

PUXTON PARISH COUNCIL

Puxton & Hewish: in the North Somerset Council Ward of Congresbury & Puxton

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Minutes of the Meeting Held at 7.30pm on Thursday March 5th 2026

All meetings are held at 7.30pm in the Village Hall unless stated otherwise

Although under no obligation to, Dan Thomas, our NSC Ward Cllr, attends when possible

Present: Cllrs Lynda Redding (Chair), Jim Corbett, Christine MacFie, Clayton Penfold, Helen Riddell.

In Attendance: Don Hill (Clerk)

Public Attendance: 0

022/26 APOLOGIES FOR ABSENCE

Cllrs Mel Ellis, Peter Penfold

023/26 DECLARATIONS: *(Dispensations apply to Cllrs re precept setting, and Village Hall matters)*

None

024/26 PUBLIC SESSION *(15 minutes - contributions limited to 3 minutes: they should be concise and to the point)*

None

025/26 LAST MEETING MINUTES

February 5th minutes were agreed and signed.

026/26 PLANNING *(Details at <https://planning.n-somerset.gov.uk/online-applications/>)*

i. **New: 26/P/0368/AOC** Villa Farm approval of condition 7 of 22/P/1414/CQA *(for information)* Application noted.

ii. Decisions Due:

a. **22/P/3067/OUT:** Haybow Village *(Banwell PC)*.

Content of the attached Annex noted.

b. **25/P/1418/FUL:** *(Kingston Seymour PC)* Solar Farm at Yew Tree Farm.

c. **25/P/1098/FUL: Dolemoor L Solar Farm** *(Congresbury PC)*.

d. **25/P/2609/FULL** Manor Farm Solar Farm, Wick Lane, West Hewish.

iii. **Appeal:** 24/P/0143/FUL - gypsy/traveller site adjacent to Heathfield Park.

iv. **Granted:** 25/P/1932/FUL: Flavours North - Change of use to display of retail goods.

027/26 FINANCE

i. **2025-26 Accounts:** Accounts were reviewed and reconciled against the bank statement.

ii. **Payments approved: HMRC** re PAYE for Jan/Feb/ Mar 26 - **£241.20. Clerk to pay.**

iii. **Bank Mandate:** It was agreed that this should be held over until the remake of the mandate after the May 2027 election.

028/26 PARISH MATTERS

- i. SpeedWatch:** As with the attempt at establishing SpeedWatch some 11 years ago, it seems that the absence of enough volunteers is the problem in getting it established. Although the efforts will continue, Members felt it did not need to continue as an agenda item, given the success of the SID data gathering, which is shared with the police.
- ii. Matters re the NSC Highways Portal. (* = awaiting response or no NSC action):**
 - a. * Highway Verges and potholes:** Serious potholes continue to appear. As Members find them they are being reported to NSC online. Progress in repair should be reported back to the original reporter by NSC.
 - b. Fly-tipping:** Cllr Redding has located the field in which two vans are parked. She has also found a gateway blocked with stone fly-tipping. These areas have been marked on a map, and the **Clerk will report to NSC via 'The System'**.
 - c. * Wick Lane Request for 30mph Limit:**
 - d. * A370 Central Refuges:** Cllr Redding has received notification the request for a central refuge at Moorland Park has been unsuccessful but has not received confirmation of a refusal of help crossing the A370 by the Full Quart and Garden Park. She will contact Highways to ask for clarification.
 - e. NSC's 20mph strategy for vulnerable roads:** It is not possible to locate the SID to capture the data needed to argue the case for a 20mph speed limit. It seems that current circumstances at NSC may be leading to a cooling of their 20mph strategy and the meeting agreed that it should not be pursued by us at the moment. PPC did investigate a possible 30mph limit through Puxton village a few years ago, which included an NSC speed check (paid for by PPC). This resulted in the imposition of a 30mph limit being allowed if PPC would pay for it (which it could not afford to do at the time). **Clerk will resurrect the data on this to see what currency it continues to have.**
 - f. Old Post Office Lay-by:** Central Refuge damage being repaired - no timetable.
 - g. Old Post Office Lay-By:** 'To Bristol' bus stop crashed into verge. NSC has taped area off. A Member said they had seen someone waiting there for a bus, so it may be presumed that buses are still stopping there.
- iii. Wick St Lawrence SID Hire:** Under discussion by Wick.

029/26 GOVERNANCE

- i. Assertion 10 and email addresses for Councillors:** Addresses and invoice due.
- ii. ALCA Training Course on Data Protection Principles:** Awaiting information from ALCA on course availability for Cllr Corbett.
- iii. Updated Accessibility Statement:** MOT/Accessibility report due.
- iv. Annual Governance Policy Documents Review:** Updated/corrected documents for 2026-27 have been reviewed during the past weeks and were agreed at this meeting. Clerk to update the website with these documents.

030/26 COUNCILLORS' REPORTS

Cllr Ridell

The free flowers from Glendale are on offer via NSC again this year. Cllrs Ridell has ordered the PPC quota and will pick them up for planting when they are ready - usually late May early June.

Cllr MacFie

Reported that her recent ALCA course on being a good Councillor was an invaluable launch for her: "As a new local Parish Councillor, I was keen to attend the online Essential Councillors' course, which took place in mid- January this year. I'm very glad to have done so, as it imparted a wealth of valuable information that will help me to fulfil my new role. The information and insights drawn from lengthy experience were presented in a clear, knowledgeable way and there was plenty of time allowed for a good question and answer session at the end. I would thoroughly recommend this course as an invaluable learning tool for any new Councillor."

Cllr Corbett

The ongoing problem of potholes was addressed at minute 028/26 ii a above. The ongoing question of speed controls through Puxton Village remain as minuted above. However, when considering possible treatments of the triangle at the junction of Puxton Road and Puxton Lane - to which NSC have provided numerous possible solutions over the years - the idea of the current triangle being replaced with a hexagon emerged and became a serious suggestion to be considered. The problems of warning motorists of the two way system operating on the junction's approach from the Oldbridge river bridge remains a vexing (insoluble?) problem, which is exemplified along other lanes in our immediate area.

031/26 NEXT MEETING

Thursday 2nd April 2026 at 7.30pm in the Village Hall

The meeting closed at 9pm

ANNEXE to minute 026/26 2a

HAYBOW VILLAGE Planning Application Summary re 22/P/3067/OUT

Outline application with all matters reserved, except for access, for development comprising up to 300 dwellings, commercial, business and service uses including offices, light industrial, co-working space, health and well-being centre, gym, cafe, convenience store and nursery (use Class E), library and welcome centre (use class F.1), community hall and facilities (use class F.2), bus terminal and electric vehicle charging services as well as associated infrastructure, open space and drainage works on land at Haybow, North Of The A370 And East Of The M5 Motorway Hewish North Somerset.

Members at the time will remember, at our meeting on March 22nd 2023 Mead's Sian Ellis gave a presentation on the Haybow Village proposal for a community of 300 homes and a park and ride into Weston. This resulted in the minute below, which went forward as the PC's comment to NSC Planners.

023/23 PLANNING Details at <https://planning.n-somerset.gov.uk/online-applications/>

- iv. **New: 22/P/3067/OUT - Haybow Village (a Banwell Parish application at M5 J21).** Standing Orders were suspended for a representative of the developers to explain this eco-project for a mixed housing, commercial and community development, together with a park and ride facility to Weston-Super-Mare. This is an outline application to establish the concept and to work out how all the environmental elements and planning policy demands can be met whilst retaining the aspiration of the project as a genuine zero carbon development. Details can be found on the NSC website, as above. Also visit <https://haybow.co.uk/> or **see the flyer attached to form an annexe to these minutes.** Members all thought the project was commendable in principle, but were aware of the complex planning issues that will need to be overcome and the detail design that will have to go into the building, housing density and the surroundings if it is to successfully achieve its objectives. Standing Orders were re-instated. **Clerk to relay the views of members to the comments section of the NSC planning website.**

There have been many meetings and consultations taking place since then and they have culminated in a series of updated reports, as listed here, that have resulted in an NSC invitation to comment.

- Illustrative Master Plan
- Lighting Impact Assessment
- Landscape and Visual Impact Assessment
- Position Statement on Highway Matters (Transport Position Statement)
- Updated Ecological Letter and Report

The 124 project files are extensive but accessible as they are setting out a concept rather than the technical detail one would expect in a full application. These documents are too large for me to email, but they can be viewed at <https://planning.n-somerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

Key points I have noted:

- Issues of A370 access have been referenced but not addressed to a design point.
- The proposed park and ride has been withdrawn from the current application so that will remove the regular movement of service buses onto and off the site.
- Detailed confirmation of bat and other species needs is set out in the updated Ecological Report.
- A detailed explanation of bat pathways to be created and site lighting governed is given in the Lighting Impact Assessment.