



MINUTES OF THE PARISH COUNCIL MEETING HELD IN BANWELL YOUTH & COMMUNITY CENTRE AT 7:30pm ON MONDAY 20th of JANUARY 2025

PRESENT: Councillors: Paul Harding (Chairman), Simon Arlidge, Mike Bailey, Paul Blatchford, Steve Davies, Nick Manley, Maggie McCarthy, Kelly Smith, Matthew Thomson and Steve Voller (Vice-Chairman).

IN ATTENDANCE:

WARD COUNCILLOR: Cllr Tristam
MEMBERS OF THE PUBLIC: One

Cllr Harding welcomed everybody.

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

i) Members of the public.

No member of the public wished to speak.

ii) Community Beat Manager's report.

The following report was received for the period 21/12/2024 to 19/01/2024.

Incidents reported = 40 with the following selection of crimes reported: 4 abandoned 999 calls, 2 anti-social behaviour, 1 assault, 1 burglary, 1 harassment, 1 missing person, 2 public order, 4 suspicious activity, 2 theft, 1 threat, 8 traffic related.

The next "Talk to Us Banwell" will be held on the 19th February from 11am until 12 at the coffee and chat session in the Scout Building. For up-to-date information residents can keep in touch via the Avon & Somerset website or follow them on social media, Facebook "North Somerset Neighbourhood Policing". Residents were asked if they see anything suspicious in the area or would like to talk to local officers, please call 101 or 999 in an emergency, they can also report anonymously to Crimestoppers on 0800555111.

iii) Ward Councillor's report.

Cllr Tristam gave the following brief report on the following.

- North Somerset budget update - At the latest budget meeting, North Somerset Council reported a reduced deficit of £1,000,000, which will primarily be sourced from reserves. The budget for Children's Services has been increased. However, next year is expected to be challenging as reserves currently stand at less than £5,000,000.
- Local Plan - Cllr Tristam shared a map of potential housing site allocations intended to address the shortfall in housing for the Local Plan.
- Mead Fields Parking and Play Areas - Concerns have been raised about parking issues in Mead Fields and the safety of children playing in the streets due to a lack of playgrounds.
- Planning Application Land South of Knightcott – The planning officer initially opposed this application but is now inclined to recommend approval.

The meeting was convened.

001/25 To receive apologies for absence (agenda item 1)

Apologies were received from Cllr Wright

002/25 To receive members' declarations of interest on any agenda item (agenda item 2)

No interests were declared.

003/25 To approve as a correct record, the minutes of the Parish Council meeting on the 16th of December 2024 (agenda item 3)

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.

004/25 To receive the Clerk's report/Exchange of information (agenda item 4)

i) Banwell Bypass update

The former police station at Towerhead is being considered as a wellbeing house. This facility would provide mental health support and respite care for up to five residents, operating on a Monday-to-Monday basis. A planning application has been submitted, with an initial one-year term and a possible extension for a further two years. The property is expected to be sold at the end of the Banwell Bypass project. If successful, CURO may consider retaining it, as they already operate a similar facility in Bath.

Bristol Water is continuing work on the mains water diversion. No road closures are planned in the next two to four weeks.

Galliford Try continues to construct temporary compounds for the bypass. Archaeological investigations are ongoing and are expected to continue until February/March, with no significant findings reported to date. Hedge planting is continuing to progress.

Sam Landrigan has joined as the new Communications Officer on behalf of Galiford Try for the project. Galliford Try's Banwell Bypass social media platform is scheduled to go live this week, providing updates and information to the community. "Meet the Contractor" dates are being suggested for April or May.

ii) Golling / Godding Lane

The trees were taken down early in the New Year and the closed signs have now been removed by the village orderly.

iii) Ancient Remains unveiling of the Stone.

The artifacts recovered by Border Archaeology in Banwell, alongside the remains, are currently held by the Southwest Heritage Trust in Taunton. It has been suggested that the unveiling of the stone coincide with the Festival of Archaeology. There is also hope that some of the artifacts can be displayed either before or after the unveiling to enhance the event. The Archaeological Society are meeting in two weeks this.

iv) Councillor Laptops.

Councillors were reminded to check whether their laptops are compatible with Windows 11 and to determine if an upgrade is possible for those currently running Windows 10. They were also reminded to review and delete emails in accordance with the Document Retention Policy.

005/25 To note the training and events available and agree any attendance (agenda item 5)

i) ALCA e-learning on nimble

ii) Breakthrough Communications Training via ALCA

iii) Various Finance Training via ALCA

iv) Various 'Scribe' Finance Training

v) Various NALC training from £30

The training above was noted.

006/25 To approve the following expenditure (agenda items 6)

i) £15 annual subscription to the Somerset Playing Fields Association (SPFA).

Resolved – To approve the cost of £15 for the annual subscription to the SPFA.

The resolution was correctly proposed and seconded (unanimous)

- ii) **£960 for trees works picked up on the annual report & removal of 3 stumps in the cemetery**

Resolved – To approve the cost of £960 for trees works.

The resolution was correctly proposed and seconded (unanimous)

- iii) **£760 +VAT for the annual maintenance contract for the monitored intruder and fire alarm systems.**

Resolved – To approve the cost of £760 +VAT for the annual maintenance contracts.

The resolution was correctly proposed and seconded (unanimous)

- iv) **£145 +VAT for the annual CCTV services.**

Resolved – To approve the cost of £145 +VAT for the annual CCTV services.

The resolution was correctly proposed and seconded (unanimous)

- v) **£530 +VAT for two new CCTV cameras.**

Resolved – To approve the cost of £530 +VAT for two new CCTV cameras.

The resolution was correctly proposed and seconded (unanimous)

007/25 To receive an update on the 2025/26 budget (agenda item 7).

- i) **Weekly collections of North Somerset (NSC) Litter Bins**
NSC have agreed to leave the litter bins on the 1st of April, and they will be emptied from this date by the Village Orderly.
- ii) **£2000 contribution to fund a member of the NSC Public Rights of Way team.**
Despite being asked in November NSC have not demonstrated that the funded officer would not undertake statutory functions. It has now been confirmed by the National Association of Local Councils (NALC) that therefore it would be illegal for a Parish Council to contribute financially to these services. The requested amount remains in the environmental projects budget.
- iii) **Removal of the £245 NSC contribution to maintaining the paths**
We are waiting for confirmation that this contribution will not be available for 2025/26. The Parish Council agreed to it coming out of reserves for next financial year and then it can be discussed again for 2026/27.
- iv) **Removal of the £435.81 NSC Village Orderly Grant**
NSC have confirmed that currently this will still exist.

008/25 To note and agree a response to the following planning applications (agenda item 8).

- i) **24/P/0967/OUT 87 Knightcott Road Banwell BS29 6HR.**
Outline planning application for residential development of up to 27 dwellings including footpath diversion, with all matter reserved for subsequent approval.

Resolved – To continue to object to the application. The amended landscape strategy details provided lack sufficient information to address the concerns raised in our previous objection from August 2024. Based on the limited details available in the Landscape Strategy Plan uploaded to the North Somerset Council (NSC) planning portal on 14th January, our original objections remain unresolved;

- **Contravention of NSC Policy CS32:** The proposed development fails to "respect and enhance local character," contribute to "place making," reinforce "local distinctiveness," and integrate well into the existing village, as required by NSC policy CS32. It does not make a positive contribution to the local environment and landscape setting.

- **Inconsistency with Landscape Quality Assessment:** The appellant's assertion that the landscape's quality is "medium to poor" contradicts the North Somerset Council's Landscape Character Assessment SPD (2018), which classifies the landscape areas (J2: River Yeo Rolling Valley Farmland and E1: Mendips Ridges and Combes) as 'Good'—the highest category. Furthermore, a planning inspector in a 2016 appeal decision (Appeal Decision APP/D0121/W/15/3138816) highlighted the area's visual qualities and significant landscape attributes, describing it as an area of 'visual tranquillity.'
- **Impact on Green Gateway and Character:** The proposed development would transform a significant open field area between Banwell and Knightcott into urban space, leading to considerable expansion into the countryside west of Banwell. This would result in the development of nearly every field south of Knightcott Road, creating a ribbon development and eliminating the existing green gateway into Banwell village. These fields are vital for maintaining the distinct and separate identities and character of Banwell and Knightcott. The proposal would significantly harm the area's character and appearance, eroding Knightcott's identity as a hamlet and giving the impression of an enlarged and merged settlement to users of Knightcott Road. This change would also be visible from various public paths and roads around the site.
- **Elevation Concerns Above 30m Contour Line:** The aforementioned 2016 appeal decision raised concerns regarding the placement of dwellings above the 30m contour line, highlighting their prominent visibility and adverse impact upon the landscape. The development includes placing 19 out of 27 houses above the 30-meter contour line, which would significantly disrupt the existing landscape quality and scenic views. This prominent visibility would adversely impact the relationship between the Mendips National Landscape and the surrounding countryside.
- **Loss of Public Footpath:** The development would result in the realignment of a valued public footpath, currently enjoyed for its recreational benefits, replacing part of it with a permissive path. This raises concerns about maintenance responsibilities and the long-term future of this popular public amenity.
- **Inadequate Consideration for Bat Population:** Insufficient information has been provided regarding the development's impact on the Special Area of Conservation Bat Population and the proposed mitigation measures.

Conclusion: Despite the known housing supply issues, the proposed development represents an inappropriate scale and form that does not align with the rural landscape character and quality of the area. It would lead to a substantial urban extension of the village, compromising Knightcott's identity as a distinct hamlet. The positioning and placement of the dwellings, above the 30m contour line, would harm the rural setting of the Mendips National Landscape. The adverse effects on the landscape's character and appearance, along with the scenic beauty of the Mendips National Landscape, demonstrably outweigh any potential benefits. Therefore, we strongly recommend refusal of this proposal.

The resolution was correctly proposed and seconded (unanimous)

- ii) **24/P/2588/FUH 87 Knightcott Road Banwell BS29 6HR.**
Proposed demolition and rebuilding of the existing single storey outbuilding on the same footprint to provide a new garage/workshop and home office and solar panels to the West elevation roof.

Resolved – To not object to this planning application.

The resolution was correctly proposed and seconded (unanimous)

009/25 To note the following planning applications (agenda item 9).

- i) **24/P/2695/AGA 'Banwell Woods', Towerhead Road, Banwell.**
Application to determine if prior approval is required for the placement of a shipping container clad in timber, to be used for storage of tools/equipment and shelter during adverse weather conditions.
- ii) **24/P/2699/AOC 'Banwell Bypass', Land to North & East of Banwell.**
Application for the discharge of details reserved by conditions 7(a), 7(c), 7(g), 7(h), 7(m), 7(n), 19, 27(b), 27(d), 28(b) and 30 attached to planning permission 22/P/1768/R3EIA (herein

referred to as 'Package C') relating to the Banwell Bypass and Highways Improvement Scheme Road construction Phase 2c.

The planning applications above were noted.

010/25 To note the Parish Council's end of December's net position, reserves, bank balances and bank reconciliation (agenda item 10)

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

011/25 To authorise bills for payment for January (agenda item 11).

Resolved – To authorise the bills for payment for January of £12,796.88. Cllr Harding and Cllr Blatchford to authorise the BACs payments.

The resolution was correctly proposed and seconded (unanimous)

012/25 Dates of the next meetings (agenda item 12)

Monday 3rd of February 2025, 7pm Planning Committee at the Youth & Community Centre (YCC).
Monday 17th of February 2025, 7:30pm Parish Council Meeting at the YCC.

The Chairman closed the meeting at 19:57

.....Chairman

.....Date

Bills for Payment - 20th December to the 15th January 2025
Banwell Parish Council

Method	Payee	Details	Gross Amount	Comments	Minute agreed	Power
Already Paid						The Parish Council
DD	YU	Streetlight Power	£ 254.81		083/24	
DD	Mainstream	Phone and Broadband	£ 57.14		083/24	
BACS	Gregor Heating	% deposit	£ 1,667.50		126/24	
To Pay						
BACS	J K Gardening	Grass cutting & Village Orderly contract	£ 1,043.34		083/24	
BACS	J K Gardening	Bural of Ancient Remains	TOTAL £1163.34		124/23 (iii)	
BACS	Ambience Landscape	Dog Bin Emptying	£ 648.07		083/24	
BACS	YMCA	Youth Club Sessions Nov	£ 540.00		083/24	
BACS	YMCA	Youth Club Sessions Dec	TOTAL £945		083/24	
BACS	Insight Cleaning	YCC Cleaning	£ 256.00		083/24	
BACS	ALCA	Operating an Effective Staffing Committee	£ 120.00		155/24 (iii)	
BACS	ALCA	Essential Councillor	TOTAL £165		192/24	
BACS	SLCC	Membership Fee	£ 300.00		193/24 (iii)	
BACS	Gregor Heating	Final payment	£ 1,687.50		113/23	
BACS	Weston Rail Services	Erection and removal of trees	£ 458.64		156/24 (i)	
BACS	Weston Rail Services	Double sockets replacement	TOTAL £629.04		193/24 (ii)	
BACS	Mark Walker	Initial consultation on cemetery garden	£ 50.00		Admin	
BACS	Rob Cox	Landlords Annual Gas Survey 2024	£ 114.00		H & S	
BACS	Rob Cox	Works to Boiler and 2025 Annual Survey	£ 268.48		H & S	
BACS	Officer overtime + Expenses	Overtime, expenses (rolls, milk, stamps)	£ 154.66		contractual & 022/24	
DD	Lloyds Bank PLC	Multipay charge & costs (Open AI, food, YC, YCC misc)	£ 448.95		various	
DD	EDF	YCC Electricity	£ 73.95		083/24	
SO	Officer Salaries	Officer Salaries	£ 2,831.71		083/24	
DD	Nest	Pension contributions	£ 200.93		083/24	
DD	Unity Trust	Bank Charges	£ 10.80		083/24	
DD	North Somerset	YCC Waste Collection	£ 9.50		083/24	
BACS	HMRC	PAYE and NI	£ 860.50		083/24	
			Totals	£ 12,796.88		

The Parish Council have resolved to use the General Power of Competence as of the 15th May 2023