



## MINUTES OF THE PARISH COUNCIL MEETING HELD IN BANWELL YOUTH & COMMUNITY CENTRE AT 7:30pm ON MONDAY 15<sup>th</sup> DECEMBER 2025

**PRESENT:** Councillors: Steve Voller (Chairman), Simon Arlidge, Mike Bailey, Andrew Base, Mike Dolling, Paul Harding (Vice-Chairman), Kelly Smith, and Matthew Thomson.

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

Cllr Voller welcomed everybody.

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

i) **Members of the public.**

No members of the public wished to raise anything.

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

The following report was received for the period 12/11/2025 to 15/12/2025.

A total of 57 incidents were reported, including the following crimes: 9 abandoned 999 calls, 2 assaults, 1 burglary, 3 concerns for welfare, 1 criminal damage, 3 harassment, 12 road-related, 2 suspicious activity and 2 threat.

Residents are encouraged to stay informed via the Avon & Somerset Police website or by following their Facebook page: North Somerset Neighbourhood Policing. If you see anything suspicious in the area or wish to speak to local officers, please call 101, or 999 in an emergency. You can also report anonymously to Crimestoppers on 0800 555 111.

The Worle and Villages Neighbourhood Police Team would like to wish residents a safe and happy festive season.

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

Cllr Tristram informed the Council of the severe financial challenges currently facing North Somerset Council. Following the Government's Fair Funding Review, NSC is facing a budget shortfall of approximately £17 million. As a result, NSC has applied for Exceptional Financial Support from central government, which would allow the Council to increase Council Tax above the standard referendum limit (currently 2–3%) and provide access to additional financial measures.

Cllr Tristram explained that the main financial pressures arise from the significant proportion of the budget required to fund adult social care and children and family services.

**The meeting was convened.**

**203/25 To receive apologies for absence (agenda item 1)**

Apologies were received from Cllrs Tara Wright and Steve Davies

**204/25 To consider an application to fill the casual vacancy by co-option from Andrew Base (agenda item 2)**

**Resolved** – To co-opt Andrew Base onto Banwell Parish Council.

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

Cllr Base read and signed the Declaration of Acceptance of Office

**205/25 To receive members' declarations of interest on any agenda item (agenda item 3)**

No interests were declared.

**206/25 To approve as a correct record, the minutes of the Parish Council meeting on 17<sup>th</sup> of November 2025 (agenda item 4)**

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

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

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

**207/25 To note the following minutes (agenda item 4)**

- i) **Mendip Villages Joint Committee November 27th 2025**
- ii) **Cancelled Planning Committee Meeting on the 1st of December 2025**

The minutes of the meetings were noted.

**208/25 To review committee structure for the remainder of the Parish Council Year (agenda item 4)**

**Resolved** – to appoint the following Members to Committees and Working Groups for 2025/26.

<b>Planning</b>	<b>Youth and Community Centre</b>
Cllr Arlidge	Cllr Harding
Cllr Bailey	Cllr Bailey
Cllr Davies	Cllr Smith
Cllr Dolling	Cllr Thomson
Cllr Harding	Cllr Base
Cllr Thomson	
<b>Employment</b>	<b>Appeals</b>
Cllr Arlidge	Cllr Davies
Cllr Bailey	Cllr Thomson
Cllr Wright	Cllr Voller
Cllr Base	
<b>Cemetery &amp; Memorials Working Party</b>	<b>Banwell Environment Working Group</b>
Cllr Davies	Cllr Arlidge
Cllr Harding	Cllr Bailey
Cllr Base	Cllr Harding
Maggie McCarthy (co-opted)	Cllr Smith
John Keate (co-opted)	Cllr Voller
<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 Harding
	Cllr Thomson
	Cllr Voller

**209/25 To note the training and events available and agree any attendance (agenda item 6)**

- i) **GB Sport playground inspections 29th January, morning £230**

**Resolved** – To agree the payment of £230 for Cllr Dolling to attend GB Sport playground inspection on the 29<sup>th</sup> of January.

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

ii) **ALCA 'Essential Councillor' Training 13<sup>th</sup> January 2026**

**Resolved** – To agree the payment of £45 for Cllr Base to attend the ALCA 'Essential Councillor' training.

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

iii) **ALCA 'Planning in Plain English' training.**

**Resolved** – To approve the payment of £45 for Cllr Bailey to attend the ALCA 'Planning in Plain English' training.

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

iv) **ALCA e-learning on nimble**

v) **Breakthrough Communications Training via ALCA**

vi) **Various Finance Training via ALCA**

vii) **Various 'Scribe' Finance Training**

viii) **Various NALC training from £30**

The training above was noted.

**210/25 To receive the Clerk's report/Exchange of information (agenda item 5)**

i) **Banwell Bypass update**

Contractors are managing difficult ground conditions following recent rainfall, with piling now approximately 50% complete. Utilities remain the main constraint but the overall programme remains on schedule. Traffic management continues to be driven by utility works, including further temporary closures and phased reopening of Wolverhill Road, Knightcott Road/Summer Lane/Well Lane, and an anticipated National Grid closure of East Street in January. A Christmas shutdown of works will take place and the next quarterly newsletter is due mid-January.

ii) **Mead Fields Stakeholders Meeting**

Updates included the change of ownership of the care home, delay to opening of the play area, progress on the pedestrian walkway application, and commencement of the Locking Link Road now anticipated in 2026. The new school is unlikely to proceed before 2028. A new maintenance company is in place and Hub Wi-Fi options are being explored.

iii) **Mead Fields Surgery**

Three residents attended; questions mainly related to the proposed footway to Locking Parklands.

iv) **CMLS Minibus AGM.**

The Parish Council was thanked for its contribution. The new vehicle is currently off-road following an accident, with the older vehicle being used in the interim.

v) **High Street Signage Request.**

Acknowledged by North Somerset Council and added to the Minor Works list; no timescale yet available.

vi) **Response from the Environment Agency**

Vegetation management on the River Banwell is now expected annually due to reduced resources. The Agency encouraged continued awareness-raising for riparian owners. Works have been ordered for installation this month.

vii) **Land Registry**

The RX1 and AP1 forms have been completed and uploaded to the Land Registry portal.

viii) **Octopus Export Tariff**

The Council's initial attempt to transfer to Octopus was rejected. EDF have confirmed that they are unsure why the transfer was refused and apologised for the inconvenience. The Clerk will begin the transfer process again.

ix) **Christmas Market.**

Thanks are extended to all volunteers. Decorations at the YCC were particularly well supported and created a festive atmosphere. Despite a diary clash, the event was successful and raised over £240 for community initiatives.

x) **FCIS limit raised**

The banks have written to the Parish Council to confirm that the FCIS limit has been raised from £85,000 to £120,000.

**211/25 To approve the following expenditure (agenda items 8)**

i) **£159 annual TV Licence.**

**Resolved** – To approve the cost of £159 annual TV Licence.

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

ii) **£316 annual subscription to the Society of Local Council Clerks.**

**Resolved** – To approve the cost of £316 for the annual subscription to the Society of Local Council Clerks.

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

iii) **£135.34 for 10 'Dead Slow' signs for landowners along Riverside / West Rolston Road.**

**Resolved** – To approve the cost of £135.34 for 10 'Dead Slow' signs for landowners along Riverside / West Rolston Road.

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

**212/25 To discuss the request from National Grid in relation to freehold of the ring main location at the Riverside and agree a way forward (agenda item 9).**

**Resolved** – to agree to proceed with the freehold of the land that the National Grid ring main will sit on at Riverside for £1, subject to:

- A full reversion clause requiring National Grid to remove equipment, reinstate the land, and return it to the Council for £1 if no longer required.
- Fencing works agreed separately.
- National Grid to cover legal fees of up to £750.

**213/25 To discuss the replacement fence at Riverside and agree a way forward (agenda item 10).**

This was deferred to the New Year to allow the Clerk to investigate alternative knee-high fencing designs and bracket options, together with a comparison against traditional timber fencing.

**214/25 To review the Mead Fields Surgery times (agenda item 10).**

**Resolved** – To reduce the frequency of the Mead Fields Surgery from monthly to bi-monthly, with each surgery lasting one hour instead of two.

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

**215/25 To retrospectively approve the signed formal agreement with ARUP and to note that there is no financial implication for the Parish Council (agenda item 11).**

**Resolved** – To retrospectively approve the signed formal agreement with ARUP.

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

**216/25 To note the Parish Council's end of November net position, reserves, bank balances and bank reconciliation (agenda item 18)**

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

**217/25 To authorise bills for payment for December (agenda item 19).**

**Resolved** – To authorise the bills for payment for December of £11,238.18. Cllr Harding and Cllr Bailey to authorise the BACs payments.

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

**218/25 To discuss the 2026 / 2027 Parish Council budget and precept request (agenda item 19).**

The Chairman highlighted several budget items, and Councillors were reminded to contact the Clerk should they have any questions or require further clarification.

**219/25 To note and comment upon planning applications (pages 27 - 38).**

ix) **25/P/2230/FUH The Withies Riverside Banwell BS29 6EH**

Proposed part-demolition of existing single-story side extension with subsequent erection of a two storey-side extension.

**Resolved** –To object to the application for the following reason:

- Outside of settlement boundary
- Overdevelopment in a rural setting
- Concerns of impact on the flood plain

If North Somerset is minded to approve then the Parish Council request a condition preventing the extension from becoming a separate dwelling in the future.

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

x) **25/P/2410/FUL Banwell Primary School, West Street Banwell BS29 6DB**

Demolition of existing demountable classroom blocks and construction of new single storey classroom extension containing 3no. classrooms, toilets and associated areas.

**Resolved** –To note the application, with concerns raised that the site lies within the Banwell Conservation Area, which is not referenced within the application. Further concerns were raised regarding highways and traffic impacts, including car parking pressures and the need for an appropriate Construction Traffic Management Plan. Particular concern was expressed about the timing of construction works and the potential use of the public car park opposite the site by construction vehicles, which could adversely affect residents and local businesses.

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

**220/25 To note the following applications (pages 39 & 40)**

i) **25/P/2263/AOC Meadfields Phase 6 Parklands Churchland Way**

Request to discharge condition 19 (Tree Protection Plans) on application 16/P/2744/OT2.

ii) **25/P/2300/AOC Banwell Bypass, Land to North and East of Banwell Including Mitigation Highway Land in Sandford, Winscombe and Churchill**

Request to discharge condition numbers 4 (Construction Management Plan), 5 (CEMP), 6 (LEMP), 7A (Hard Landscaping), 7C (Street Furniture and Equipment), 7D (Bicycle Storage and hubs), 7G (Street Lighting), 7H (Bus Stop Infrastructure), 7J (Boundary Fences and Treatments), 7K (Surface Water drainage), 7L (Measures to prevent unauthorised access along Shared use paths), 7M (Signage Strategy), 8 (Speed monitoring plan (NSC scope) 9 (Surface Water drainage) 19 (Road Safety Audit) 27E (Speed reduction measures at Sidcot road, Hillier's Land and Dinghurst Road) 27F (Pedestrian Facilities at Nye Road junction) 27G (Bus Bays on A368/Greenhill Road by Sandford Primary School) 27H (PRoW AX14/21 and

A368/Greenhill Road Cyclist crossing point), 27I (Crossing point PRow AX14/36 junction with Church Lane), 27J (Crossing point/ narrowing for upgraded PRow AX14/36 junction with Ladymead Lane), 27K (Bus stop improvements at Hilliers Lane/Dinghurst Road (A368), 27L (Bus stop buildouts east of the Railway Inn), 28A (Vehicle tracking), 28C (Vehicle tracking) and 30 (Road lighting design) on application 22/P/1768/R3E1A.

- iii) **25/P/2313/AOC 15 Towerhead Road Banwell BS29 6PQ**  
Request to discharge conditions 3 (Landscaping scheme) 4, (Works comprised in the approved details of landscaping) and 5,(Retention of trees, hedges and plants shown in the landscaping scheme) on application 25/P/1299/FUH.
- iv) **25/P/2397/TPO Corner House Eastermead Lane Banwell BS29 6PD**  
T1 hornbeam - prune laterals to create 2m clearance from roof & lift crown over road to 6m.
- v) **25/P/2401/TRCA The Old Chapel East Street Banwell BS29 6BN.**  
Magnolia - reduction of crown by approximately 2 metres.
- vi) **25/P/2490/TRCA 10 School Close Banwell BS29 6DT**  
T1 & T2 (Horse Chestnut): Remove (fell) to near ground level & treat stump to inhibit regrowth

**221/25 To note planning decisions for information (pages 41 & 42)**

- i) **25/P/1872/TPO The Caves Whitley Road Banwell BS29 6NA**  
Felling of 3no. dead/dying ash trees (0-25% canopy cover) **APPROVED**
- ii) **25/P/2011/AOC Land at Parklands Churchland Way**  
Request to discharge condition 38 (Remediation) from Application 12/P/1266/OT2. **APPROVED**
- iii) **25/P/1504/TPO Wells Wood Banwell Woods Towerhead Road Banwell**  
Fell 5 ash trees (plan A1-A5, approximate locations) that have been severely affected by ash dieback; Hazel stools (plan areas H1 and H2) – coppice. **APPROVED**
- iv) **25/P/1792/TRCA Churchyard Church Street Banwell**  
T1 - Magnolia - Reduce to previous points, approximately 2 meters of growth to be removed.  
**No objection (tree/hed) unconditional**
- v) **25/P/1817/TRCA The Manor, 1 Castle Hill, Banwell BS29 6BL**  
T1 lawson conifer - fell because it is damaging a retaining wall. **No objection (tree/hed) unconditional**
- vi) **25/P/2287/FUH 10 Hill Path Banwell BS29 6AB**  
Removal of the existing balcony and proposed erection of a rear extension. **APPROVED**
- vii) **24/P/2610/FUH 16 High Street Banwell BS29 6AE**  
Extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- viii) **24/P/2611/LBC 16 High Street Banwell BS29 6AE**  
Listed building consent for extended bay window (rear extension) with door and steps at the rear of the property in place of the existing bay. **APPROVED**
- ix) **23/P/2689/RM Land South of Churchland Way, Wolvershill Road (Parklands, Mead Fields)**  
Reserved matters application for approval of access and landscaping in relation to the construction of cycle and footpath connection along the Grumblepill Rhyne to the M5 bridge crossing, pursuant to outline planning permission 12/P/1266/OT2. **APPROVED**

**222/25 Dates of the next meetings (agenda item 20)**

Monday 5<sup>th</sup> January 2026, 7pm Planning Committee at the Youth & Community Centre (YCC).  
Monday 19<sup>th</sup> January 2026, 7:30pm Parish Council Meeting at the YCC.

The Chairman closed the meeting at 20:15

.....Chairman

.....Date