

Batheaston Parish Council

Minutes of the Planning & Recreation Committee Meeting held Tuesday 5th June in The Rhymes Pavilion at 7.15pm 2018

Present: - Cllrs D Redding (Chair), E Adams, P Burcombe, D Craig, J Jeffery, C McCarthy, R Mimmack & M Townley
Attending:- 2 x Developers Agents + 1 2 x Others

1 Public Participation

1.1 "Tree Tops"

The owner had applied for a Certificate of Lawfulness to develop adjacent agricultural field into a Garden. In the past 3 months there has been much evidence that much more development is proposed e.g. Rights of Way proposals... Before the Planning Officer reaches a decision, this additional material should be investigated.

Response: The PRC to query with the PO why this additional material not advised for further consideration?

1.2 "The Copse"

The Agents offered a slide presentation which had resolved many of previous queries –Ecology Report submitted, excavations had not revealed any 'roots' incursions, A Management company being resolved who will annually inspect the Plane Trees, Laurel Hedge and Ecology Corridor (and abiding by any recommendations); The Laurel Hedge to have poles marking neighbours agreed height levels; Plot 4 moved over 2.5m to the West; Drainage proposals accepted by Wessex Water and B&NES; An insurance cover proposed during construction works.

Residents pointed out that Insurance details still to be resolved, construction works might uncover hidden springs and worsen subsidence, who will own the Ecology Corridor?, the development might "rob" the Trees of water,

Response: The PRC will consider this additional information later.

1.3 "22 High Bannerdown"

The PRC approved the changes to the Porch and construction of a garage. This garage is huge and outside of the building line.

Response: The PO to be advised whether the garage breaches the 'building line'. If there is a breach the PRC will withdraw its recommendation to support

1.4 "Vine House"

The application to construct a new Barn has been approved by site visits by Councillors have created many rumours. Copies of all emails and paperwork by visiting Councillors requested.

Response: All papers (if any) will be forward by DR.

2 Presentation – "The Copse" – C Beaver/G Johns (Applicants Agents)

As 1.2 above.

3 Apologies

Full attendance.

4 Declarations of Interest

Cllr D Redding when considering the "Well House" application

5 Election of Vice-Chairman

Proposed	E Adams	}	RESOLVED -	That Cllr J Jeffery be elected to serve for the year 2018 - 19
Seconded	D Redding	}		

6 Minutes of the Meeting held 1st MAY 2018

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

7 Matters arising from the above Minutes

7.1	<u>Pavilion Entrance.</u> Specification to be determined by a working group of DR/RM/PBA and a local architect.
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8 Parish Views on Received Applications

A	18/00179/FUL Complete Build Solutions Ltd. "The Copse" B'down Road BA1 7PL	Erection of 5x Dwellings with access and associated works, following demolition of existing building <i>PO Chris Griggs-Trevarthen</i>
<p>Still UNABLE to SUPPORT</p> <p>1 Recognise that Trees and Hedges difficulties appear to be now satisfactory. 2 There are still queries on ownership of Ecology Corridor etc. 3 Technical problems still exist which are beyond this Council's expertise levels. 4 Perceived problems during construction e.g. subsidence have still to be addressed 5 Repeat the Ward Councillors' request that this Application must be resolved by the B&NES DCC</p>		
B	18/02063/LBA Ms Gray 41 Northend BA1 7EG	Internal and external work to facilitate alterations and extensions to dwelling following demolition of existing modern extensions. <i>PO Helen Ellison</i>
<p>SUPPORT</p> <p>1 Satisfies policies D2 and D4 2 Vehicle traffic through the garage needs approval from B&NES Highways Department.</p>		
C	18/02096/FUL Mr & Mrs Adrian + J Curtis 23 Northend BA1 7EG	Installation of a Dormer. Converting the roof space into a double bedroom, with ensuite and roof lights. <i>PO Alice Barnes</i>
<p>SUPPORT</p> <p>1 Satisfies policies D2 and D4</p>		

D	18/02107/FUL Mr E Holmes 11 Barnfield Way BA1 7PW	Installation of 2 x Dormers to replace existing rooflights at rear, installation of additional rooflight to ensuite. <i>PO Alice Barnes</i>
SUPPORT		
1 Satisfies policies D2 and D4		
E	18/02183/TCA Mr B Haines Well House, School Lane BA1 7EP	Tree surgery works to 9 x trees. <i>PO Jane Brewer</i>
SUPPORT		
F	"Hill House" correspondence from 2 x immediate neighbours noted	
1	This Meeting supported the need to honour the Application conditions that <i>"the stone walling cannot be replaced by a wooden fence and must be re-instated as per the approved condition."</i>	

9 B&NES Decisions

18/00164/VAR	George & Dragon – Car Park Management System	Permit 03 MAY 18 (<i>Vs PRC's Recommendation</i>)
18/01283/VAR	Hawker Joinery – Variation of condition 26	Withdrawn 08 MAY 18

Because of the many Public discussions the time reached 9.30pm and this Meeting agreed to carry on....

10 Recommendations for Expenditure

- 10.1 Play Area A Report paper on all the proposed repairs is still being prepared. (budget £1400)
- 10.2 Field Paper issued and reviewed for the Grass cutting @ £90/cut (budget £920). Expenditure approved.
- 10.3 Pavilion Paper issued and reviewed for Repairs to Shutters, Benches, Bench Base etc. @ £1100 (Budget £350). Expenditure approved

11 Planning Applications – Review Process

- 11.1 Because of the late hour a full discussion on procedures will be considered at the next Meeting
- 11.2 It was agreed that training in Planning Matters is required and adequate Course – possible shared with sister Parish councils should be pursued.

12 Recreation Facility - Updates

Covered in 10.1 above.

13 Communications

- (a) Nothing to add.

14 Date of next Meeting

Tuesday 3rd JULY 2018 at 7-15pm in The Rhymes Pavilion

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