



MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 16th July 2018 AT BANWELL VILLAGE HALL

PRESENT:	Councillors Jim Weston (Chairman), Phil Adams, Paul Blatchford, Steve Davies, Phil Hale, Paul Harding (Vice-Chairman), Nick Manley and Maggie McCarthy.
IN ATTENDANCE:	Mrs Liz Shayler (Clerk).
WARD COUNCILLOR:	Cllr Harley
AVON & SOMERSET POLICE:	PCSO Anderson
PRESS:	Sam Frost
MEMBERS OF THE PUBLIC:	15

162/18 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Bateman, Perrett and Parry.

163/18 To receive members' declarations of interest on any agenda item (agenda item 2)

None received

164/18 To invite public participation (agenda item 3)

i) Members of the public.

The following issue was raised:

- Concern that Riverside's wet area has grown significantly bigger.

ii) Community Beat Manager's report.

The following report was received for the period 19/05/2018 to 16/06/2018

Calls from the Parish received = 44

Selection of recorded crimes: 1 Assault, 2 Criminal Damage, 2 Harassment, 1 theft, 10 traffic related.

Cllr Anderson reported that there had been an increase in fly tipping and asked for any suspicious activity to be reported.

iii) Ward Councillor's report.

Following on from PCSO Anderson, Cllr Harley requested a list of the items that were being fly tipped. The Chairman asked whether the costs charged at the waste depots were worth the increased costs associated with the removal of items which have been fly tipped.

Cllr Harley assured the Council that the Riverside drainage problem and the growing wet area was not acceptable. North Somerset, Wessex Water and the Environment Agency were meeting later in the week where it would be discussed.

Cllr Harley passed on an apology from North Somerset concerning refuse and recycling issues due to the rerouting of the waste collections. Additional resources have now been allocated and one of North Somerset's Officers will be working closely with Biffa on the issues which have arisen. Cllr Adams commented that the waste collection for Summer Lane Caravan Park had improved.

165/18 To approve as a correct record the minutes of the Meeting of the Parish Council held on 18th June 2018 (agenda item 4)

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

137/18 - the removal of the repeated word Cllr.

Bills for payment - cheque 5316 net figure changed to £36.

The resolution was correctly proposed and seconded (Unanimous)

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

166/18

To note and comment upon planning applications (agenda item 5)

- i) **18/P/2275/RM** – Land to East of, Wolvershill Road, Banwell. North Somerset. Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 44no. dwellings pursuant to outline planning permission. 16/P/2094/O (outline planning application for the erection of up to 44 no. dwellings (including 13 no. affordable housing units (30%)), along with the provision of informal public open space and associated works with access from Wolvershill Road for approval; appearance, landscaping, layout and scale reserved for subsequent approval).

Resolved – Banwell Parish Council continues not to support this Reserved Matters application as all of the Council's original concerns have not been addressed in the revised plans and therefore still stand see minute 55/18 (iii).

- ii) **18/P/3300/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.

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

- The design of the proposed dwelling is out of keeping in the landscape.
- The increase of traffic along this narrow country road.

The resolution was correctly proposed and seconded (Unanimous)

- iii) **18/P/3334/OUT** Land To South Of, William Daw Close, Banwell. Outline planning application for a residential development of up to 26no. dwellings and associated infrastructure with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.

Cllr Blatchford gave a report prepared by Cllr Hale concerning objections to this planning application

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

The following additional points were raised;

- Confirmation that there are flooding and sewage issues in this location
- Concerns that this development would interfere with bat flight paths

Standing orders were reinstated

Resolved – Banwell Parish Council do not support this outline planning application for the following reasons;

- Outside the settlement boundary
- Adverse impact on the character and function of the village and cumulative effect of developments in the area
- Adverse effect on the AONB and the landscape adjacent to the AONB
- Concern over increased traffic on a village road system that is already inadequate and the problems and disturbance that will arise from the use of estate roads by traffic during and after construction.

- Concerns about the management of surface water and the capacity of the sewage system
- Lack of community support for the proposal due to its unsustainability and burden on the parish services
- Potential overlooking and resultant loss of privacy arising from 2 storey buildings adjacent to existing properties.
- Lack of details about affordable housing allocation
- Concern that this development will lead to planning creep to the west of the development and continued erosion of the adjoining countryside.
- Potential adverse effect on bats.

The resolution was correctly proposed and seconded (Unanimous)

- iv) **18/P/3353/FUL** Land at Bowerhouse, East Of Riverside And West Of Puxton Lane/Drove Way, Banwell. BS29 6EL. Application for the removal of condition No. 19 on application 14/P/1666/F (Installation of a solar farm with associated works) to allow continued renewable energy generation on the site.

Resolved: To not object to this application.

The resolution was correctly proposed and seconded (Unanimous)

- v) **18/P/3428/FUL** Field Adjacent To, Waits Cottage, Knightcott Road, Banwell. BS29 6HR. Retrospective application for the retention of altered field gate access.

Resolved: To not object to this application.

The resolution was correctly proposed and seconded (5 in favour and 3 against)

- vi) **18/P/3475/FUH** Roughmoor, Well Lane, Banwell. BS29 6HU. Two storey rear extension.

Resolved: To not support this application as there are concerns about the absence of detail in relation to the demolition of current buildings.

The resolution was correctly proposed and seconded (Unanimous)

- vii) **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.

Resolved: To note this application.

The resolution was correctly proposed and seconded (Unanimous)

167/18 To note the Youth Club Committee meeting minutes from the 28th June 2018 (agenda item 6)

The minutes were noted

168/18 To receive the Clerk's report/Exchange of information (agenda item 7)

- Lights around the village – it was noted that the light on Church Street has been replaced but did not seem to be working.
- Cllr Harding updated the Council on the vandalism to the MUGA and that the nets on the recreation ground would need to be replaced.

- iii) Concerns were raised concerning the wooden play equipment at Riverside. The Clerk to contact the company that installed the play equipment, Touchwood, and a risk assessment company, Harness It.

169/18 To approve items of expenditure (agenda item 8)

- i) **£70 to clear the brambles around the bus shelter on the A370**

Resolved – To spend £70 to clear the brambles around the bus shelter on the A370

The resolution was correctly proposed and seconded (unanimous).

- ii) **The cost of a new gate hanging post for Riverside Green.**

Resolved – To pay the cost of £260 + VAT to replace two posts at Riverside Green play area.

The resolution was correctly proposed and seconded (unanimous).

- iii) **To agree the cost of replacing the side panel on the MUGA**

Resolved – To replace the side panel on the MUGA

The resolution was correctly proposed and seconded (unanimous).

Resolved – The Clerk to contact the insurance company to investigate claiming on the insurance.

The resolution was correctly proposed and seconded (unanimous).

Resolved – In the event that the insurance company do not accept the claim then the Parish Council to use Sutcliffe to replace the side panel on the MUGA for £804.33

The resolution was correctly proposed and seconded (unanimous).

170/18 To note the training available and agree any attendance (agenda item 9)

- i) **8th September ‘Being a Good Councillor’ 9.45 - 12.30 - Felton Hall £60 – Cllr Manley**

Resolved – That Cllr Manley attend this session.

The resolution was correctly proposed and seconded (unanimous).

171/18 To discuss and agree a way forward concerning the footpath from Littlefields Avenue to High Street (agenda item 10).

Resolved – To pay a one-off fee of £125 for JK Gardening to strim grass and footpath verges along the two footpaths from Littlefields Road to West Street and Littlefields Avenue to High Street and to claim this back from North Somerset.

The resolution was correctly proposed and seconded (unanimous).

172/18 To receive an update concerning the wet area on Riverside Green and agree any further actions (agenda item 11).

Councillors were informed that there had been a site meeting with Bristol Water. Water samples had been taken which would be analysed by a laboratory and the results fed back to the Parish Council. The results of the analysis would then give the Parish Council a way forward.

- 173/18** **To consider whether Banwell Parish Council should support the Parish Reuse Events by organising a local reuse and WEEE recycling event (agenda item 12).**
- This item was noted.
- 174/18** **To consider a request from a Councillor for the use of the Parish Council Logo on a car bumper sticker (agenda item 13).**
- Resolved** – That Cllr Harding is able to use the Parish Council Logo on a car bumper sticker.
- The resolution was correctly proposed and seconded (unanimous).**
- 175/18** **To consider setting up a working party to discuss the planting of 18 memorial trees around the Parish (agenda item 14).**
- Resolved** – To not set up a working party but to return this item to the 'Battles Over' group with 7 trees identified on Parish Council land (6 on the Recreation Ground and 1 on Riverside Green).
- The resolution was correctly proposed and seconded (7 in favour in 1 abstention).**
- 176/18** **To consider a request from a local resident for the use of the recreation ground in October to land a helicopter (agenda item 15).**
- Resolved** – To agree to the request from a local resident for the use of the Recreation Ground in October to land a helicopter subject to any requirements from the Parish Council's Insurance Company.
- The resolution was correctly proposed and seconded (unanimous).**
- 177/18** **To discuss and agree a response to North Somerset's Landscape Character Assessment SPD Update 2018 (agenda item 16)**
- Resolved** – That this document builds on the work carried out in 2005 and if implemented would prove to be a useful tool in the consideration of planning applications.
- The resolution was correctly proposed and seconded (unanimous).**
- 178/18** **To discuss and agree a response to Bristol Airports Draft Noise Action Plan (agenda item 17)**
- Resolved** – That this document is vital and should be taken into account when considering the future expansion of Bristol Airport.
- The resolution was correctly proposed and seconded (unanimous).**
- 179/18** **To authorise bills for payment (page 18)**
- Resolved** – To authorise bills for payment totalling £5005.46. Cllr Harding & Cllr Blatchford will sign the cheques.
- The resolution was correctly proposed and seconded (unanimous).**
- 180/18** **To note the Parish Council's end of June's net position, bank balances and bank reconciliation (agenda item 19).**
- The Parish Council's end of June's net position, bank balances and bank reconciliation were noted.

To note planning decisions – (agenda item 20)

- i) **18/P/2250/FUL** Ground Floor, 8 West Street, Banwell BS29 6DA. Change of use of ground floor (former hair salon) to self-contained one bedroom flat. **APPROVED**
- ii) **18/P/2236/OUT** – Meadow Court, Wolvershill Road, Banwell. BS29 6DJ. Outline planning permission for the erection of 2no. dwellings with access and layout for approval and appearance, landscaping and scale reserved for subsequent approval. **REFUSED**
- iii) **18/P/2326/RM** - Lower Rhodyate Farm, The Rhodyate, Banwell, North Somerset. BS29 6NR Reserved matters application for the erection of an agricultural worker's dwelling for matters of access, appearance, landscaping, layout and scale pursuant to outline application 17/P/2014/O (erection of 1 No. agricultural workers dwelling with all matters reserved for subsequent approval). **APPROVED**
- iv) **18/P/2370/MMA** Cedar Lodge Wolvershill Road Banwell BS29 6DJ. Minor material amendment to application 17/P/0858/F to raise the height of the garage by 1.5m to use the roof space for storage and including 2 No. rooflights and a window. **REFUSED**
- v) **18/P/2402/FUL** Lower Rhodyate Farm, The Rhodyate, Banwell. BS29 6NR. Conversion of two holiday cottages into 2no. dwellings. **WITHDRAWN**
- vi) **18/P/2665/FUH**– Yarborough Cottage, Banwell Road, Christon, Banwell. BS29 6ND. Oak framed garden room to side. **APPROVED**
- vii) **18/P/2666/LBC** – Yarborough Cottage, Banwell Road, Christon, Banwell, North Somerset. BS29 6ND. Oak framed garden room to side. **APPROVED**
- viii) **18/P/2797/HHPA** Trehvarn Wolvershill Road Banwell BS29 6LA. Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 3.6 metres; 2) have a maximum height of 2.6 metres and 3) have eaves that are 2.6 metres high. **PRIOR APPROVAL NOT REQUIRED**
- ix) **18/P/2864/FUH** 8, The Paddock, Banwell, BS29 6DH. Detached garage to side of property. **APPROVED**
- x) **18/P/2870/FUL** Lower Rhodyate Farm The Rhodyate Banwell North Somerset BS29 6NR. Retention of park home to be used as an Agricultural Worker's Dwelling for a temporary period. **APPROVED**
- xi) **18/P/2934/TPO** Emmerson Terrace, Westfield Road, Banwell. BS29 6BT T1 - Silver birch - 2m reduction. T2 - Sycamore - 2.0m crown reduction of the western canopy to boundary. **REFUSED** but lesser work **AGREED**
- xii) **18/P/3010/LDP** The Old Farmhouse, Rolstone Farm, West Rolstone Road, Hewish. BS24 6UU. Lawful development Certificate for the Proposed two storey rear extension to project out no more than 3 metres from original rear wall. Eaves height and ridge height to be no higher than existing house. Not within 7 metres of rear boundary. **REFUSED**
- xiii) **18/P/3029/HHPA** The Old Farmhouse, Rolstone Farm, West Rolstone Road, Hewish. BS24 6UU. Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 6.5 metres; 2) have a maximum height of 3.99 metres and 3) have eaves that are 2.49 metres high. **PRIOR APPROVAL NOT REQUIRED**
- xiv) **18/P/3033/FUH** 7, North View Drive, Banwell BS29 6AS. Two storey side extension, front porch and front balcony. **APPROVED**
- xv) **18/P/3500/NMA** Land at Bowerhouse, East Of Riverside And West Of Puxton Lane/Drove Way, Banwell. Non-material amendment to 14/P/1666/F (installation of a solar farm with associated works) to change the height and position of CCTV and to make changes to the approved perimeter fence line. **APPROVED**

Date of the next meeting (agenda item 21)

20th August 2018 – Parish Council Meeting, 7:30pm Banwell Village Hall.

28th August 2018 – Cemetery Committee, 7pm Banwell Cemetery.

The Chairman closed the meeting at 21:15

.....Chairman

.....Date

Bills for Payment - 18th June to the 16th July 2018
Banwell Parish Council

Chq No.	Payee	Details	Net Amount	VAT	Gross Amount		Minute agreed	Power
5336	Ross Office Supplies	Ink cartridges and Paper	£181.10	£36.22	£217.32			LGA 1972 s111
5337	E. Shayler	Clerk's July Salary inc 6 hrs June overtime (£88.02)	£1,320.79		£1,320.79			LGA 1972 s112
5337	E. Shayler	Clerk's Expenses (5 x microsoft licences £299.95, YC Bar B Que & batteries £19.70) Total £1640.44	£269.65	£50.00	£319.65			LGA 1972 s111
5338	HMRC	PAYE and NI	£350.31		£350.31			LGA 1972 s112
5339	J K Gardening	Grass cutting @ Rec Ground	£141.75		£141.75			PHA 1875 s164
5339	J K Gardening	Grass cutting @ Riverside, Children's Centre, K'cott Bank	£141.75		£141.75			PHA 1875 s164
5339	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		£162.50			LGA 1972 s214 (2) & (6)
5339	J K Gardening	Village Orderly duties Total £838.50	£392.50		£392.50			EPA 1990 sIV subsection 86 (13)
5340	Youthworkz	Youth Club staffing costs (£495 - £27 = £468) + Programme costs (£86.11)	£554.11		£554.11			LG (MP) Act 1976 S19 (1e) & (1f)
5341	Bin-It	Dog Bin Emptying	£352.73	£70.55	£423.28	Awaiting invoice		EPA 1990 s5 subsection 86 (13)
5342	ALCA	Training (Good Councillor x2 & Social Media x 2)	£200		£200		124/18 (i&ii)	LGA 1972 s111
5343	SSE	Lighting Maintenance 1st Quarter	£363.09	£72.62	£435.71			PCA 1957, s3 & HA 1980 S301
DD	Nest	Pension contributions (DD 10.8.18)	£69.68		£69.68			LGA 1972 s112
DD	EON	Electricity Account (DD 16.07.18)	£179.54	£35.91	£215.45			PCA 1957, s3 & HA 1980 S301
DD	Mainstream	fraud, call charges, rent, caller display(DD 14.06.18)	£50.55	£10.11	£60.66			LGA 1972 s111
		Totals	£4,730.05	£275.41	£5,005.46			