£ 9.77		094/26	
BACS	HMRC	PAYE and NI	£ 1,304.18		094/26	
			<b>Totals</b>			
			<b>£ 13,014.73</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 Planning Committee held at Banwell Youth & Community Centre, 7pm on Monday 1<sup>st</sup> June 2026.

**PRESENT:** Paul Harding (Vice-Chairman), Simon Arlidge, Mike Bailey, Matthew Thomson,

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

**MEMBERS OF THE PUBLIC:** 0

Cllr Harding welcomed everybody.

**The meeting was convened.**

### **31/26 To elect a Chairman of the Planning Committee. (Agenda item 1)**

**Resolved:** To elect Cllr Dolling as Chairman of the Planning Committee for 2026/27

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

### **32/26 To elect a Vice Chairman of the Planning Committee. (Agenda item 2)**

**Resolved:** To elect Cllr Paul Harding as Vice-Chairman of the Planning Committee for 2026/27

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

### **33/26 To receive apologies for absence. (Agenda item 3)**

Apologies were received for Cllr Dolling (Chairman) and Cllr Davies.

### **34/26 To receive members' declarations of interest on any agenda item. (Agenda item 4)**

No declarations of interest were received.

### **35/26 To approve as a correct of the minutes from the Planning Committee meeting on the 11<sup>th</sup> May 2026 (Agenda Item 5)**

**Resolved** – That the minutes of the Planning Committee Meeting held on the 11<sup>th</sup> May are a correct record of the meeting.

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

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

### **36/26 To recommend comments to Full Council for the following re-consultation planning applications (Agenda item 6)**

#### **(i) 25/P/0046/OU2 Land North Of Banwell And West Of Wolvershill Road (Re-consultation)**

Outline planning application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane

**Resolved** – To object to this application as whilst we welcome the removal of one pitch and no flood lighting, we repeat and update our concerns:

Encroachment on the Strategic Green Gap - The proposal includes changing facilities, storage, football pitches, parking facilities, within the strategic green gap. This green gap is vital for maintaining the distinct identity of the old village of Banwell by ensuring separation from the new development. While we acknowledge North Somerset Council's requirement for additional sports pitches, we do not consider this location appropriate. The Wolverhill development should not be used as a catch-all solution for the district's wider needs, particularly when such provisions compromise the strategic green gap's purpose. Introducing these facilities in this location would harm the undeveloped character of the area and contradict the forthcoming Local Plan's definition of a strategic green gap. Furthermore, this provision is unnecessary given that Banwell Football Club is already a well-established and expanding club serving the community. If additional sports facilities are required, they should be incorporated within the new development itself, preventing unnecessary vehicle movements into Banwell and along Wolverhill Road. Traffic along Wolverhill Road will already be exacerbated through the positioning of allotments south of the bypass as part of application 24/P/2690/OU2. Should NSC grant outline planning permission, whilst changing facilities and storage be permitted, no clubhouse should be erected on the site.

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

**(ii) 24/P/2690/OU2 Land East Of Wolverhill Road (Re-consultation)**

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolverhill Road not reserved) for demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including up to 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.

**Resolved** – To recommend to Full Council the comments as agreed at the meeting held on the 4<sup>th</sup> May 2026.

To note this application but reiterate our previous comment regarding the junction 21 relief road. The 2041 Draft Local Plan includes plans for a junction 21 bypass relief road. While we acknowledge that its delivery may be a long-term objective, the proposed development includes permanent features. It is crucial to safeguard this corridor to ensure that the relief road remains a viable option to meet future infrastructure needs. Additional concerns were raised about access to the allotments. With Wolverhill Road closed southbound at the bypass, vehicle access to the allotments will have to be via Knightcott Road and Wolverhill Road.

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

**37/26 To note planning decisions for information (Agenda Item 7)**

- (i) **26/P/0615/AOC Lower Laurel Farm Summer Lane Banwell BS29 6LR**  
Request to discharge conditions 3 (LEMP), 4 (Archaeological Investigation) and 5 (Contamination) from application 25/P/0325/FUL. **Approved**
- (ii) **26/P/0525/FUL Land North Of Bluebell Cottage Havage Drove Rolstone**  
Demolition of 4no. existing structures and construction of 1no. replacement agricultural building, with additional hard standing. **Approved**
- (iii) **26/P/0335/AOC Phase 4A Land At Parklands Churchland Way Weston-super-Mare**  
Request to discharge condition 19 (External Works Plan) from application 12/P/1266/OT2. **Approved**

**The planning decisions above were noted.**

**38/26 Date of the next meeting (Agenda item 8)**

Planning Committee Meeting Monday 6<sup>th</sup> of July 2026 7pm at the Youth and Community Centre.

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

..... Chairman

..... Date

DRAFT



## Notes of the meeting of the Environmental Working Group at Banwell Youth & Community Centre, 7:45pm on Monday 1<sup>st</sup> of June 2026.

**PRESENT:** Councillors Steve Voller (Chairman), Kelly Smith (Vice-Chairman), Mike Bailey and Simon Arlidge

**Officers Present:** Amy Symonds (Environment and Biodiversity Officer)

**Members of the public Present:** 0

The meeting was convened.

### **01/26 To elect a Chair (Agenda Item 1)**

**Resolved:** To elect Cllr Voller as Chairman of the Environmental Working Group for 2026/27

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

### **02/26 To elect a Vice-Chairman (Agenda Item 2)**

**Resolved:** To elect Cllr Smith as Vice-Chairman of the Environmental Working Group for 2026/27

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

### **03/26 To receive apologies for absence (Agenda Item 3)**

Apologies were received from Cllr Mike Dolling

### **04/26 To receive declarations of interest (Agenda Item 4)**

No interests were declared.

### **05/26 To agree the minutes from the Environment Working Group on the 6<sup>th</sup> of October 2025 (Agenda Item 5)**

**Resolved** – The minutes of the Environment Working Group on the 6<sup>th</sup> of October 2025 were approved as a correct record of the meeting.

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

### **06/26 Receive an update from the Environment and Biodiversity Officer regarding last meeting priority ideas (Agenda Item 6)**

A remembrance garden is being developed with a focus on wildlife-beneficial species and bulb planting, led by a volunteer, with support from the Environment and Biodiversity Officer to ensure appropriate species and priorities are included. The grass maintenance contract is due for renewal in autumn, at which point a proposal will go to council for wildlife friendly areas of longer grass. Grants for additional tree planting at Riverside are being explored, with potential to support wider grassland management that will be taken to council in due course.

Due to saturated ground conditions at the Youth & Community Centre, the log pile proposal has been delayed and will be revisited when suitable material becomes available. There is also potential funding for hedge planting at the riverside, which is intended as a priority for autumn, and the Scouts have expressed interest in supporting a community planting day. Finally, the Community pay back team has removed a lot of the overgrown bramble at the youth and community centre.

### **07/26 To discuss priorities for future biodiversity and sustainability projects within Parish Council-owned green spaces (Agenda Item 7)**

No additional priorities were raised. The Environment and Biodiversity Officer confirmed that hedge planting remains the highest priority. All previously discussed projects will be brought to council once costings have been completed or suitable grant funding has been identified.

**08/26 To consider opportunities for community involvement and volunteering (Any proposed activities are exploratory at this stage and subject to review in accordance with the Council's Volunteering Policy, idea could include but not limited to the following) (Agenda Item 8)**

The group considered opportunities for increased community involvement and volunteering in future environmental projects. There was general support for exploring ways to better engage local volunteers and community groups. The Environment and Biodiversity Officer advised that this will remain an exploratory piece of work at this stage and that examples of good practice from other areas will be reviewed to help shape a suitable approach for Banwell. Any proposals would be developed in line with the Council's Volunteering Policy.

Members also expressed enthusiasm for working with local organisations and groups, with particular interest in enabling wider involvement similar to the Scouts' participation in tree planting initiatives.

**09/26 To consider a coordinated approach to inspections of Banwell's Right of Way Network (Agenda Item 9).**

Councillors will each inspect their assigned footpaths as soon as practicable to assess their current condition, with ongoing inspections to be undertaken regularly throughout the year to support continued monitoring. Should any volunteers wish to take responsibility for a footpath already assigned to a Councillor, priority will be given to the volunteer, and the Councillor will be reassigned to an alternative route.

**10/26 Date of next meeting. (Agenda Item 8).**

Monday 5<sup>th</sup> of October 2026, TBD Environment Working Group Meeting at the YCC.

**The Chairman closed the meeting at 8:35pm**

.....Chairman

.....Date



# Banwell Parish Council

Banwell Youth & Community Centre,  
West Street, Banwell BS29 6DB

Telephone: (01934) 820442

Email: [clerk@banwellparishcouncil.gov.uk](mailto:clerk@banwellparishcouncil.gov.uk)

**MEETING:** Wolvershill Development Working Group.

**DATE & TIME:** Monday 8<sup>th</sup> June at 7pm.

**LOCATION:** Banwell Youth & Community Centre.

**PRESENT:** Parish Councillors Steve Voller (Chairman), Mike Bailey (Vice-Chairman), Paul Harding and 2 members of the public.

**Also present:** Liz Shayler (Clerk)

Cllr Voller welcomed everybody.

WLG1/26 **To elect a chairman (agenda item 1)**

Cllr Voller was elected Chair of the Working Group.

WLG2/26 **To elect a vice-chairman (agenda item 2)**

Cllr Bailey was elected Vice- Chair of the Working Group.

WLG3/26 **To receive apologies for absence (agenda item 3)**

Apologies were received from Cllrs Simon Arlidge, Andrew Base and Mike Dolling.

WLG4/26 **To receive members' declarations of interest on any agenda item (agenda item 4)**

No declarations of interest were received.

WLG5/26 **To agree the minutes from the Wolvershill Development Working Group on the 14<sup>th</sup> of October 2026 (agenda item 5)**

**Resolved** – That the minutes of the Wolvershill Liaison Group held on the 10<sup>th</sup> of June 2026 be approved as a correct record of the meeting.

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

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

WLG6/26 **To note the following minutes from the Wolvershill Liaison Group (agenda item 6).**

- i) **9<sup>th</sup> February 2026 Wolvershill Liaison Group notes**
- ii) **29<sup>th</sup> April 2026 Wolvershill Liaison Group notes.**

WLG7/26 **Recap of the scheme to date (agenda item 7).**

The Working Group noted that the Local Plan has now been formally submitted, with Examination Hearings currently expected in October. This provides the wider planning context for the Wolvershill proposals and the developers' ongoing work on the Masterplan Framework.

WLG8/26 **Key Topic Updates (agenda item 8).**

i) **Transport strategy**

The Working Group noted that Wolvershill Road Bridge is now confirmed to remain open, and that the updated transport strategy has been amended to reflect this. Transport modelling is still being finalised, with increased housing numbers having affected the original modelling assumptions.

The updated Masterplan safeguards land for any future M5 Junction 21A development but does not include the previously proposed M5 Junction 21 relief road. It identifies the main access to the development as being via the bypass, while retaining proposed improvements to local road infrastructure around Weston-super-Mare and Locking.

**Recommended Parish Council response:**

The Parish Council supports the safeguarding of land for the future M5 Junction 21A road. However, it considers that the M5 Junction 21 relief road, identified in the Local Plan, should also be protected. Concern is raised that the current planning application appears to show an attenuation pond and new planting on the proposed route. If permitted, and the relief road is subsequently brought forward, this could have implications for drainage infrastructure and the delivery of 30-year Biodiversity Net Gain commitments.

ii) **Education provision**

The Working Group noted that, as part of the Local Plan process, a request has been received regarding the need for additional primary school places. This has resulted in the allocation of a third primary school on one of the parcels of land not controlled by the three larger developers, located towards the northern part of the settlement.

**Recommended Parish Council response:**

No specific response proposed at this stage.

iii) **Employment provision**

The Working Group noted that, due to a change in North Somerset policy, there has been a reduction in the amount of land allocated for employment uses. This has resulted in a small increase in housing numbers, although the overall total remains within the 2,800-dwelling allocation.

**Recommended Parish Council response:**

No specific response proposed at this stage.

iv) **Allotments**

The Working Group noted that allotments remain within the Masterplan. It was noted that the original proposal was for all allotment provision to be located north of the bypass and north of the development, close to the location of Banwell's existing allotments. Concern was raised that the bypass will reduce direct access from the centre of Banwell to Wolvershill Road, making access to the existing allotments more challenging for current Banwell residents. The provision of a set of allotments south of the bypass was therefore considered beneficial, as it would provide a more accessible location for existing residents and could help reduce unnecessary vehicle movements.

**Recommended Parish Council response:**

The Parish Council supports the provision of one set of allotments south of the bypass within the strategic green gap. Whilst the Parish Council would not normally support this type of provision within the strategic green gap, it considers that the benefits in this instance outweigh the potential disadvantages. In particular, provision south of the bypass would better serve existing Banwell residents, whose access to the current allotments north of the bypass is likely to become more challenging once the bypass is in place, and may help reduce vehicle movements across the village.

v) **Sports Facilities**

The Working Group noted that the proposed range of sports facilities remains unchanged, with formal sports pitches still identified within the strategic green gap. These continue to be promoted by North Somerset's Leisure Team, despite concerns previously raised by the Parish Council.

Concern remained regarding the proposed location of the pitches, particularly in relation to the impact on the strategic green gap, the separation of the pitches from the main Wolvershill development by the bypass, and the absence of suitable vehicular access other than via Wolvershill Road.

The Working Group discussed alternative options, including providing access via the bypass to avoid traffic using Wolvershill Road, and exploring whether school fields could be used for community sports outside school hours. This could provide a more accessible and sustainable location for sports provision, support better community integration, and potentially generate revenue for the schools.

### **Suggested response for PC**

#### **Recommended Parish Council response:**

The Parish Council does not support the provision of formal sports pitches within the strategic green gap. The Parish Council supports the principle of sports provision and recognises the importance of access to football and organised sport. However, it considers that the current location is inappropriate and that formal sports pitches should be relocated to the Wolvershill side of the bypass, where they can be properly integrated into the layout, movement network, green infrastructure and community infrastructure of the new development. The Parish Council's concerns are as follows:

**Vehicular access** - The Parish Council considers that vehicular access is the key issue. While pedestrian, cycle and public transport access may be available, the proposal does not appear to have adequately assessed the vehicular trips generated by organised sports use, including visiting teams, parents, spectators, coaches, officials and maintenance vehicles. The concern is therefore not general accessibility, but the suitability and impact of the proposed vehicular access arrangement.

**Location in relation to the bypass and the new development** - The pitches would be located outside the main body of the Wolvershill development and separated from it by the bypass corridor. This weakens their integration with the new community and risks creating a peripheral sports facility rather than a centrally planned piece of community infrastructure.

**Traffic modelling** - The Parish Council is concerned that the traffic modelling for the bypass did not include the operation of formal sports pitches in this location. The application should not rely on modelling that has not assessed organised sports use, match-day peaks, visitor traffic, parking demand, and the cumulative impact on Banwell village and the local highway network.

**Impact on Banwell village** - The proposed location could result in pitch-related traffic being routed via Banwell village rather than being contained within the Wolvershill development. This risks undermining the purpose of the bypass by creating a new leisure destination that draws vehicle movements back into the village.

**Access from the end of a cul-de-sac** - The Parish Council remains concerned that access via the end of a cul-de-sac is not suitable for an organised sports facility that may generate concentrated periods of traffic, parking demand and pedestrian movement. This arrangement risks harm to residential amenity and highway safety unless it is fully assessed and appropriately mitigated.

**Strategic gap and landscape impact** - The Parish Council objects to the location of formal sports pitches within the strategic green gap unless the applicant can clearly demonstrate that the proposal would preserve the openness, landscape character, visual separation and setting function of the gap. The strategic green gap is not simply undeveloped land available for community facilities; it has a defined planning purpose in maintaining the character and setting of Banwell and the separation between Banwell and Wolvershill.

Formal sports use, together with associated parking, structures, lighting, fencing and activity, risks urbanising this important area and weakening its planned separation function.

**Placemaking and community integration** - Sports provision should form part of a comprehensive placemaking strategy for Wolvershill. Locating the pitches south of the development, beyond the bypass corridor, risks making them feel detached from the new settlement rather than part of its social and recreational heart. The Parish Council therefore requests that the applicant consider relocating the pitches to the Wolvershill side of the bypass, where they can be integrated into the development from the outset, with direct vehicular access designed as part of the wider movement strategy.

**Alternative provision and wider health and wellbeing** - Banwell already has established football provision through Banwell FC. The Parish Council therefore considers that limited land and Section 106

resources should be used to create a broader and more inclusive health and wellbeing offer that complements existing football provision rather than duplicating it. The Parish Council supports football and organised sport, but considers that the wider health and wellbeing needs of a 2,800-home development would be better served by more inclusive multi-use green space, particularly where formal football provision already exists locally and could be enhanced through early Section 106 investment. Land within the strategic green gap should instead be used for informal, low-impact green infrastructure and country park-style wellbeing provision, consistent with its separation, landscape and setting function.

**Section 106 and early sports mitigation** - The Parish Council is concerned that the timing of sports pitch delivery may not align with the timing of need arising from the development. Demand for football and other organised sport will arise from the first occupations, particularly from families and young people moving into the new community. If the permanent pitch provision is delivered in a later phase, there is likely to be a significant interim period during which existing local clubs and facilities will experience additional demand without corresponding mitigation.

The Parish Council therefore requests that the Section 106 agreement includes an early-phase sports mitigation contribution, payable at or before first occupation, or at an early occupation threshold, to support existing local football provision. This could be directed to Banwell FC, or administered through the appropriate local authority or community sports mechanism, to increase immediate local capacity while permanent provision is delivered. Such a contribution would be directly related to the development, necessary to mitigate the early recreational and sporting demand generated by new residents, and fairly and reasonably related in scale and kind to the development. It would also help ensure that the health and wellbeing benefits of sports provision are available from the outset, rather than only after later phases of the development.

vi) **Community facilities**

The Working Group noted that the shape and configuration of the community centre area has changed. The updated layout prioritises bus access and active travel routes into the centre. Three hubs remain identified: a Leisure Hub for a range of sports activities, a Mobility Hub which has been relocated slightly further south towards the centre entrance, and a Health Hub, which remains unchanged.

Car parking has been incorporated to serve residential areas, commercial uses and visitors to the hubs. However, concern was raised that parking provision within the community centre may be inadequate, particularly where residential, commercial and hub-related demand coincides.

**Recommended Parish Council response:**

The Parish Council notes the updated layout of the community centre area and supports the continued prioritisation of bus access and active travel routes. However, concern is raised that car parking provision may be inadequate, particularly where residential, commercial and hub-related demand coincides. The Parish Council requests that parking provision is reviewed to ensure that the community centre area can function effectively without creating displacement parking or access issues elsewhere within the development.

vii) **Safeguarding land for potential M5 slip road**

North Somerset has requested that land be safeguarded for a potential future M5 slip road. As a result, the previously proposed direct access into the employment area between Summer Lane and the Knightcott Road bridge over the M5 has been removed. Access will now utilise the initial section of Summer Lane before bearing left behind the identified employment area.

**Recommended Parish Council response:**

No specific response proposed at this stage.

viii) **Care home provision along Summer Lane**

The working Group received an update that the Summer Lane care home and older people's accommodation scheme is still at the design stage. Recent advice from the drainage engineer and ecologist means that the layout now needs to be reviewed and revised before it can move forward.

One of the key issues is Biodiversity Net Gain, which has previously been highlighted as important by both the working group and Banwell Parish Council. The initial design did not achieve the required 10% Biodiversity Net Gain on site and would have required the purchase of 1.81 off-site BNG credits. The applicant is now working on a revised layout to reduce the amount of land used for development and increase the land available for biodiversity improvements, with the aim of achieving the full 10% Biodiversity Net Gain on site.

Surface water drainage is also being reviewed. A meeting has taken place with the drainage engineer to assess the level of attenuation required on site, taking account of current run-off rates, climate change, and an additional 45% allowance. The intention is that surface water generated by the site will be managed and released in a controlled way, in line with North Somerset's sustainable drainage requirements.

At this stage, a revised plan is not yet available. However, once the updated layout has been prepared, it will be shared and be submitted as a planning application.

WLG9/26 **Next Steps (agenda item 9).**

The Working Group agreed that the suggested responses set out above should be referred to Full Council for consideration and formal approval as the Parish Council's comments, as part of the reconsultation on two of the Wolverhill planning applications.

WLG10/26 **Date of next meeting (agenda item 10) – TBD.**

**5. To approve the request from the Mendip Villages Joint Committee to initially host the new Mendip Villages website / app.**

The Mendip Villages Impact Alliance has been exploring options for a community engagement app/website to promote local events, activities, groups, services and community information across the participating parishes. As the app will need to be registered under one of the participating Parish Councils, it is proposed that Banwell Parish Council acts initially as the host authority for the app and associated website. This reflects the fact that the project is currently being led operationally by the Banwell Clerk.

Hosting the app/website under Banwell Parish Council would provide a clear accountable body for app-store registration, administration and initial oversight. The app and website would still serve the wider Mendip Villages Impact Alliance area and would not be limited to Banwell.

As the app/website would be registered under a Parish Council, accessibility and GDPR/data protection compliance will be particularly important. The Council will need to be satisfied that the provider can meet appropriate accessibility standards, that privacy and data responsibilities are clear, and that any content moderation arrangements are suitable.

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

- i) **ALCA events and training from £30 each** [Upcoming-events](#)
- ii) **ALCA e-learning on nimble £14 each** [E-Learning Courses ALCA](#)
- iii) **Breakthrough communications training £30** [Communications Courses ALCA](#)
- iv) **Various finance training £30** [Finance Training ALCA](#)
- v) **Various Scribe finance training (this is our accounting package) Free** [Scribe Training](#)
- vi) **Various NALC training from £32.68** [www.nalc.gov.uk/nalc-events](http://www.nalc.gov.uk/nalc-events)

**7. 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**

The opening of the Banwell Bypass has been delayed due to utility diversion works. The current expected timescale for opening is summer 2027.

- **Traffic Management:** Churchill and Sandford and Winscombe mitigation has been the highest priority.
- **Wolvershill road** A further closure is planned, although this is unlikely to take place until the autumn.
- **Knightcott road:** Traffic management will be in place intermittently along Knightcott Road as the works move into Phase 6. Works relating to the new junction and road realignment are ongoing, and further works will also be required to the entrance of the industrial estate.
- **East Street:** A decision is awaited from North Somerset Council Highways regarding the proposed works. Discussions are ongoing regarding a potential closure in or around July. The bypass team has advised that any closure period will be kept as short as possible, with traffic management arrangements used where feasible to minimise disruption.
- **Moor Road:** Due to close permanently on 13th July. There will be no pedestrian access along Moor Road north of the embankment works until Riverside reopens. Any pedestrian access to this area will need to be via Silvermoor Lane or from north of the Riverside closure point.

**ii) Mead Fields Surgery**

No residents attended the Mead Fields Surgery. The Environment and Biodiversity Officer also cancelled the litter pick due to the weather.

**iii) Mead Fields Picnic**

The Mead Fields Picnic had to be cancelled the day before the event due to forecast heavy rain and wind gusts of up to 40mph. It is hoped that the event can go ahead on either 27th June or 11th July.

**8. To approve the cost of £100 donation to St John Ambulance for four defib training sessions in Banwell and Mead Fields.**

The new defibrillators have now arrived, and one has been delivered to Mead Fields. The Clerk is awaiting confirmation from the care home that the Mead Fields defibrillator has been installed. The care home has indicated that it may be able to provide training for Mead Fields residents. However, if the care home is unable to provide training, it is proposed that St John Ambulance be asked to provide defibrillator training sessions for the wider community in Banwell and/or Mead Fields. The Council is asked to approve a donation of up to £100 to St John Ambulance, depending on the number of training sessions required.

**16. To consider the following consultations:**

**i) 24/P/2690/OU2 Land East Of Wolvershill Road (Re-Consultation)**

Outline Planning Application with Environmental Statement (main points of Access, from Banwell Bypass and Wolvershill Road not reserved) for demolition of existing buildings and phased redevelopment to provide up to 1,300 homes (Use Class C3), a mixed-use local centre including up to 5,500 sqm of community and commercial uses (Use Classes E, F1 and F2) and a Care or Extra Care facility (Use Class C2), a Primary School, green infrastructure, and associated works. Details of layout, appearance, scale and landscaping reserved for subsequent approval.

**Suggested Parish Council response.**

The Parish Council notes the changes to the planning application; however, it has the following comments.

The Parish Council supports the safeguarding of land for the future M5 Junction 21A road. However, it considers that the M5 Junction 21 relief road, identified in the Local Plan, should also be protected. Concern is raised that the current planning application appears to show an attenuation pond and new planting on the proposed route. If permitted, and the relief road is subsequently brought forward, this could have implications for drainage infrastructure and the delivery of 30-year Biodiversity Net Gain commitments.

The Parish Council notes the updated layout of the community centre area and supports the continued prioritisation of bus access and active travel routes. However, concern is raised that car parking provision may be inadequate, particularly where residential, commercial and hub-related demand coincides. The Parish Council requests that parking provision is reviewed to ensure that the community centre area can function effectively without creating displacement parking or access issues elsewhere within the development.

**ii) 25/P/0046/OU2 Land North Of Banwell And West Of Wolvershill Road (Re-consultation)**

Outline planning application with Environmental Statement for residential-led mixed use development comprising: up to 600 residential dwellings including specialist later living accommodation (Classes C2 and C3), mixed-use Local Centre (non-residential uses to include Classes E, F2 and sui generis (pub/restaurant)), a Primary School (Class F1), sports and leisure provision including community park, public open space and associated access, infrastructure, landscape and ancillary works. All matters reserved except for access from Wolvershill Road and Summer Lane

**Suggested Parish Council response.**

The Parish Council notes the changes to the planning application; however, it has the following comments.

The Parish Council supports the provision of one set of allotments south of the bypass within the strategic green gap. Whilst the Parish Council would not normally support this type of provision within the strategic green gap, it considers that the benefits in this instance outweigh the potential disadvantages. In particular, provision south of the bypass would better serve existing Banwell residents, whose access to the current allotments north of the bypass is likely to become more challenging once the bypass is in place, and may help reduce vehicle movements across the village.

The Parish Council notes the updated layout of the community centre area and supports the continued prioritisation of bus access and active travel routes. However, concern is raised that car parking provision may be inadequate, particularly where residential, commercial and hub-related demand coincides. The Parish Council requests that parking provision is reviewed to ensure that the community centre area can function effectively without creating displacement parking or access issues elsewhere within the development.

The Parish Council does not support the provision of formal sports pitches within the strategic green gap.

The Parish Council supports the principle of sports provision and recognises the importance of access to football and organised sport. However, it considers that the current location is

inappropriate and that formal sports pitches should be relocated to the Wolverhill side of the bypass, where they can be properly integrated into the layout, movement network, green infrastructure and community infrastructure of the new development. The Parish Council's concerns are as follows:

**Vehicular access** - The Parish Council considers that vehicular access is the key issue. While pedestrian, cycle and public transport access may be available, the proposal does not appear to have adequately assessed the vehicular trips generated by organised sports use, including visiting teams, parents, spectators, coaches, officials and maintenance vehicles. The concern is therefore not general accessibility, but the suitability and impact of the proposed vehicular access arrangement.

**Location in relation to the bypass and the new development** - The pitches would be located outside the main body of the Wolverhill development and separated from it by the bypass corridor. This weakens their integration with the new community and risks creating a peripheral sports facility rather than a centrally planned piece of community infrastructure.

**Traffic modelling** - The Parish Council is concerned that the traffic modelling for the bypass did not include the operation of formal sports pitches in this location. The application should not rely on modelling that has not assessed organised sports use, match-day peaks, visitor traffic, parking demand, and the cumulative impact on Banwell village and the local highway network.

**Impact on Banwell village** - The proposed location could result in pitch-related traffic being routed via Banwell village rather than being contained within the Wolverhill development. This risks undermining the purpose of the bypass by creating a new leisure destination that draws vehicle movements back into the village.

**Access from the end of a cul-de-sac** - The Parish Council remains concerned that access via the end of a cul-de-sac is not suitable for an organised sports facility that may generate concentrated periods of traffic, parking demand and pedestrian movement. This arrangement risks harm to residential amenity and highway safety unless it is fully assessed and appropriately mitigated.

**Strategic gap and landscape impact** - The Parish Council objects to the location of formal sports pitches within the strategic green gap unless the applicant can clearly demonstrate that the proposal would preserve the openness, landscape character, visual separation and setting function of the gap. The strategic green gap is not simply undeveloped land available for community facilities; it has a defined planning purpose in maintaining the character and setting of Banwell and the separation between Banwell and Wolverhill.

Formal sports use, together with associated parking, structures, lighting, fencing and activity, risks urbanising this important area and weakening its planned separation function.

**Placemaking and community integration** - Sports provision should form part of a comprehensive placemaking strategy for Wolverhill. Locating the pitches south of the development, beyond the bypass corridor, risks making them feel detached from the new settlement rather than part of its social and recreational heart. The Parish Council therefore requests that the applicant consider relocating the pitches to the Wolverhill side of the bypass, where they can be integrated into the development from the outset, with direct vehicular access designed as part of the wider movement strategy.

**Alternative provision and wider health and wellbeing** - Banwell already has established football provision through Banwell FC. The Parish Council therefore considers that limited land and Section 106 resources should be used to create a broader and more inclusive health and wellbeing offer that complements existing football provision rather than duplicating it. The Parish Council supports football and organised sport, but considers that the wider health and wellbeing needs of a 2,800-home development would be better served by more inclusive multi-use green space, particularly where formal football provision already exists locally and could be enhanced through early Section 106 investment. Land within the strategic green gap should instead be used for informal, low-impact green infrastructure and country park-style wellbeing provision, consistent with its separation, landscape and setting function.

**Section 106 and early sports mitigation** - The Parish Council is concerned that the timing of sports pitch delivery may not align with the timing of need arising from the development. Demand for football and other organised sport will arise from the first occupations, particularly from families and young people moving into the new community. If the permanent pitch provision is delivered in a later phase, there is likely to be a significant interim period during which existing local clubs and facilities will experience additional demand without corresponding mitigation.

The Parish Council therefore requests that the Section 106 agreement includes an early-phase sports mitigation contribution, payable at or before first occupation, or at an early occupation threshold, to support existing local football provision. This could be directed to Banwell FC, or administered through the appropriate local authority or community sports mechanism, to increase immediate local capacity while permanent provision is delivered. Such a contribution would be directly related to the development, necessary to mitigate the early recreational and sporting demand generated by new residents, and fairly and reasonably related in scale and kind to the development. It would also help ensure that the health and wellbeing benefits of sports provision are available from the outset, rather than only after later phases of the development.

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

**Cost Centre Name****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>
203	Advertising				1,000.00		1,000.00
204	Insurance				1,900.00	1,870.96	29.04
205	Subscriptions inc ALCA &				2,000.00	1,882.58	117.42
206	Audit Fee				1,400.00	385.00	1,015.00
207	Legal Costs				600.00		600.00
209	Training Councillor				500.00		500.00
210	Office Equipment				1,500.00	243.59	1,256.41
211	Chairmans Allowance				400.00	87.67	312.33
212	IT Equipment in software				2,500.00	556.22	1,943.78
213	Bank Charges				200.00	38.80	161.20
215	Risk Assessments				180.00		180.00
					<b>12,180.00</b>	<b>£5,064.82</b>	<b>7,115.18</b>

**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				1,000.00		1,000.00
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				560.00		560.00
					<b>8,710.00</b>	<b>£405.00</b>	<b>8,305.00</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	854.87			-2,645.13
111	Cemetery Bank interest		3,500.00				-3,500.00
			<b>7,000.00</b>	<b>£854.87</b>			<b>-6,145.13</b>

**Earmarked Reserves**

<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>
504	CIL 2022/23						
505	CIL 2025/26						
506	CiL 2026/27						
507	Food bank			120.00	2,000.00	89.48	2,030.52
718	Living Room			314.00		50.16	263.84
				<b>£434.00</b>	<b>2,000.00</b>	<b>£139.64</b>	<b>2,294.36</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				2,045.00	340.84	1,704.16
303	Env Hedge / Fence / Tree				1,000.00		1,000.00
304	Village Orderly		435.81		4,890.00	785.00	3,669.19
305	Dog Bins				7,500.00	956.80	6,543.20
306	Env Maintenance / Inspec				2,000.00	1,046.40	953.60
307	Env Projects		245.00	435.81	8,200.00	849.49	7,541.32
			<b>2,328.69</b>	<b>£435.81</b>	<b>27,282.88</b>	<b>£5,626.41</b>	<b>19,763.59</b>

**Grants & Donations**

<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>
219	Grants & Donations				8,100.00	1,000.00	7,100.00
308	Env Grant		7,149.00		1,000.00		-6,149.00
			<b>7,149.00</b>		<b>9,100.00</b>	<b>£1,000.00</b>	<b>951.00</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**

<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>
401	Street light power				3,000.00	413.54	2,586.46
402	Street light maintenance				1,500.00	705.00	795.00
403	Street light upgrade						
404	Highways related projects				7,000.00		7,000.00
					<b>11,500.00</b>	<b>£1,118.54</b>	<b>10,381.46</b>

**Impact Alliance**

<b>Impact Alliance</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>
808	Salary IA					591.27	-591.27
						<b>£591.27</b>	<b>-591.27</b>

**Income**

<b>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>
501	Misc Income		2,500.00	0.07			-2,499.93
502	Annual Precept		145,290.19	72,645.10			-72,645.09
503	VAT						
					<b>147,790.19</b>	<b>£72,645.17</b>	<b>-75,145.02</b>

**Recreation Ground**

<b>Recreation Ground</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>
601	Rec Grass Cutting				2,300.00	375.00	1,925.00
602	Rec Maintenance				16,000.00		16,000.00
603	Rec Tree & Fence Work				300.00		300.00
604	Rec Inspections				530.00		530.00
605	Rec Play Equipment & Be				14,000.00		14,000.00
					<b>33,130.00</b>	<b>£375.00</b>	<b>32,755.00</b>

**Staffing**

<b>Staffing</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				49,000.00	9,906.38	39,093.62
202	Clerk pension contribution				1,400.00	467.24	932.76
208	Training Officers				600.00		600.00
216	Overtime				2,000.00		2,000.00
217	Pension employer contribu				1,000.00	130.41	869.59
					<b>54,000.00</b>	<b>£10,504.03</b>	<b>43,495.97</b>

**Youth & Community Centre**

<b>Youth &amp; Community Centre</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>
701	YCC upgrade				2,000.00		2,000.00
702	YCC repairs & maintenanc				3,000.00	823.59	2,176.41
703	YCC CCTV				800.00		800.00
704	YCC Electricity			146.56	200.00	19.94	326.62
705	YCC Gas				1,000.00	461.14	538.86
706	YCC water				800.00		800.00
707	YCC waste				350.00	19.54	330.46
708	YCC cleaning & supplies				3,000.00	536.00	2,464.00
710	YCC phone & wifi				600.00	95.38	504.62
711	YCC Grass cutting				1,125.00	187.50	937.50
712	YCC hedge, fence & tree \				1,000.00	280.00	720.00
713	YCC grants & donations		1,500.00				-1,500.00
714	YCC income		500.00	1,618.00			1,118.00
715	YCC Booking software				430.00		430.00
716	YCC Music Licence				600.00		600.00
717	YCC events refreshments				150.00		150.00

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**

	2,000.00	£1,764.56	15,055.00	£2,423.09	12,396.47
--	----------	-----------	-----------	-----------	-----------

**Youth Club**

<u>Code</u>	<u>Title</u>	<u>Bal. B/Fwd.</u>	<u>Receipts</u>		<u>Payments</u>		<u>Current Balance</u>
			Budget	Actual	Budget	Actual	Budget
801	YC sessions				8,000.00	945.00	7,055.00
803	YC extraordinary activities				5,000.00		5,000.00
805	YC subscriptions		550.00	109.00			-441.00
806	Tuck Shop			52.50		52.43	0.07
807	Youth Forum				200.00		200.00
			<b>550.00</b>	<b>£161.50</b>	<b>13,200.00</b>	<b>£997.43</b>	<b>11,814.07</b>

**NET TOTAL**

	166,817.88	£76,295.91	186,157.88	£28,245.23	67,390.68
--	------------	------------	------------	------------	-----------

**Banwell Parish Council**  
**Reserves Balance**  
**2026-2027**

---

<u>Reserve</u>	<u>OpeningBalance</u>	<u>Transfers</u>	<u>Spend</u>	<u>Receipts</u>	<u>CurrentBalance</u>
<b>Earmarked</b>					
Cemetery Reserves	118,991.26			854.87	119,846.13
Food Bank	3,801.98		89.48	120.00	3,832.50
New Banwell Solar	16,638.40				16,638.40
CIL 22/23	4,503.73				4,503.73
CIL 2023/24	5,598.67				5,598.67
Community Living Room	148.66		50.16	314.00	412.50
CIL 2025/26	58,376.83				58,376.83
<b>Total Earmarked</b>	<b>208,059.53</b>		<b>139.64</b>	<b>1,288.87</b>	<b>209,208.76</b>
<b>TOTAL RESERVE</b>	<b>208,059.53</b>		<b>139.64</b>	<b>1,288.87</b>	<b>209,208.76</b>
<b>GENERAL FUND</b>					118,616.33
<b>TOTAL FUNDS</b>					327,825.09

## Banwell Parish Council

Prepared by: \_\_\_\_\_

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

*Name and Role (Clerk/RFO etc)*

Approved by: \_\_\_\_\_

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

*Name and Role (RFO/Chair of Finance etc)*

<b>Bank Reconciliation at 31/05/2026</b>			
	Cash in Hand 01/04/2026		278,688.02
	<b>ADD</b> Receipts 01/04/2026 - 31/05/2026		78,536.58
	<b>SUBTRACT</b> Payments 01/04/2026 - 31/05/2026		357,224.60
			29,399.51
<b>A</b>	<b>Cash in Hand 31/05/2026</b> (per Cash Book)		<b>327,825.09</b>
	Cash in hand per Bank Statements		
	Natwest Current account (5335765    31/05/2026	7,085.29	
	Cemetery Reserve Account (59678    31/05/2026	25,651.66	
	PC Reserve Saver account (81413    31/05/2026	51.36	
	Unity Trust Bank (20398572)    31/05/2026	152,782.31	
	Lloyds Credit Card    31/05/2026	0.00	
	Charity Bank    31/05/2026	92,254.47	
	Unity Saver    31/05/2026	50,000.00	
			<b>327,825.09</b>
	Less unrepresented payments		327,825.09
	Plus unrepresented receipts		
<b>B</b>	<b>Adjusted Bank Balance</b>		<b>327,825.09</b>
	<b>A = B Checks out OK</b>		

**Bills for Payment - 17th May to the 10th June 2026**  
**Banwell Parish Council**

Method	Payee	Details	Gross Amount	Comments	Minute agreed	Power
<b>Already Paid</b>						
DD	Octopus Energy	YCC energy use	£ 8.36	Now includes Env Officer	094/26	
DD	Nest	Pension contributions	£ 293.35		094/26	
DD	CF Quarterly	Printer lease	£ 132.00		094/26	
DD	XCS	Quarterly printing	£ 41.83		094/26	
<b>To Pay</b>						
DD	Mainstream	Phone and Broadband	£ 57.14		094/26	
BACS	J K Gardening	Grass cutting & Village Orderly contract	£ 1,043.34		094/26	
BACS	J K Gardening	Emptying NSC bins	£ 15.00		198/24 (ii)	
BACS	J K Gardening	Environment Fees x 2	Total: £1098.34 £ 40.00		Admin	
BACS	Corporate Cleaning Services	Dog Bin Emptying	£ 598.00		094/26	
BACS	Insight Cleaning	YCC Cleaning	£ 272.00	awaiting invoice	094/26	
BACS	YMCA	Youth Club Provision	£ 405.00		094/26	
BACS	Scribe	Civic.ly monthly cost	£ 63.60		172/24	
BACS	Banwell Handyman	TYCC toilet seat & dog bin installation	£ 72.60		H & S	
BACS	GB Sport	Quarely Inspection	£ 132.00		094/26	
BACS	Banwell Parish News	Advertising	£ 30.00		Admin	
BACS	Print Hive	New Policeman Sign	£ 150.00		092/26 (vi)	
BACS	Amy Symonds	Impact Alliance Officer Salary	£ 308.53	To be claimed back	MVJC 05/26	
BACS	Officer overtime + Expenses	Overtime, expenses (milk, scones, refreshments)	£ 32.95		060/26	
DD	Lloyds Bank PLC	Multipay charge & costs (Open AI, microsoft business, star	£ 327.19		various	
DD	Conrad Energy	Streetlighting	£ 188.74	awaiting invoice	094/26	
SO	Amy Symonds	Impact Alliance Officer Salary	£ 308.53	To be claimed back	MVJC 05/26	
SO	Officer Salaries	Officer Salaries	£ 3,409.20		089/25 & E29/25	
DD	Nest	Pension contributions	£ 293.35	Now includes Env Officer	094/26	
DD	Unity Trust	Bank Charges	£ 10.90		094/26	
DD	North Somerset	YCC Waste Collection	£ 9.77	Awaiting updated invoice	094/26	
BACS	HMRC	PAYE and NI	£ 1,289.31		094/26	
<b>Totals</b>			<b>£ 9,524.33</b>			

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