



MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT 7:30pm ON MONDAY 19th NOVEMBER 2018 AT BANWELL CHILDRENS CENTRE

PRESENT:	Councillors Jim Weston (Chairman), Phil Adams, Paul Bateman, Paul Blatchford, Phil Hale, Paul Harding (Vice-Chairman), Maggie McCarthy, Dawn Parry and Emma Perrett.
IN ATTENDANCE:	Mrs Liz Shayler (Clerk).
WARD COUNCILLOR:	None
AVON & SOMERSET POLICE:	None
PRESS:	None
MEMBERS OF THE PUBLIC:	4

Before the meeting opened Members of the public were invited to speak;

i) Members of the public.

The following issue was raised;

- The Parish Council was asked what it could do about the increased amount of fly tipping around the village. The Chairman informed the resident that the Parish Council is unable to do anything however the resident was encouraged to report it to NSC's Council Connect. It was felt that since the new charges at the recycling centres had been introduced fly tipping was on the increase.

ii) Community Beat Manager's report.

The following report was received for the period 22/10/2018 to 18/11/2018

Calls from the Parish received = 45

Selection of crimes reported includes: 2 assault, 1 burglary, 1 criminal damage, 1 harassment, 2 missing persons, 1 public order, 1 suspicious activity, 2 thefts and 1 theft of a vehicle.

The police reported that this month was rural crime week, focusing on the effects of rural crime, which included promoting Farm and Horse watch within the rural community. Farm or horse owner who want to know more or have equestrian equipment for property marking are encouraged to get in touch; these are all free services provided by the constabulary.

Beat Surgeries continue to be held in the neighbouring village of Winscombe at the community centre Farmers Market between 10am and midday; the next dates are 6th & 20th December 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.

The Clerk was asked to write to the PCSO and ask whether there was a possibility of doing a 'Coffee with the Cops' in the new shop or at the Children's Centre.

iii) Ward Councillor's report.

No Ward Councillor was present and no report was received.

The meeting was convened

258/18 To receive apologies for absence (agenda item 1).

Apologies were received from Cllr Steve Davies and Cllr Manley.

- 259/18** **To receive members' declarations of interest on any agenda item (agenda item 2).**
- None were received
- 260/18** **To approve as a correct record, the minutes of the Parish Council Meeting held on 15th October 2018 (agenda item 3).**
- 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.
- 261/18** **To receive the Clerk's report/Exchange of information: (agenda item 4).**
- (i) **'Battles Over Beacon'**– The Chairman reported that it was a very successful evening. Thanks were extended to all Parish Councillors on the 'Beacon' working group especially Cllr Bateman and his family for supplying the generator and building the fire and the Clerk for providing the Winter Punch. Over 90 people attended and the feedback was very good.
- (ii) **Meeting with North Somerset Flood Engineer concerning Riverside** – The Clerk reported that she had met with the flood engineer and Cllr Harley. Whilst North Somerset sympathised with the Council about the problems that the flooding is causing it does not have the budget to be able to contribute financially to solving them. Moreover whilst it has a statutory duty to deal with flooding to properties it is only required to publish a report if only land is affected. However, given the circumstances North Somerset will work with the Parish Council to find a solution which will be presented to Council to look at in the future.
- (iii) **Lights around the village** – No concerns were raised and the Clerk reported that she would be signing the contract with the new lighting contractors.
- 262/18** **To review and approve the following documents (agenda item 5).**
- (i) **Action Plan for current year**
- Resolved** – To approve the Action Plan for 2018/19
- The resolution was correctly proposed and seconded (unanimous).**
- (ii) **Training Policy**
- Resolved** – To approve the Training Policy.
- The resolution was correctly proposed and seconded (8 in favour 1 abstention).**
- (iii) **Community Engagement Policy**
- Resolved** – To approve the Community Engagement Policy.
- The resolution was correctly proposed and seconded (8 in favour 1 abstention).**
- (iv) **Amendments to the Grant awarding policy**
- Resolved** – To approve the Amendments to the Grant Awarding Policy.
- The resolution was correctly proposed and seconded (unanimous).**

263/19 To confirm that the Parish Council meet the requirements for the Local Council Award Scheme Foundation the policies and procedures it has and the information it publishes online (agenda item 6).

Resolved – To confirm that the Parish Council considers that it meets the requirements for the Local Council Award Scheme - Foundation.

The resolution was correctly proposed and seconded (unanimous).

264/18 To approve the following items of expenditure: - (agenda item 7).

- i) £80 to apply for the Local Council Award Scheme - Foundation

Resolved – To approve £80 to apply for the Local Council Award Scheme - Foundation

The resolution was correctly proposed and seconded (unanimous).

- ii) £15 to renew the annual membership to Somerset Playing Fields' Association

Resolved – To approve £15 to renew the annual membership to Somerset Playing Fields' Association

The resolution was correctly proposed and seconded (unanimous).

- iii) £50 for the annual Christmas Tree which will be located in the school.

The Chairman informed the Council that he had visited the site and chosen a tree but that the price of the tree had increased to £65 this year.

Resolved – To approve £65 for the annual Christmas Tree

The resolution was correctly proposed and seconded (unanimous).

265/18 To consider the following items in relation to the relocation of the Parish Council Office to the Children's Centre; (agenda item 8).

- i) The hiring of legal advice to advise on North Somerset's Contract.

Resolved – To approve the hiring of legal advice to advise on North Somerset's Contract.

The resolution was correctly proposed and seconded (unanimous).

- ii) An earlier surrender date than the 1st April

The Clerk reported that following the Parish Council's requirement for an additional agreement if the Parish Council office moved to the Centre before April 2019, North Somerset has suggested an earlier surrender date rather than have two agreements.

Resolved – To approve an earlier surrender date of the North Somerset Council lease from the 1st January 2019 on the agreement also that the Parish Council and North Somerset together view the building before the new lease is finalised to agree a snagging list for the building with any remedial action to be completed before the agreement is finalised and that any agreement also incorporates a 3 month warranty clause for the building

The resolution was correctly proposed and seconded (unanimous).

- iii) The report from Structural Engineers regarding the Children's Centre cracks

The Structural Engineers' report was noted

iv) The ownership and future of the CCTV.

Resolved – The Parish Council to retain ownership of the CCTV, to retain the wardrobe in which it is housed and to research CCTV rules and contracts.

The resolution was correctly proposed and seconded (unanimous).

266/18 To note the annual tree report and agree any recommendations (agenda item 9).

The annual tree report was noted with no further action needed.

267/18 To note the training and events available and agree any attendance. (agenda item 10).

i) **21st November Playground Inspections GB Sports, Weston. 8:45am – 4pm £125**

No one to attend this course

ii) **30th November VAT Course Oldland Community & Youth Centre. 10am – 12:30pm**

Resolved - The Clerk to attend this course at a cost of £40.

The resolution was correctly proposed and seconded (unanimous).

268/18 To discuss traffic calming measures or improved road markings on Castle Hill following recent traffic incidents (agenda item 11).

Resolved: The Clerk to contact the PCSO about the van parked on Castle Hill verge opposite one of the properties affected and North Somerset Highways concerning traffic calming measures on Castle Hill.

269/18 To discuss the Council's initial thoughts concerning North Somerset's Parking review (agenda item 12).

Resolved: The Clerk to put forward a proposal for West Street for time limited parking outside the shops.

The resolution was correctly proposed and seconded (unanimous).

270/18 To note the internal auditors, interim report for the 2018/2019 accounts and agree any recommendations (agenda item 13).

The recommendations were noted.

Resolved: That the recommended actions be completed by the Clerk and that the fidelity guarantee be kept at the present level and reviewed in the financial year 2019/20 before the renewal date in May.

The resolution was correctly proposed and seconded (unanimous).

271/18 To authorise bills for payment (agenda item 14).

A revised list of payments was circulated for consideration. It was noted that Bin It's collections of dog waste were not up to date.

Resolved: To authorise bills for payment of £10076.36 except for Bin It (unless another week's collection is removed to bring their invoices in line with their collections). Cllr Harding and Cllr Blatchford to authorise the BACs payments and to sign the cheques.

The resolution was correctly proposed and seconded (unanimous)

272/18 To note the Parish Council's end of October's net position, bank balances and bank reconciliation (agenda item 15).

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

273/18 To note and comment upon planning applications (agenda item 16).

- i) Planning Appeal following refusal of planning application **17/P/2111/O** - 47 dwellings at Western Trade Centre, Knightcott Road, Banwell. To discuss whether the Parish Council would like any planning conditions to be imposed should the appeal be allowed.

Resolved: That the following condition be requested if the Inspector allows the planning application to go ahead; That the re location of the Bus Shelter be part of the initial site entrance works, that it should be replicated, and the works paid for by the developer. Also, to re-iterate that S106 monies be used to provide a pedestrian crossing (**unanimous**).

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

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

- Lack of detail regarding the impact of the new houses on adjacent properties in relation to overlooking, proximity and loss of light.
- Footprint and height are intrusive.
- Inappropriate design given the proximity to the grade ii listed Ship Hotel.
- Inappropriate building design in the heart of the Conservation Area.
- Concern that the footpath is potentially increasing footfall, not just from the development but also the High Street, on to a steep set of steps that leads pedestrians on to the main road (A371 West Street) with no pavement or crossing. Further the plan does not make clear if it is intended to use the current steps or whether new ones will be built, the ownership of the steps and adjacent land and how / who will maintain them.
- The proposed main access is now even narrower than in earlier applications and the Parish Council remains concerned that emergency vehicle may be unable to turn.
- The distance between the houses and the refuse point is too great. Further the Bin Area now appears to be outside the application boundary.
- Loss of green space and wildlife habitat.
- Impact on Archaeology.
- The Car Parking has been reduced by two spaces, yet the number of bedrooms remains the same.

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

- iii) **18/P/4239/FUH** - 6 Riverside Banwell BS29 6EE. Combined Double and Single Storey Rear Extension.

Resolved – To support this application

The resolution was correctly proposed and seconded (Unanimous)

- iv) **18/P/4417/FUL** - Land Adjacent to Lower Laurel Farm Summer Lane Banwell BS29 6LP. Erection of 2 No. holiday lets for disabled visitors with specialised needs. (Resubmission of Application ref. 17/P/2467/F)

Resolved – To support this application but ask for clarification regarding the dwelling closest to the main house as on the plans this dwelling appears to have a pedestrian gate on to the narrow verge of the narrow highway suggesting that this is where the rubbish bins will be placed for collection to the detriment of highway safety.

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

- v) **18/P/4496/FUL** - Land adjacent To Waits Cottage, Knightcott Road, Banwell. BS29 6HR. Retrospective application for the retention of altered field gate access.

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

- The loss of the hedgerow
- The possibility of insufficient visibility splay.

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

- vi) **18/4535/LDP** – The Old Farmhouse, Rolstone Farm, West Rolsone Road, Hewish. BS24 6UU. 2 storey rear extension.

Resolved – To support this application.

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

- vii) **18/P/4608/TPO** - The Coach House Cooks Lane Banwell BS29 6DS. Beech - prune lower limb by 1-1.5m.

This application was noted

- viii) **18/P/4645/MMA** - Waits Farm, Knightcott Road, Banwell. Minor Material Amendment for variation of Condition 1 (approved plans) of permission 16/P/2173/F (Conversion and extension of existing barn to create 1no. dwelling. Replacement of 2no. existing farm buildings with 1no. new building creating a single dwelling and a further building to create 2no. dwellings) to allow changes to: Unit 1 (extension to north elevation; raising of wall plate and ridge level by 200mm; changes to size number and design of fenestration on all elevations; use of timber boarding to west elevation instead of natural stone; change to internal layout and provision of 3rd bedroom); Unit 2 (change to internal layout to provide a 2nd bedroom; changes to size number and design of fenestration on two elevations and change of materials); Unit 3 (change of position of entrance porch; change to external finishes to match Unit 2; changes to size number and design of fenestration); Unit 4 (changes to size number and design of fenestration; substitution of vertical boarding with cement plinth and horizontal boarding)

Resolved – To support this application if it is established by NSC that there is adequate parking for the increased number of bedrooms.

The resolution was correctly proposed and seconded (unanimous)

- ix) **18/P/4656/TPO** – The Caves, Whitley Road, Banwell. BS29 6NA. Woodland – removal of saplings.

This application was noted

- x) **18/P/4660/OUT** – Land North of Hunters Lodge, Cooks Lane, Banwell. Outline application for the erection of a pair of semi-detached dormer bungalow dwellings. Access for determination; all other matters reserved for subsequent approval.

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

The applicant spoke in support of the application. He clarified that there were separate entrances for the farm and the new properties. He also suggested that the precedent had been set with properties along Wolvershill Road.

Standing orders were reinstated

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

- It is outside the settlement boundary in an unsustainable location.
- There are no bus services along Wolvershill Road
- The simple line drawing plans show no indication of height

The resolution was correctly proposed and seconded (6 in favour 3 against)

- xi) **18/P/4675/FUL** – 18/P/4675/FUL - Unit 5, Box Bush Lane, Rolstone, Weston-super-Mare. BS24 6UA. Proposed erection of a new building (Use Classes B1/B2).

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- xii) **18/P/4696/FUH** - Silver Birches Whitecross Lane Banwell BS29 6DP. Replace existing garage and outbuildings with single storey side extension, new detached front garage.

Resolved – To support this application

The resolution was correctly proposed and seconded (unanimous)

- xiii) **18/P/4697/RM** – Land Adjacent to Rayners, The Paddock, Banwell. Reserved Matters Permission sought in relation to 16/P/2423/O for the erection of a detached two storey dwelling with access from The Paddock; to include access, appearance, landscaping, layout and scale.

Resolved – To not support this application for the following reason;

- Appearance, layout and disproportionate scale adversely affect the street scene.

The resolution was correctly proposed and seconded (6 in favour 3 against)

- xiv) **18/P/4700/OUT** – 1 William Daw Close, Banwell. BS29 6HQ. Outline application for the demolition of existing bungalow and erection of 2no. detached dwellings with access, layout and scale for approval. Matters of appearance and landscaping reserved for subsequent approval.

Standing orders were suspended

Members of the public raised the following objections;

- Moving the building line makes it out of kilter with adjacent properties
- The potential driveway facing on to Knightcott Gardens is a dangerous spot with already excessive parking.
- Out of keeping with the properties on William Dawes Close.
- As there are various covenants on the properties, more detail is required.

Standing orders were reinstated

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

- This increases the number of bedrooms on site from 2 to 6 with implications for parking.
- Indicated proportions of the dwellings do not seem right for the current street scene and is unnecessary massing.
- No detail of the external design

The resolution was correctly proposed and seconded (unanimous)

274/18 To note planning decisions – (agenda item 17).

- 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. **APPROVED**
- 18/P/2792/FUH** - 26A West Street Banwell BS29 6DB. Installation of UPVC windows (Retrospective) **REFUSED.**
- 18/P/3346/FUH** – Court Farm, Moor Road, Banwell BS29 6ET. First floor extension. **WITHDRAWN**
- 18/P/4131/FUH** – 47 West Street Banwell BS29 6DE. The erection of full height gates across an archway at the front of the property facing onto the main road. **APPROVED**
- 18/P/4250/LDP** – 17 Wolvershill Park Banwell BS29 6DQ. Rear extension not exceeding 3000mm deep together with loft conversion and new rear dormer. **APPROVED (LAWFUL)**
- 18/P/4374/TRCA** – The Grange 60B West Street Banwell BS29 6DB. T1 - crown reduction by up to 1.5m. **APPROVED**

275/18 Dates of the next meetings – (agenda item 18)

27th November 2018 – Cemetery Committee, 7:00pm Banwell Village Hall.
17th December 2018 – Parish Council Meeting 7:30pm Banwell Children’s Centre.

The Chairman closed the meeting at 21:20

.....Chairman

.....Date

Bills for Payment - 15th October 2018 to 19th November 2018
Banwell Parish Council

Method	Payee	Details	Net Amount	VAT	Gross Amount	Minute agreed	Power
Charge	Unity	Service Charge	£18		£18	115/18 (report)	LGA 1972 s111
Already Agreed							
BACS	Complete Weed Control	Weed Spray	£350	£70	£420	239/18 (i)	PHA 1875 s164
BACS	Stock Signs	Hump Sign	£94	£18.80	£112.80	170/17	RTRA 1984 s72
BACS	SSE Contracting	2nd quarter Maintenance	£363.09	£72.62	£435.71		PCA 1957, s3 & HA 1980 S301
		Total	£825.09	£161.42	£986.51		
DD	Mainstream	Phone and Broadband	£60.83	£12.17	£73.00		LGA 1972 s111
DD	E-ON	Streetlight Power	£185.52	£37.10	£222.62		PCA 1957, s3 & HA 1980 S301
DD	Nest	October pension contributions (DD 10.12.18)	£79.66		£79.66		LGA 1972 s112
SO	E. Shayler	Clerk's Salary	£1,312.23		£1,312.23		LGA 1972 s112
BACS	E. Shayler	Clerk's Expenses (stamps, CPRE grant, bulbs, beacon)	£125.30	£0.43	£125.73		LGA 1972 s111
BACS	J K Gardening	Grass cutting @ Rec Ground	£141.75		£141.75		PHA 1875 s164
BACS	J K Gardening	Grass cutting @ Riverside, Children's Centre, K'cott Bank	£141.75		£141.75		PHA 1875 s164
BACS	J K Gardening	Grass cutting @ Banwell Cemetery	£162.50		£162.50		LGA 1972 s214 (2) & (6)
BACS	J K Gardening	Village Orderly duties	£392.50		£392.50		LGA 1972 s112
BACS	J K Gardening	Environmental fee (x2) Total £918.50	£80.00		£80.00		LGA 1972 s214 (2) & (6)
BACS	Youthworkz	Youth Club staffing costs (£990 - £13.50 subs) + Programme costs (£84.54)	£1,007.04		£1,007.04		LG (MP) Act 1976 S19 (1e) & (1f)
BACS	Bin-It	Dog Bin Emptying	£264.60	£52.92	£317.52		EPA 1990 s5 subsection 86 (13)
BACS	Bridget Bowen	Internal Audit	£200.00		£200.00	201/18	LGA 1972 s111
BACS	Banwell News	Two page article and defib advert	£60.00		£60.00	214/18 (iii)	LGA 1972 s142
BACS	CAB	Outreach advisor	£630.00		£630.00	239/18	Section 137 (9)
BACS	SLCC	Agenda's and Minute webinar	£60.00	£12.00	£72.00	193/18 (iii)	LGA 1972 s111
BACS	Complete Business Solutions	Ink Cartridges	£161.15	£32.23	£193.38		LGA 1972 s111
BACS	GB Sport & Leisure	Repair to Muga	£734.77	£146.95	£881.72	196/18 (iii)	PHA 1875 s164
BACS	SSE	Final maintenance payment for October	£121.03	£24.21	£145.24		PCA 1957, s3 & HA 1980 S301
BACS	Adams Memorials	Phase 2 Memorials	£2,897.00		£2,897.00		LGA 1972 s214 (2) & (6)
BACS	HMRC	PAYE and NI for November (DD 12.12.18)	£340.48		£340.48		LGA 1972 s112
BACS	Gopax	4 x 6ft tables and 1 x 4ft table	£433.52	£86.70	£520.22	241/18 (iv)	LGA 1972 s111
BACS	Somerset Playing fields Association	Annual Membership	£15.00		£15.00	264/18 (ii)	PHA 1875 s164
5365	Mike Russell	Christmas Tree	£65.00		£65.00	264/18 (iii)	LGA 1972 s142
		Totals	£9,671.63	£404.71	£10,076.34		

Not authorised at present