



## MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:00pm ON MONDAY 20<sup>th</sup> AUGUST 2018 AT BANWELL VILLAGE HALL

<b>PRESENT:</b>	Councillors Jim Weston (Chairman), Phil Adams, Paul Bateman, Paul Blatchford, Steve Davies, Phil Hale, Nick Manley, Maggie McCarthy and Dawn Parry.
<b>IN ATTENDANCE:</b>	Mrs Liz Shayler (Clerk).
<b>WARD COUNCILLOR:</b>	Cllr Harley
<b>AVON &amp; SOMERSET POLICE:</b>	None
<b>PRESS:</b>	None
<b>MEMBERS OF THE PUBLIC:</b>	9

**183/18 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllr Harding and Perrett.

**184/18 To receive members' declarations of interest on any agenda item (agenda item 2)**

Due to living adjacent to the application Cllr Manley declared an interest in 9 (vi)  
Cllr Hale declared a personal interest in 9 (iv & vii)

**185/18 The Council is recommended to resolve that members of the press and public be excluded from the meeting during consideration of the following agenda items 4 & 5 by reason of the confidential nature of the items of business to be transacted, in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (agenda item 3).**

**Resolved** – To recommend the exclusion

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

**186/18 To receive a report from North Somerset Children's Services concerning the proposed withdrawal of Children's Centre services and agree any associated actions (agenda item 4).**

**Resolved** – To agree with North Somerset's proposal on the proviso that they pay for the repairs to the rotten doors and the fascia boards and any other repairs which come up within 2019.

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

**187/18 To receive a report concerning the Scout Hut lease and a request to consider the footprint of any future building and to agree a way forward (agenda item 5)**

**Resolved** – To agree the increase to the footprint of the Scout Hut as long as it doesn't impact on the Children's Centre disabled access to the lower hall.

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

**The public were invited back into the meeting**

**188/18 To invite public participation (agenda item 6)**

**i) Members of the public.**

The following issue was raised:

- A local resident spoke in relation to the piece of land opposite the Castle on Castle Hill. He gave evidence that the piece of land was the responsibility of the Parish Council and suggested that moving the bench from further down the hill to this area made sense.

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

No PC/PCSO was present and no report has been received

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

Cllr Harley updated the Council on Riverside wet area. She understood that Wessex Water had taken samples and was waiting for North Somerset Officer dealing with this to return from annual leave.

Cllr Harley updated the Council on the changes at North Somerset which included the loss of the Chief Executive and Senior Financial Officer who have both left to work in Bristol City Council. The new interim Chief Executive will be looking at the management structure within North Somerset.

Cllr Harley updated the Council on the refuse and recycling problems that North Somerset had currently been experiencing. It had been noticed that there were a high number of routes which were cancelled on a Monday due to staff shortages. It was hoped that with one of the North Somerset Officer's being seconded to Biffa that the issues currently being experienced can be resolved.

Cllr Harley informed the Council that she had asked for William Dawes Close to be called into Committee if the planning officer's recommendation is to approve the application.

**189/18 To approve as a correct record the minutes of the Meeting of the Parish Council held on 16<sup>th</sup> July 2018 (agenda item 7)**

**Resolved** – That the minutes be approved as a correct record of the meeting with following amendments;

164/18 (ii) - removal of the word Cllr and replace with PCSO.

166/18 – addition of 'The resolution was correctly proposed and seconded (Unanimous)'.

**The resolution was correctly proposed and seconded (7 in favour with 2 abstentions due to absence at the last meeting)**

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

**190/18 To discuss Cllr Bateman's request to clarify the Parish Councils position regarding Lawful Use Certificate applications and how to respond to North Somerset Council (agenda item 8).**

**Resolved:** To respond to North Somerset with named Cllrs who have prior knowledge to confirm or refute the application.

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

**To note and comment upon planning applications (agenda item 9)**

- i) **18/P/3264/LBC** – Old School Cottage, 17 High Street, Banwell. BS29 6AA. Listed building consent to remove 12 courses of bricks down from the chimney to tie bar. Chasing out existing mortar joints between the bricks where necessary. Capping on the top of the chimney with slab and mortar to finish.

To note this application in recognition that the residents are in conversation with North Somerset.

- ii) **18/P/3346/FUH** – Court Farm, Moor Road, Banwell BS29 6ET. First floor extension.

**Resolved:** To not object to this application.

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

- iii) **18/P/3443/OUT** – Frasander Farm, Riverside Banwell BS29 6EL. Outline application for the erection of an agricultural workers dwelling with all matters reserved for subsequent approval.

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

- Lack of information in relation to the viability of the business case in particular the lack of land.
- Insufficient land to support a herd
- Outside of the settlement boundary
- On a flood plain

**The resolution was correctly proposed and seconded (8 in favour with 1 abstention)**

- iv) **18/P/3471/NMA** - Eversleigh House, East Street, Banwell, BS29 6BW. Non-material amendment to 16/P/2696/F (Demolition of existing single storey lean-to and erection of a single storey side extension) to amend the footprint of the single storey extension.

**Resolved:** To support this application.

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

- v) **18/P/3655/CQA** – Rolstone Manor, West Rolstone Road, Hewish, Weston-super-Mare BS24 6UR. Prior approval for change of use from agricultural building and land to 1no. dwelling within use class C3, plus associated operational development comprising the installation of new windows, doors and rooflights; retention of tiling on top of new roof build up with provision of new breathable roof felt and insulation of the roof void. Removal of part of modern general agricultural building to east.

**Resolved:** To not object to this application.

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

- vi) **18/P/3681/FUL** - Land to the Rear of The Ship Hotel, West Street, Banwell. Erection of two dwellings, access and parking.

Cllr Blatchford gave a report concerning this planning application.

### **Standing orders were suspended to allow members of the public to speak.**

The following points were raised;

- That the application is surrounded on three sides therefore many properties will suffer overlooking and that the application will be intrusive and overbearing.
- The Agent felt that the present application had overcome the concerns which the planning inspector had cited as his reasons for refusal during the last appeal. The number of houses had been reduced, there was adequate parking, and a landscaping scheme had been introduced to reduce the impact on the neighbouring properties which would be controlled by the management company who will undertake the landscaping of the adjacent property 'The Ship'. The agent assured the council that the engineers felt that the building of the properties would have no impact on ground stability.

### **Standing orders were reinstated and Cllr Manley left the room.**

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

- Lack of detail in the application on the impact of the new properties on current properties in relation to overlooking, proximity and loss of light.
- This application is more intrusive than the last due to increased footprint and height.
- Inappropriate design given the proximity to the grade ii listed building 'The Ship Hotel'
- Inappropriate building design in the heart of a Conservation Area
- Concerns about the safety of the footpath to West Street given the gradient and the safety of pedestrians exiting onto West Street.
- Poor access and concern that emergency vehicles will be unable to turn
- Too greater distance between the bin store and designated bin refuse collection point
- Loss of green space and wildlife
- Lack of detail concerning the ownership and maintenance of the ecological corridor and the footpath down to West Street.
- The impact on the archaeology on this site after Roman finds
- Concern that an ancient wall has been removed from the site to gain access to the proposed properties from the ship car park.

### **The resolution was correctly proposed and seconded (7 in favour with 1 against)**

#### **Cllr Manley returned to the room**

- vii) **18/P/3773/FUL** - Pennant Dark Lane Banwell BS29 6BP. Proposed dwelling in land adjoining Pennant House.

Cllr Blatchford gave a report concerning this planning application.

### **Standing orders were suspended to allow members of the public to speak.**

The following additional points were raised;

- The point at which it is suggested the access to the building will be on Dark Lane is where the lane narrows to about 6ft 6 and is the narrowest part of the lane.
- The proposal would mean that the ditch would have to be piped.
- A huge amount of wall and soil would need to be removed causing disruption to the residents / vehicles using Dark Lane.
- Concerns about ground stability given the amount of soil which would need to be removed.

### **Standing orders were reinstated**

**Resolved:** To not support this application for the following reasons;

- The design of this dwelling is out of keeping in the Conservation Area.
- Loss of wall will cause a negative visual impact in the conservation area.
- The increase of traffic on a very narrow lane.
- A cramped design siting the house too close to the road and creating access problems.
- Concerns that some types of vehicles will not be able to park in the designated spaces due to the narrowness of the lane at this point.
- No designated visitor car parking spaces on a narrow lane which already has parking issues.
- Concerns about the volume of soil which would need to be removed from a residential area meaning the road would need to be closed for a period of time.
- The ditch at the front of the new property would need to be culverted but there are flooding issues already in Dark Lane during heavy rain. It was felt that the culvert would not be able to cope.

**The resolution was correctly proposed and seconded (8 in favour with 1 abstention)**

viii) **18/P/3778/CSA** - Barn at Puxton Court Farm, Balls Barn Lane, Rolstone. Prior approval for the change of use from 1no. agricultural building and land to a children's nursery.

**Resolved:** Despite wanting to support local businesses the Council do not support this application for the following reasons;

- Inappropriate location for a nursery due to the flood plain and poor access.
- Difficult access for emergency vehicles
- The increase of traffic along this narrow country road

**The resolution was correctly proposed and seconded (8 in favour with 1 abstention)**

ix) **18/P/3858/FUH & 18/P/3981/LBC** - Abbey Lodge East Street Banwell BS29 6BW. Removal of fence panel to western boundary and retention of a low stone planter adjacent to one of the gate piers. Erection of 2.0 metre boundary fence adjacent to listed gate piers on north end of western boundary.

**Resolved:** To object to this application.

- The plans did not make it clear that this was a retrospective application.
- The removal of the fence brings into question the actual boundary line.
- Concern that the stone used is not in keeping with the grade ii listed building
- Concern that the plans are not in keeping with the listed building / Conservation Area.

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

x) **18/P/3994/TPO** - The Caves Whitley Road Banwell BS29 6NA. T1 - Sycamore - Fell, T2 - T6 - Ash - Fell, T7- Sycamore – Fell.

The Parish Council noted this application

**192/18**

**To receive the Clerk's report/Exchange of information (agenda item 10)**

- i) Lights around the village – it was noted that the light on Church Street has been replaced but still did not seem to be working.
- ii) The Clerk reported that the football nets on the recreation ground had arrived and would be replaced.
- iii) The Clerk reported that the External auditor report had returned with no points for action. The notice of 'the conclusion of external audit' had been posted.

- iv) The Council were informed that the bus route 126 had been removed on a Sunday so that the village now had no public transport on a Sunday. Cllr Harley was asked to investigate.

**193/18 To note the training available and agree any attendance (agenda item 11)**

- i) **3rd Oct, 17th Oct, 31st Oct & 14th Nov Planning Demystified webinars x 4 £90 Clerk**

**Resolved** – That the Clerk attend these sessions.

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

- ii) **10th Oct Cemetery Legal Compliance, Bridport £145 Clerk**

**Resolved** – That the Clerk may attend this session.

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

- iii) **14th Nov, 21st Nov Agenda and Minutes webinars x 2 £60 Clerk**

**Resolved** – That the Clerk attend these sessions.

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

**194/18 To repaint the bus shelters along the A370 (agenda item 12).**

**Resolved** – Cllr Weston and Cllr Blatchford volunteered to repaint the bus shelters along the A370 with the cost of materials being reimbursed.

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

**195/18 To receive an update concerning Golling Lane and to agree a way forward (agenda item 13).**

It was reported that there had been an accident along Golling Lane involving a rider and horse who had to be rescued from the ditch with emergency vehicles in attendance. The Clerk has written to the properties / stables along Moor Road and Riverside to remind all riders that this Bridleway is shared with pedestrians.

**Resolved** – That the Council put up temporary signs either end of Golling Lane to remind everyone that the Bridleway is used by a variety of users.

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

**196/18 To discuss the Wooden Play Equipment at Riverside and agree a way forward (agenda item 14).**

It was reported that since the previous meeting, Harness-It had undertaken a safety check and had recommend the removal of the equipment from use. GB Sport had suggested that although remedial work was possible it was probably better to start again. Touchwood were prepared to undertake their own safety inspection but would require a payment of £250 which would be reimbursed if the remedial work was undertaken.

**Resolved** – That the wooden play equipment be removed from Riverside and that investigations occur for alternative pieces of equipment. Cllr Weston to speak to a local contractor about its removal.

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

- 197/18** To discuss and agree the cost of purchasing the remaining eight bench silhouettes for £336 (agenda item 15).
- Resolved** – To agree the cost of purchasing the remaining eight bench silhouettes for £336.
- The resolution was correctly proposed and seconded (unanimous).**
- 198/18** To discuss and agree the cost of purchasing eighteen name blocks at £180 in celebration of ‘Battles Over’ (agenda item 16).
- Resolved** – To agree the cost of purchasing eighteen name blocks at £180.
- The resolution was correctly proposed and seconded (unanimous).**
- 199/18** To consider a proposal from Winscombe Parish Council to borrow the Vehicle Activated Sign for a week (agenda item 17).
- Resolved** – To agree that Winscombe Parish Council may borrow the Vehicle Activated Sign for a week if they were prepared to reciprocate and allow the Parish Council to borrow theirs.
- The resolution was correctly proposed and seconded (unanimous).**
- 200/18** To discuss and agree a response to North Somerset’s safety proposals for Wolvershill Road (agenda item 18).
- Resolved** – That the Council are pleased that North Somerset are considering reducing the speed limit however it was felt that the speed limit going from 30 to 50 to 40 to 50 to 30 was not practical and should be changed to 30 to 40 and back again making a safer and less complicated solution reducing signage pollution.
- The resolution was correctly proposed and seconded (unanimous).**
- 201/18** To consider the appointment of Bridget Bowen as the internal auditor for the financial year 2018/2019 (agenda item 19).
- Resolved** – To agree the appointment of Bridget Bowen as the internal auditor for the financial year 2018/2019.
- The resolution was correctly proposed and seconded (unanimous).**
- 202/18** To authorise bills for payment (agenda item 20)
- Resolved** – To authorise bills for payment totalling £5938.25. Cllr Harding Cllr Hale & Cllr Adams will sign the cheques.
- The resolution was correctly proposed and seconded (unanimous).**
- 203/18** To note the Parish Council’s end of June’s net position, bank balances and bank reconciliation (agenda item 21).
- The Parish Council’s end of June’s net position, bank balances and bank reconciliation were noted.
- 204/18** To note planning decisions – (agenda item 22)
- i) **17/P/5461/FUL** The Willows Haybow Hewish Banwell BS24 6RA **APPROVED**
- ii) **18/P/2108/FUL** Land adjacent to Cornerstone Cowslip Lane/ Hatches Lane, Banwell. Erection of an additional industrial unit. **APPROVED**

- iii) **18/P/2976/FUH** The Forge, Hillend, Locking, Weston-super-Mare, BS24 8PQ. First floor extension over existing ground floor. **WITHDRAWN**
- iv) **18/P/3027/FUL** Hatch Cottage, Hatches Lane, Banwell. BS24 6UF Change of use of agricultural land to mixed agricultural and equestrian and provision of horse ménage area for private use. **APPROVED**
- v) **18/P/3217/FUL** 24, East Street, Banwell, BS29 6BW. Erection of 1no. dwelling. **APPROVED**
- vi) **18/P/3330/CQA** Herons Rest, Riverside, Banwell. BS29 6EL Prior approval for change of use from agricultural building to 2no. dwelling houses and associated building operations comprising of the installation of new windows and doors. **PRIOR APPROVAL REQUIRED AND GRANTED**
- vii) **18/P/3340/LDE** Boulters Yard, Summer Lane, Banwell, BS29 6LP. Existing garage concerned in vehicle repair, servicing and dismantling. B2 use is required to carry out vehicle MOT testing. **CERTIFIED**
- viii) **18/P/3376/TPO** Cedar Haven, Haybow, Hewish, Weston-super-Mare, BS24 6RB. Area A1 - Ash, Sycamore, Hawthorn - Crown lift to 4m or cut back to clear pathway. Willow - Reduce to 1.0m (failed stem). **REFUSED but lesser works GRANTED**
- ix) **18/P/3500/TRCA** The Abbey, East Street, Banwell. BS29 6BW. T1 - Magnolia - reduce to previous points. T2 - Holm oak - large limb on road side of tree - stem has been pollarded and is dying back, reduce back further behind the wall closer to the main stem of the tree. **NO OBJECTION**

**205/18**

**Date of the next meeting (agenda item 23)**

28<sup>th</sup> August 2018 – Cemetery Committee, 7pm Banwell Cemetery.

17<sup>th</sup> September 2018 – Parish Council Meeting, 7:30pm Banwell Village Hall.

28<sup>th</sup> September 2018 – Youth Club Management Committee Meeting, 7:30pm Banwell Children's Centre.

The Chairman closed the meeting at 21:33

.....Chairman

.....Date

**Bills for Payment - 17th July to the 20th August 2018**  
**Banwell Parish Council**

Chq No.	Payee	Details	Net Amount	VAT	Gross Amount	Minute agreed	Power
5344	E. Shayler	Clerk's July Salary inc 7 hrs July overtime (£102.69)	£1,628.15		<b>£1,628.15</b>		LGA 1972 s112
5344	E. Shayler	Clerk's Expenses (2 x microsoft licences £79.99, 2 x Cllr Laptops £599.98 & stamps) <b>Total £2044.63</b>	£581.16	£113.33	<b>£694.49</b>		LGA 1972 s111
5345	HMRC	PAYE and NI	£366.75		<b>£366.75</b>		LGA 1972 s112
5346	J K Gardening	Grass cutting @ Rec Ground	£141.75		<b>£141.75</b>		PHA 1875 s164
5346	J K Gardening	Grass cutting @ Riverside, Children's Centre, K'cott Bank	£141.75		<b>£141.75</b>		PHA 1875 s164
5346	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		<b>£162.50</b>		LGA 1972 s214 (2) & (6)
5346	J K Gardening	Village Orderly duties	£392.50		<b>£392.50</b>		EPA 1990 sIV subsection 86 (13)
5346	J K Gardening	Environmental fee	£40.00		<b>£40.00</b>		LGA 1972 s214 (2) & (6)
5346	J K Gardening	War Memorial Hedge	£40.00		<b>£40.00</b>		WM(LAP)A 1923 & LGA 1948 s133
5346	J K Gardening	West St to Littlefields Path	£60.00		<b>£60.00</b>	171/18	PHA 1875 s164
5346	J K Gardening	Littlefields to High St Path	£65.00		<b>£65.00</b>	171/18	PHA 1875 s164
5346	J K Gardening	Bush shelter brambles <b>Total £1113.50</b>	£70.00		<b>£70.00</b>	169/18 (i)	PHA 1875 s164
5347	Youthworkz	Youth Club staffing costs (£400) + Programme costs (£157.85)	£557.85		<b>£557.85</b>		LG (MP) Act 1976 S19 (1e) & (1f)
5348	Bin-It	Dog Bin Emptying	£352.73	£70.55	<b>£423.28</b>		EPA 1990 s5 subsection 86 (13)
5349	Steve Brinson	Replacement of posts at Riverside	£260	£52	<b>£312</b>	169/18 (i)	PHA 1875 s164
5350	PKF Littlejohn LLP	External Audit	£400	£80	<b>£480</b>	169/18 (i)	LGA 1972 s111
DD	Nest	Pension contributions	£71.63		<b>£71.63</b>		LGA 1972 s112
DD	EON	Credit Electricity Account (DD 20.08.18)			<b>-£5.99</b>		PCA 1957, s3 & HA 1980 S301
DD	EON	Electricity Account (DD 20.08.18) <b>Total inc credit £216.63</b>	£185.52	£37.10	<b>£222.62</b>		PCA 1957, s3 & HA 1980 S301
DD	Mainstream	fraud, call charges, rental, caller display (DD 14.08.18)	£61.64	£12.13	<b>£73.97</b>		LGA 1972 s111
		<b>Totals</b>	<b>£5,578.93</b>	<b>£365.11</b>	<b>£5,938.25</b>		