

Batheaston Parish Council

Minutes of the Planning & Recreation Committee Meeting held in The Rhymes Pavilion on Tuesday 3rd OCTOBER 2017 at 7-15 pm

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

Attending:- Cllrs A Millar, P Bennett, D Greener

Cllr Frayling has been required to curtail his activities programme and has offered his resignation as Chairman. He wishes to continue as a Batheaston Parish Councillor. This Committee appreciates his new "working practices for Planning applications and wishes Steve well. For this Meeting the Cllr McCarthy took the Chair and deferred an election for Chairman.

P-230 Public Participation

None

P-231 Apologies

Cllr S Frayling

P-232 Declarations of Interest

None declared.

P-233 Minutes of the Meeting held 5th SEPTEMBER 2017

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

P-234 Matters arising from the above Minutes

- (a) Pavilion Entrance. A 2nd scheme offered and all Councillors asked to recommend possible revisions. **ALL**
 (b) 6 High Bannerdown Planning Officer to be asked to advise on progress. **MT**

P-235 Parish Views on Received Application

Site visits to these Application completed by SF, PBU and CMcC

A	17/04041/FUL Crossman Homes Coalpit Road, Batheaston	Erect self-contained 2-storey office building (use class B1) with associated external works.	<i>PO Rae Mephram</i>
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REJECT

- 1 The Environment Agency (EA) has rejected this proposal because of 'flood risk'. This Parish Council is as concerned as the EA. The EA Report was requested by this Parish Council on 5th September as NOT included in the Applicant's papers
- 2 The B&NES Highways Dept. has rejected this Application. The Parish Council obtained the Transport Statement in September as not included in the Applicant's Papers.
- 3 Wessex Water has rejected this Application. They had NOT been consulted. The Parish Council did the consulting
- 4 The B&NES Arboriculturist has rejected this Application.
- 5 The practical width of the Driveway is 5.5 metres – NOT the declared 6 metres – so parking on the driveway not considered possible.
- 6 The 22 metre splay across the Wessex Water pumping Station cannot be accepted. Requires lowering of walls and gate, allowing easy access.. The 'Manual for Streets' requires a splay of 22 metres plus 2.4 metres for the drivers position.
- 7 The statement that "... there has been NO flooding..." is very incorrect
- 8 This Application has NO support from any Coalpit road residents.
- 9 The hardcore driveway, brick walling and fencing considered excessive "permitted development"
- 10 The application does not satisfy B&NES Policies: - ST8; LLFA; B4; CP9; D2; D4; LR6A; NE1; NE2A and NE5

This Meeting agreed the Resolution submitted by RM and this Resolution was subsequently submitted with the above Recommendation.

B	17/04494/FUL Mr A Gibson Hawkers Yard BA1 7HN	Erection of 8 x dwellings (amending planning permission 17/00187/FUL	<i>PO Chris Griggs-Trevarthen</i>
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SUPPORT

- 1 The additional building is within the original approved 'footprint'
- 2 Request site of the legal document pertaining to grounds maintenance etc.

C	17/04410/LBA Mr & Mrs C Humphrey Old House Northend BA1 8ES	Internal & External works to realign new staircase, install privacy screen. Form fire escape opening and alter the approved Garden Room design.	<i>PO John Davey</i>
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SUPPORT

- 1 The works being completed to the approved application are of a very high quality and amendments are accepted.

D	17/04564/FUL P Nokes & K Rise 15 Warleigh Drive BA1 7PT	Erection of 1 st floor extension, replacement of Car Port and re-roofing of existing extension.	<i>PO Rae Mephram</i>
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SUPPORT

- 1 Satisfies policies D2 and D4
- 2 The Parish Council is sympathetic to neighbours request to lower the ridge line of the proposed extension.

This Application has still to be 'formally' issued to all consultees.

	17/04375/CLEU Mr & Mrs Hunt "Downleaze" Fosse Lane BA1 7JX	Continued use of dwelling house by non-agricultural workers (Certificate of Lawfulness for an existing use.	<i>PO Rae Mephram</i>
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SUPPORT

P-236 B&NES Decisions

17/03213/FUL	Kilve House – First floor extension	Permitted 5 th September (As PRC's Recommendation)
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P-237 Toilet block

- (a) Drainage: Drains repair part-completed and Toilet now opened. Drain still needs proper "fix".
- (b) CCTV Cameras. Purchased and installation imminent.

P-238 Recreation & BLA Projects

- (a) The new Community Empowerment Fund offers £1370 for "improving our area". Plus the P-i-t-P profit at £845, so a total of £2215 is available.
A suitable item for the Play Area is being investigated. **DR/JJ**
- (b) A progress Report on clearing Play Area repairs issued to this Meeting and copy attached to these Minutes.
Target 'Handover' is now 14th November 2017.

P-239 Grass Cutting – Field & Play Area

- (a) B&NES has agreed to complete the Football Field grass cutting – to new standards – for the remainder of this year.
- (b) A Contractor engaged to cut the grass in the Play Area for the rest of this year at approximately £60 per cut.
- (c) The Contractor above asked to quote for both Field, Play Area and Car Park/Gardens for next year. **RM**

P-240 Any Other Business

- (a) Missing noticeboard on Elmhurst still needs replacement.
- (b) Bus Shelter on Elmhurst – damaged by a HGV – is programmed for replacement.
- (c) Tollgate congestion was reviewed with the Bridge owner today and proposals agreed.
- (d) There is no volunteer to drive to the ALCA-AGM this Saturday so this Council's apologies will be sent. **MT**

P-241 Communications

- (a) Development of a new Website commenced this month. Might be completed early October.
- (b) A heated discussion about use of Facebook websites to be resolved at next week's BPC Meeting.

P-242 Date of next Meeting

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

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