

Batheaston Parish Council

Minutes of the Planning & Recreation Committee Meeting held in The Rhymes Pavilion on Tuesday 6th JUNE 2017 at 7-15 pm

Present: - Cllrs C McCarthy, (Chair), Cllr E Adams, P Burcombe, P Corley, J Jeffery, R Mimmack, D Redding, G Riley & M Townley (Clerk)

Attending:- Cllrs P Bennett, D Greener and Ms D Craig, Ms G Adams, J Habrood, A Randale

P-175 Public Participation -

Andrew Randale Commented on the present works at 6 High Bannerdown, started in 2013. This approved extension has almost doubled the original volume- creating a visual intrusion and a claustrophobic effect among neighbouring properties. The proposed new Application will "fill the gap", creating a "terrace-like" effect – out of character. The proposed extension takes up the parking area, so that the front garden now has to developed into a new parking lot – for 6 vehicles.

Since the development commenced there has been a continual nuisance with noise, mess, vehicle movements and general disturbance, driveways have been blocked.

Glenys Adams. An immediate neighbour. The existing development is not in keeping with the area, exterior lights at front and back cause a light pollution until very late at night. The new front wall already constructed, and was NOT in the original application and is contrary to the covenant in the deeds "that walls cannot be built".

The 2-storey extension invades this neighbour's privacy.

P-176 Apologies

Cllr S Frayling

P-177 Declarations of Interest

Cllrs P Beenet and D Greener – nearby neighbours to 6 High Bannerdown.

P-178 Election of Chairman

Deferred at this time.

P-179 Election of Vice-Chairman

Proposed	P Burcombe	}	RESOLVED -	That Cllr Catherine McCarthy be elected to serve for the year
Seconded	E Adams	}		2017 - 18

P-180 Minutes of the Meeting held 7th February 2017

Proposed	P Corley	}	RESOLVED -	That the Minutes be approved as a true record
Seconded	G Riley	}		

P-181 Matters arising from the above Minutes

(a) Trees now planted by the Brook.

(b) Monks Path repairs in hand with B&NES Highways and the Batheaston Society has promised help in clearance/tidying up.

P-182 Parish Views on Received Application

17/02313/FUL	Mr & Mrs Milloy	Erection of 2-storey side extension, new front boundary wall and fence,
6 High Bannerdown	Batheaston BA1 7JY	and change of layout of existing gardens.

REJECT – unanimous decision.

- 1 The application 13/02313/FUL was approved in 2013 and building works are still continuing
- 2 The applicant has introduced many additional features – NOT part of the Approval conditions – too many inconsistencies.
- 3 The materials now used are NOT as approved in 2013.
- 4 The front wall has already been constructed – contrary to the Covenant in the Deeds.
This retrospective application cannot be accepted.
- 5 The exterior Lights are lit too late in the evening and are causing significant Light Pollution. This excessive 'lighting' must be disturbing to the known Bat population.
- 6 All the "extra" changes are not in this area's character and so the existing approved application in 2013 is already contravening policies D2 and D4.
- 7 Neighbours comments in the area must be heeded
- 8 The Parish Council requested an Enforcement Officer visit in February 2017, which does not appear to have happened. Please ensure an Officer visits and invites a Parish Councillor to attend at the same time.

17/02577/FUL	Mr R Finch	Conversion of existing farm buildings into 1-residential dwelling
Outbuildings in Ranscombe Lane,	Batheaston	

SUPPORT – Unanimous Decision.

- 1 This upgrade is very welcome and satisfies policies D2 and D4
- 2 Neighbours are concerned that fenestration overlooking their garden are not shown as 'frosted'.
- 3 There are no specific provisions advised for Services eg Water, Electricity and Sewage drainage.

P-183 Recommendations issued Earlier

17/00589/TPO	"Little Court" B'down Rd – Tree works	Supported 15 th February 2017
17/00635/VAR	"Ricenda" Fosse Lane – Variation of condition on Hut	Supported 15 th February 2017
17/00638/FUL	3 Kyrle Gardens – Replace balcony	Supported 15 th February 2017
17/00709/FUL	"Stobswood" B'down Rd – Install solar panels (retrospective)	Supported 17 th February 2017
17/00422/FUL	Heather House – Convert to 10 x Residential dwellings	Supported 6 th March 2017
17/01260/LBA	38 northend – Reputing Walls	Supported 27 th March 2017
17/01359/TCA	199 London Road East – Tree Works	Supported 27 th March 2017
17/01471/FUL	1 Bannerdown Close – Erect 2-storey side extension	Supported 5 th April 2017

17/01756/FUL	13 Eden Park Drive – Erect rear extension	Supported 5 th April 2017
17/01938/FUL	23 Northend – Extnsions and exterior slterations	Supported 11 th MAY 2017

P-184 B&NES Decisions

16/05960/FUL	99 Catherine Way – Replace side extension	OK = 9 th FEB 2017 (As PAC's Recommendation)
16/00553/LBA	40 Northend – Listed bldg alterations	OK = 9 th FEB 2017 (As PAC's Recommendation)
17/00040/FUL	101 Catherine Way – Erect side extension	OK = 16 th FEB 2017 (As PAC's Recommendation)
16/06218/FUL	11 Northend - Extensions	OK = 28 th FEB 2017 (As PAC's Recommendation)
16/06255/LBA	256 High Street – Alterations to upgrade	OK = 6 th MAR 2017 (As PAC's Recommendation)
17/00589/TPO	Little court, B'down Road – Tree works	OK = 14 th MAR 2017 (As PAC's Recommendation)
17/00440/FUL	1 Lower Northend – Side extension	OK = 27 th MAR 2017 (As PAC's Recommendation)
17/00638/FUL	3 Kyrle Gardens – Replace balcony	OK = 31 st MAR 2017 (As PAC's Recommendation)
17/00243/LBA	3 Bannerdown Road – Windows alterations	OK = 6 th APR 2017 (As PAC's Recommendation)
17/00709/FUL	"Stobswood" B'down Road – Solar Panels	OK = 7 th APR 2017 (As PAC's Recommendation)
17/01359/TCA	199 Lond. Rd East -	OK = 20 th APR 2017 (As PAC's Recommendation)
17/00222/FUL	Barn in Bailbrook Lane – Convert attic to Office	OK = 28 th APR 2017 (As PAC's Recommendation)
17/00422/FUL	Heather House – Convert to 10x Dwellings	OK = 15 th MAY 2017 (As PAC's Recommendation)
17/00568/FUL	Hartley Farm - Extensions	OK = 1 st JUNE 2017 (As PAC's Recommendation)
17/01260/LBA	38 Norrthend – Repointing and window paint removal	OK = 1 st JUNE 2017 (As PAC's Recommendation)
15/05152/FUL	Replace Church Hall	OK = 2 nd JUNE 2017 (As PAC's Recommendation)

P-185 Toilet block

- (a) Renovations: Flooring in ex-Gents/Ladies to be screeded.
- (b) Drainage: Drains damaged by tree roots and a new Manhole is to installed by Wessex Water.

P-186 Recreation (BLA) Projects

- (a) Play Area Repairs. A 7-page Listing prepared for all suggested repairs advised from 2 x Inspections. All repairs fall into Medium or Low priorities and some £2000 should satisfy all needs.
- (b) Football Field. Grass repairs completed and should be useable in 3 weeks time.
- (c) Football Field. Interest advised in establishing a Football Training facility
A potential Batheaston Team is being developed.

P-187 Any Other Business

- (a) Potholes: All markings in Banneerdown Road have been washed away.
- (b) Car Sales Land: Cleared but not proposals for development yet seen.
- (c) Pavilion: – Needs proposals to improve the entrance-way.
- (d) Hearse Bay: Improvements in hand but physical assistance required.
- (e) HFE Improvements: Site meeting this Friday to discuss improvements in Bannerdown Road and Morris Lane
- (f) Scenic Map: Another proposal offered and slowly 'getting there'.

P-188 Communications

- (a) Meeting for training this weekend with Cllr Jeffery and Jim Morrison.
- (b) Provision of an "improved" Website to be discussed at next week's BPC meeting.

P-189 Date of next Meeting

Tuesday 4th JULY 2017 at 7-15pm in The Rhymes Pavilion

Chairman..... Date.....