

## Batheaston Parish Council

### Minutes of a Meeting of Batheaston Parish Council held at 7:15pm on Tuesday 12<sup>th</sup> December 2023 at the Rhymes Pavilion.

Present: Councillors Hannah Squire (Chair of Council),  
Peter Bryant, Arif Butt, Evie Gray, Peter Lewis, Catherine McCarthy,  
Alexis Pavlou, Sue Peachey, and Kate Skelton.

#### PROCEDURAL MATTERS

##### 1. Public participation regarding matters on the agenda.

##### 1.1. A number of residents attended to comment on the Planning Application 14.1.1 Church of the Good Shepherd

- 1.1.1. In a series of interventions, they provided a detailed analysis of their objections to the plans, including the scale of the proposed development; the character and materials, which is not in keeping with the local architecture; the further pressure on parking and increase in traffic.
- 1.1.2. Residents were also concerned about the noise, disruption and pollution that would be caused in the demolition of such a large concrete building, and the subsequent erection of houses.
- 1.1.3. They wished to be clear that they do not oppose re-development of the site but would prefer this to be to provide a community facility, or – if housing is to be built here – then it should be affordable.
- 1.1.4. Residents expressed disappointment that the Catholic Diocese had not engaged with the community in developing these plans.
- 1.1.5. The Chair brought forward the Item for discussion at this point:

##### 14.1.1 **To review** the following planning applications from Bath and North East Somerset Council, following representations from a number of residents:

Reference Number: 23/03753/FUL

Site Location: Catholic Church Of The Good Shepherd, Northend,  
Batheaston BA1 7EN

Description of Proposal: Erection of four dwellings with associated landscaping and parking following demolition of existing mass centre.

Councillors noted the comments made by residents, noting that some of the more technical points had been raised with B&NES, and would be better addressed by Planning Officers than Parish Councillors.

A response as follows was proposed:

“In light of the compelling, insightful and comprehensive feedback from local residents expressing objective and overwhelming objections, we have decided to oppose the application. This decision underscores the parish council's duty to represent the residents and is reflective of their well-founded concerns about the proposed development.”

**Council approved the response.**

**Clerk**

1.2. A number of residents attended to comment on the Planning Application 14.2.3, the retrospective planning permission for two timber framed & clad pigeon lofts.

1.2.1. Neighbours of the property made comments to oppose this application. They highlighted that the structures are quite prominent and visible from the road and other properties; that they are sited well away from house, near neighbouring boundaries; that when the birds are released twice a day, during the warmer months, there is significant noise.

1.2.2. The applicant explained that he had not realised that the property fell within the Cotswolds Area of Outstanding Natural Beauty, and that the planning permission was required. He apologised for this oversight.

1.2.3. The Chair brought forward the Item for discussion at this point.

14.1.1 **To review** the following planning applications from Bath and North East Somerset Council, following representations from a number of residents:

Reference Number: 23/04209/FUL

Site Location: Bannerdown Gardens Bannerdown Road Batheaston  
BA1 8EG

Description of Proposal: Planning permission is sought for the existing timber framed & clad pigeon lofts (2No.) which have been in place for a number of years now.

Councillors noted the comments made on both sides, and the polite and positive spirit of discussion, and that there seemed to be an appetite on both sides to reach a compromise, possibly by re-siting the lofts further from neighbours' properties.

**Council resolved to oppose** the application as it stands, but following discussion with the applicant and neighbours Councillors were keen that an amicable compromise could be found by making some amendment to the application.

**Clerk**

1.3. A number of residents attended to comment on Item 8.2, Proposal for parking restrictions to be imposed on the corner of Seven Acres Lane and Prospect Gardens.

1.3.1. Nearby residents made comments about the problems caused by parking on and around the narrow access.

1.3.2. The Chair brought forward the item for discussion at this point:

8.2. To approve a proposal to Bath and North East Somerset Council for parking restrictions (double yellow lines) to be imposed on the corner of Seven Acres Lane and Prospect Gardens (A)

8.2.1 Councillors noted that there is very little parking in the area, and that therefore any restriction on parking should have a good justification.

8.2.2 The Clerk pointed out that no paper had been provided for this item, and that it would therefore be difficult to precisely record Council's wishes.

8.2.3 **Council approved a motion to defer the item**, and to invite the residents to suggest their preferred approach, for discussion at the next meeting of the Council.

2. **No apologies for absence** were received.

3. **No declarations of interest** were received from Councillors.

#### 4. **Minutes of Previous Meetings**

4.1. **Council approved** the minutes of the Meeting of Council held on 14<sup>th</sup> November 2023.

5. **Council noted** progress on actions from previous meetings.

### COMMITTEE REPORTS

#### 6. **Human Resources Committee**

6.1. **Council received** a report from the Human Resources Committee from Cllr Pavlou.

6.1.1. **Council approved** Christmas bonuses of £25 to each of the four staff members.

**Clerk**

6.1.2. Cllr Pavlou commented that the intention is that there will be three meetings per year, but that there will be an extra meeting in 2024, to clear the backlog of issues that face the Committee.

#### 7. **Finance Committee**

7.1. **Council received** a report from the Finance Committee from Cllr Pavlou, who was elected Chair of the Committee at the meeting.

7.1.1. **The Committee approved** a proposal to Council, to change the Terms of Reference:

7.1.1.1. To add: "To oversee the production of reports for the Annual Governance and Accountability Return for Council approval, and the appointment and liaison with Internal and External Auditors".

7.1.1.2. To remove: "To consider and report to Full Council on matters of complaints against Clerk".

7.1.2. **Council approved** these changes.

7.1.3. Cllr Pavlou outlined the timetable for preparing the budget and recommendations for Precept for 2024/25. There will be a Finance Committee meeting on 8<sup>th</sup> January which will recommend one or more options for consideration and approval at the Council meeting of 16<sup>th</sup> January, to allow the Precept to be submitted by the deadline, 6<sup>th</sup> February.

## COMMUNITY MATTERS

### 8. Highways

8.1. **To approve** locations to nominate to Bath and North East Somerset Council for parking Tier e-bikes and e-scooters.

8.1.1. The Chair deferred the item.

8.2. **Taken earlier:** to approve a proposal to Bath and North East Somerset Council for parking restrictions (double yellow lines) to be imposed on the corner of Seven Acres Lane and Prospect Gardens.

### 9. Rhymes Pavilion

9.1. **Council received** an update from the Working Group on consultation with the community about the future of the Rhymes Pavilion.

9.1.1. Cllr Pavlou commented that he is progressing discussions with a resident who is providing advice on community engagement, with a view to continuing this process in the New Year.

### 10. Riverside

10.1. **To receive** a report on the testing of water quality in the River Avon carried out throughout the swimming season.

## GOVERNANCE MATTERS

### 11. Establish a Highways and Built Environment Working Group

11.1. The Clerk asked that the **Council defer** the item to approve a Terms of Reference for a new Working Group to cover all aspects of Highways and Built Environment in the Council's remit.

11.1.1. He commented that he had worked with Cllr McCarthy to develop a draft document but that this had not been available in time for the meeting.

11.1.2. **Council approved the motion to defer the item.**

11.2. **The Chair deferred** the item to nominate Councillors to participate in the Group.

## 12. Establishing a Communications Working Group

- 12.1. **The Chair deferred** the item to approve a Terms of Reference for a new Working Group to cover all aspects of Communications with the community in the Parish.
- 12.2. **The Chair deferred** the item to nominate Councillors to participate in the Group.

## FINANCE MATTERS

### 13. Grants to Community Organisation

- 13.1. **To approve** a grant of £12,000 for Batheaston Youth Club.
- 13.1.1. Councillors noted that this is a considerable sum of money, which would substantially deplete its resources, and its ability to fund other initiatives and activities.
- 13.1.2. It was also noted that the Youth Club has significant reserves, albeit noting that it needs to invest in the replacement of the roof.
- 13.1.3. Councillors were keen to have more evidence of the positive benefit of the Youth Club.
- 13.1.4. **Council resolved** to defer the item, pending further discussion to be led by Cllr Skelton.

**Cllr Skelton**

## STANDING ITEMS AND REPORTS

### 14. Planning Applications

- 14.1. **To review** the following planning applications from Bath and North East Somerset Council, following representations from a number of residents:
- 14.1.1. Reference Number: 23/03753/FUL – taken earlier.
- 14.2. **To review** the following planning applications from Bath and North East Somerset Council, and resolved not to oppose them:
- 14.2.1. Reference Number: 23/04395/TCA
- 14.2.2. Reference Number: 23/04350/TCA
- 14.2.3. Reference Number: 23/04209/FUL – taken earlier.
- 14.3. **To note** that the following decision which has been notified by Bath and North East Somerset Council since the last meeting:
- |  |                   |
|--|-------------------|
| 14.3.1. Reference Number: 23/03918/TPO | Decision: CONSENT |
| 14.3.2. Reference Number: 23/03281/FUL | Decision: PERMIT  |
| 14.3.3. Reference Number: 23/03514/FUL | Decision: PERMIT  |

14.3.4. To note that these accord with the view of the Parish Council, which were not to oppose.

## **15. Clerk's Report**

15.1. **Council received** a report from the Clerk.

15.1.1. He noted that he had received a large amount of correspondence about the items that had featured in Public Participation, and that the great majority of it had been courteous and constructive. He did however comment that some of it was not, and that this seemed to reflect a misunderstanding of the role and status of the Council, and of Councillors.

15.1.2. He hoped that the Communication Working Group might help to address this gap in residents' knowledge.

## **16. Chair's Report**

16.1. The Chair thanked Councillors for their hard work during 2023, wished them a Happy Christmas and a good break, and to come back refreshed for what promises to be a very busy 2024.

**Meeting closed at 9:28pm**

**Forthcoming Meetings:**

Council Meeting, 16<sup>th</sup> January 2024

Council meetings are open to the public, and members of the public are welcome to join and may speak by invitation.