



MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:00pm ON MONDAY 17th DECEMBER 2018 AT BANWELL CHILDRENS CENTRE

PRESENT: Councillors Jim Weston (Chairman), Phil Adams, , Paul Blatchford, Steve Davies, Phil Hale, Paul Harding (Vice-Chairman), Nick Manley, Maggie McCarthy, and Emma Perrett.

IN ATTENDANCE: Mrs Liz Shayler (Clerk).

WARD COUNCILLOR: Cllr Harley

PRESS: Sam Frost

MEMBERS OF THE PUBLIC: 6

276/18 To receive apologies for absence (agenda item 1).

Apologies were received from Cllr Paul Bateman and Cllr Parry.

277/18 To receive members' declarations of interest on any agenda item (agenda item 2).

Cllr Manley declared an interest in 15 (ii) due to the proximity of the application to his property. Cllr Perrett declared an interest in 15 (vii) due to the proximity of the application to her property.

278/18 The Council was recommended to resolve that members of the press and public be excluded from the meeting during consideration of the following agenda item 4 (Agenda item 3)

Resolved – that members of the press and public be excluded from the meeting during consideration of agenda item 4

The resolution was correctly proposed and seconded (unanimous).

279/18 To discuss the following North Somerset Documents (Agenda item 4)

Following advice from the Council's solicitors the Clerk advised the Council that any licence agreement needed to be drawn up at the same time as the surrender documents.

i) Agreement for Surrender

Resolved – that given the solicitors advice this item be deferred until January.

The resolution was correctly proposed and seconded (unanimous).

ii) Deed for Surrender

Resolved – that given the solicitors advice this item be deferred until January.

The resolution was correctly proposed and seconded (unanimous).

The meeting was suspended until 7:30pm

Before the meeting was reconvened Members of the public were invited to speak;

i) Members of the public.

No issues were raised

ii) Community Beat Manager's report.

The following report was received for the period 18/11/2018 to 16/12/2018

Calls from the Parish received = 41

Selection of crimes reported included: 1 anti-social behaviour, 1 burglary, 3 criminal damage, 1 harassment, 4 suspicious activity, 1 theft, 1 theft of a vehicle and 12 traffic related.

The Police asked that residents remember to lock their vehicles. There had been a number of thefts in neighbouring areas where vehicles had been left unlocked and items stolen.

After last month request to the Parish Council a new monthly Beat Surgery is planned for Banwell starting January the 26th, in the coffee shop at Banwell Craft store, residents are asked to pop in for any advice or concerns. Beat surgeries also continue to be held in Winscombe at the Community Centre's Farmers Market between 10am and midday, the next dates are 20th Dec & 14th January. Alternately the team can be contacted via the Avon and Somerset Constabulary website or Twitter @ASPWSM. The police asked that they be contacted if there are forthcoming events that they could attend.

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

Cllr Harley reported that this month had been taken up by a variety of waste issues, planning applications and appeals. North Somerset is working hard to support the community and the Parish Council and Cllr Harley will take applications to committee if necessary. She reported some success with planning application appeals.

The Chairman informed Cllr Harley that there was an issue with the lorries accessing the Bellway development site as they are using Wolverhill Road which has a 7.5 tonne weight limit rather than using the dual carriageway and Knightcott Road.

The meeting was reconvened

280/18 To approve as a correct record, the minutes of the Parish Council Meeting held on 19th November 2018 (agenda item 5).

Resolved – That the minutes be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (8 in favour with one abstention due to absence).

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

281/18 To note the Cemetery and Memorials Committee meeting minutes from the 27th November 2018 (agenda item 6).

The minutes were noted.

282/18 To receive the Clerk's report/Exchange of information: (agenda item 7).

- (i) **Lights around the village** – It was reported that the lights along Littlefield's Avenue, Littlefield's Road, Thomas Close and Queens Road were out. The Clerk reported that the three lights at Towerhead were not working due to no power and that this is being investigated.

283/19 To discuss and agree a way forward concerning the dog bin collections (agenda item 8).

Resolved – Due to missed collections by the dog waste collection contractor the Parish Council will be changing to a new contractor. The new contract is to be awarded to Greenways Grounds Maintenance with the Clerk to set up an appropriate contract.

The resolution was correctly proposed and seconded (unanimous).

284/18 To note the training and events available and agree any attendance. (agenda item 9).

- i) 9th January 2019 Managing Local Elections Webinar £60. The Clerk

Resolved - The Clerk to attend this course at a cost of £60.

The resolution was correctly proposed and seconded (unanimous).

- ii) **7th February Playground Inspections GB Sports, Weston. 8:45am – 4pm £150 with an extra £100 for certification.**

Resolved - The Clerk to attend this course at a cost of £150. Certification was deferred.

The resolution was correctly proposed and seconded (unanimous).

- iii) **14th – 15th February 2019 Local Practitioners Conference. Chesford Grange Kenilworth £299**

No one to attend this conference

285/18 To set up a working party to work with North Somerset to look at the current Settlement (agenda item 10).

Resolved: Cllrs Blatchford, McCarthy Perrett and the Clerk to meet with North Somerset to discuss the settlement boundary and refer back to the Council in the New Year.

The resolution was correctly proposed and seconded (unanimous).

286/18 To discuss and agree a response to the West of England's Joint Spatial Plan - Technical Evidence Work Consultation (agenda item 11).

Resolved: To submit Cllr Hale's response to the West of England's Joint Spatial Plan - Technical Evidence Work Consultation.

The resolution was correctly proposed and seconded (unanimous).

287/18 To discuss the initial draft of the 2019/2020 budget and decide whether a tea and buns meeting is required. (agenda item 12).

The initial draft was noted, it was felt that a tea and buns meeting was unnecessary at this time. Cllr Harding raised that he would like the budget kept the same as last year as North Somerset's readjustment of population meant that there will be an increase to the precept collected. Cllr Hale raised the matter of dipping into reserves to fund the work of the Council and felt that the Council needed to review priorities.

288/18 To authorise bills for payment (agenda item 13).

A revised list of payments was circulated for consideration.

Resolved: To authorise bills for payment Cllr Harding and Cllr McCarthy to authorise the BACs payments and to sign the cheques.

The resolution was correctly proposed and seconded (unanimous)

289/18 To note the Parish Council's end of November's net position, bank balances and bank reconciliation (agenda item 14).

The net position, bank balances and bank reconciliation were noted.

290/18

To note and comment upon planning applications (agenda item 15).

Cllr Blatchford gave a presentation on the applications

- i) **18/P/2275/RM – Wolvershill Road.** To discuss assigning road names to the development.

Resolved: That 'Taylors Field' be suggested as an appropriate name.

The resolution was correctly proposed and seconded (unanimous)

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

Standing orders were suspended to allow members of the public to speak

Members of the public raised the following point;

- That the relentless amount of amendments has made it difficult to reply within consultation dates especially over the holiday period.

Standing orders were reinstated

Resolved – To continue to not support this application for the following reasons;

- Impact of the new houses on adjacent properties in relation to overlooking, proximity and loss of light.
- Footprint and height remain intrusive.
- Inappropriate design given the proximity to the grade ii listed Ship Hotel and being in the Conservation Area.
- Loss of an ancient wall.
- The distance between the houses and the refuse point is too great.
- The Parish Council remains concerned that emergency vehicles may be unable to turn in the proposed main access.
- How the identified environmental area will be maintained in the future.
- Impact on Archaeology.
- Unclear relationship between the car parking allocated for the Ship Hotel and that for the proposed development.

The Parish Council also to request that the deadline for public comments be extended from the 26th December into the New Year.

The resolution was correctly proposed and seconded (unanimous)

- iii) **18/P/5002/CRN - Building at The Moor Dairy Moor Road Banwell BS29 6ET.** Notification of intention of use of building as an office (Use Class B1).

Councillors were informed that this application had already been decided and that it was not permitted development and would need a planning application.

- iv) **18/P/4804/FUL- Land to the North West of The Old Farmhouse Rolstone Farm West Rolstone Road Hewish Banwell BS24 6UU.** Provision of equine ménage area.

Resolved – To support this application with a condition that no external lights be permitted and that unless the soil bund is required for a planning reason that the stripped soil be instead spread across the adjoining field.

The resolution was correctly proposed and seconded (Unanimous)

- v) **18/P/4781/RM - Land South of Wolvershill Road, Banwell.** Erection of a sub-station.

Resolved – To support this application

The resolution was correctly proposed and seconded (Unanimous)

- vi) **18/P/4773/FUL - Banwell Scout Hut West Street Banwell BS29 6DB.** Demolition of existing Scout Hut and erection of a replacement.

This application was noted

- vii) **18/P/4735/OUT - Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell.** Outline planning application for the erection of up to 63no. dwellings (including 19 no. affordable housing units (30%)), along with the provision of informal public open space and associated works. Access from Wolvershill Road for approval with appearance, landscaping, layout and scale reserved for subsequent approval. Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell.

Resolved – To continue to not support this application for the following reasons;

- Outside of the settlement boundary
- Will exacerbate the traffic problems already present in the Village and along Wolvershill Road.
- Will increase pollution due to the number of cars which will be idling in queues built up along Knightcott Road and Wolvershill Road.
- Puts unsustainable pressure on the School and Doctor services.
- Will lead to a loss of privacy for direct neighbours and will have an adverse effect on visual amenity and wildlife
- Will increase health hazards due to insufficient sewer capacity.
- The design is cramped and there are insufficient car parking spaces /garages for parking.
- It will erode the strategic green space between the historic centre of Banwell and the potential bypass and garden village as identified in the West of England Spatial Strategy.

The resolution was correctly proposed and seconded (unanimous)

291/18

To note decisions by North Somerset – (agenda item 16).

- i) **18/P/2626/LBC** – Abbey Towers East Street Banwell North Somerset BS29 6BW. Removal of an existing load-bearing wall and chimney breast separating the kitchen and dining rooms to create a single living space. The remaining wall at first floor and above will be supported with steelwork. **APPROVED**
- ii) **18/P/3180/OUT** Land at Former Western Trade Centre Knightcott Road Banwell. Outline planning application for up to 20no. dwellings with associated soft/hard landscape works, access improvements, parking and drainage. Access to be determined; appearance, landscaping, layout and scale reserved for subsequent approval. **REFUSED**
- iii) **18/P/3773/FUL** - Pennant Dark Lane Banwell BS29 6BP. Proposed dwelling in land adjoining Pennant House. **APPROVED**
- iv) **18/P/4608/TPO** - The Coach House Cooks Lane Banwell BS29 6DS. Beech - prune lower limb by 1-1.5m. **APPROVED**
- v) **18/P/4656/TPO** – The Caves, Whitley Road, Banwell. BS29 6NA. Woodland – removal of saplings. **WITHDRAWN**
- vi) **Mod 58 Moor Lane to Waterloo farm Banwell** – Rights of way to be upgraded to Bridleways
- vii) **18/P/4239/FUH** - 6 Riverside Banwell BS29 6EE. Combined Double and Single Storey Rear Extension. **APPROVED**
- viii) **18/4535/LDP** – The Old Farmhouse, Rolstone Farm, West Rolstone Road, Hewish. BS24 6UU. 2 storey rear extension. **APPROVED**

ix) **18/P/5002/CRN** - Building at The Moor Dairy Moor Road Banwell BS29 6ET. **NOT PERMITTED DEVELOPMENT**

292/18

Dates of the next meetings – (agenda item 18)

10th January 2019 – Youth Club Committee Meeting 7pm Banwell Children’s Centre.

21st January 2019 – Parish Council Meeting 7:30pm Banwell Children’s Centre

The Chairman closed the meeting at 20:20

.....Chairman

.....Date