

## Batheaston Parish Council

### Minutes of the Planning & Recreation Committee Meeting held in The Rhymes Pavilion on Tuesday 6<sup>th</sup> FEBRUARY 2018 at 7-15 pm

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

**Attending:-** Cllr D Greener, C Beaver, G Jones, M Childs, N O'Hanlon, H Hyam, P Hill, PMartins & 2 x ANO

**P-284 Public Participation – C Beaver & G Jones**

Both were attending to add data to the Application for 5 x dwellings on the site of "The Copse". Comments exchanged with residents from West View road and Warleigh Drive, mostly concentrating on drainage, drawings and contents accuracy and overlooking of property.

The developers agreed to complete "level" surveys with the residents, and advised that drainage proposals are still in hand with Wessex Water and B&NES officers.

**Public Participation – P Martins**

His neighbour has submitted an application to develop his house – not yet issued as a Planning Application. Mr Martins offered pictures of the proposed 'extension' suggesting it is out-of-character with the area.

**P-285 Apologies**

Cllr P Bennett,

**P-286 Declarations of Interest**

None declared

**P-287 Minutes of the Meeting held 9<sup>th</sup> JANUARY 2018**

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

**P-288 Matters arising from the above Minutes**

- (a) Pavilion Entrance. A local architect is to prepare a scheme.
- (b) PC Adeg Secker is intending to visit the BPC at a BPC Meeting.
- (c) First Bus: A follow-up meeting set for 15<sup>th</sup> February at 9-30am in the Bath Bus Station.
- (d) Sweeper. Proposed Unit trialled and order placed for this acceptable replacement..
- (e) Noticeboard. Unit 'found' in No 9 garage and to be installed. Lock on unit at top of Catherine Way needs repair.
- (f) Potholes. Repairs still required on Bannerdown road and Eden Park Drive.

PBu

**P-289 Parish Views on Received Application**

Site visits to this Application completed by EA and DR

A	17/05994/FUL Mr K & D Forey 8 Bannerdown Close Batheaston BA1 7JN	Erection of 2-storey extension to house and alteration to existing roof  <i>PO Nikki Honan</i>
<b>SUPPORT</b>		
1 Satisfies policies D2 and D4. 2 Site visit by PC to confirm this approval.		
B	18/00179/FUL Com.Build Solutions Ltd "The Copse" Bannerdown Road BA1 7PL	Erection of 5x dwellings and associated works following demolition of existing dwelling  <i>PO Chris Griggs-Trevarthen</i>
<b>Cannot Comment until promised additional data is provided by the Applicant – due before 5<sup>th</sup> March.</b>		
1 Levels Survey with West View road neighbours 2 Drainage investigations approved by Wessex Water and B&NES officers. 3 Accuracy of issued drawings have been corrected. 4 Maintenance of perimeter Hedge heights and Trees has been confirmed. 5 Windows glass (obscure?) and balconies are confirmed		
C	18/00358/FUL M Harrison 270 High Street BA1 7RA	Erection of replacement outbuilding  <i>PO Emma Hardy</i>
<b>REJECT</b>		
1 Standard of drawings are inadequate – no details of interior fittings and purpose offered. 2 A site visit to be arranged to better understand the proposals		
D	18/00397/CLEU Mr T Wood "Treetops" Gloucester road BA1 8AD	Use as ancillary residential garden use (Certificate of Lawfulness for an Existing use).  <i>PO Emma Hardy</i>
<b>SUPPORT</b>		
E	18/00164/AR ParkingEye Ltd "George & Dragon" 223 London Road East BA1 7NB	Display of car Park management Sign – 7x non-illuminated mounted signs.  <i>PO Emma Hardy</i>
<b>CANNOT SUPPORT</b>		
1 No explanations as to purpose and how 'casual' visitors to the Post Office and "Fat Friar" facilities will be accommodated.		
F	18/00331/FUL Mr A Boyd 15 Northend BA1 7EE	Erection of extension to existing garage to create an annex, following demolition of existing studio  <i>PO Alice Barnes</i>
<b>Application not yet issued for PRC consideration.</b>		
1 Cllrs. expressed concern that this development would be 'out of character' in this location. 2 Site visit to be arranged.		

**P-290 Recommendation already Issued**

18/00171/FUL 135a Bailbrook Lane – Conversion of Barn to Granny annexe **Supported** 93 Jan 18

**P-291 B&NES Decisions**

17/04494/FUL	School Lane – Erect 8x dwellings		
17/05517/FUL	54 Northend – Erect 2-storey side extension	<b>Permit</b>	10 <sup>th</sup> January 18 (As PRC's Recommendation)
17/05162/FUL	Millway Gdns , Fosse Lane – Erect 2-storey side Extn	<b>Permit</b>	26 <sup>th</sup> January 18 (As PRC's Recommendation)
17/05886/FUL	27 Barnfield Way – Erect 2-storey side extension	<b>Permit</b>	26 <sup>th</sup> January 18 (As PRC's Recommendation)
16/04872/FUL	School Lane – Replace Village Hall	<b>Permit</b>	29 <sup>th</sup> January 18 (Vs PRC's Recommendation)
17/06070/FUL	12 Vale view Terrace – Erect 1-storey rear extension	<b>Permit</b>	6 <sup>th</sup> February 18 (As PRC's Recommendation)

**P-292 Recreation & BLA Projects**

- (a) Climbing Frame. Quotation received from Proludic Ltd. for comparison with existing quotation from Playdale Ltd. Discussion on relative merits of each.  
 Approach Play Inspection Company to determine if insurance liability and costs differ between the two **RM**  
 Approach Jane Robson at B&NES for opinion/experience of installing proposals similar to Playdale **CMcC**  
 Check on details of guarantees provided by Playdale **JJ**
- (b) Grass Cutting. Quotations accepted. Now need moles to be eradicated. **PBu**

**P-293 Communications**

- (a) Website now in action and much updating to be progressed.
- (b) Some additional features are being investigated and will be programmed into this new, exciting, Website

**P-294 Any Other Business**

- (a) Pavilion Gutter Damage. Recent storm blew down the existing guttering – temporarily repaired.  
 Quotations to completely refurbish – plus new hanging straps – received at £770. This Meeting unanimously agreed to pursue this repair and order will be placed this week. **RM**
- (b) Local Look Observations. A resident has complained about remarks in a recent edition.  
 DR will prepare a statement for consideration at the next Meeting.
- (c) The Meeting discuss on the possible "dos and don'ts" regarding publicising planning applications  
 Response required to a recent complaint about a Local Look article  
 Proposals to be 'tabled' for discussion at next the PRC. **DR**

**P-295 Date of next Meeting**

**Tuesday 6<sup>th</sup> MARCH 2018 at 7-15pm in The Rhymes Pavilion**

**Chairman..... Date.....**