

**Minutes of the Meeting of the Neighbourhood Plan Committee held  
in The Rhymes Pavilion on Tuesday 17<sup>th</sup> February 2015 at 7-15pm**

**Present: -** Cllrs P Fear (Chair), P Blanking, J Beresford-Smith, P Burcombe, S Cast, M Corbett, K Hawkins,  
G Riley, V Trenchard & M Townley (Clerk)

**In attendance: -** None

**N-149 Public Participation**  
None

**N-150 Apologies**  
Advised : S Fremantle, V Pecchia  
Not advised : V Drew

**N-151 Declarations of Interest**  
None declared.

**N-152 Minutes of Meeting held 13<sup>th</sup> January 2015**  
Proposed P Blanking } RESOLVED - That the Minutes be formally approved as presented.  
Seconded P Burcombe } (Unanimously)

**N-153 Matters Arising**  
(a) The A36 closure and possible linking to A46 being pursued by the HFL Committee.

**N-154 Toilet Block & Post Office Outlook**  
(a) A small Team analysed the B&NES Lease proposals and a solicitor – Dan Shaw (Stone King) – is revising to ensure due diligence and BPC’s interests are covered. Lease (Heads of Terms) revision due at end of February.  
(b) Proposed contract / lease to have a 5 year “Determination” period - to enable any planning applications for the site to be reviewed and agreed in advance of any commitment.  
(c) 3 x Building / Site surveys have been commissioned – to determine repairs necessary prior to signing a lease.  
(d) A Meeting with B&NES Senior Officer (David Dixon) and external Consultant (Mark Goodman of Connecting Capacity) with experience in Community Asset Transfers, is set for Wednesday 18<sup>th</sup> February in the Car Park. *(Meeting was useful and notes issued to all Councillors on 19<sup>th</sup> February).*  
(e) “Locality” has confirmed that £32 millions of grant monies should be available from March/April 2015.  
(f) Through investigations into the site, it has been established that a large section of the river frontage is officially designated as a “Waterside Recreational Development Area”. This should assist BPC in any plans to develop river based activities.

**N-155 Placemaking Plan**  
(a) Consultation Event 23<sup>rd</sup> January – in Church Hall School Lane  
A representative from B&NES supported the event which showed proposals for housing at the garages area, Coalpit Road. Some 30/40 attended.  
The main focus for comment was an uncertainty as to the ownership of the hardcourt area (BPC or CURO) and a concern that housing in close proximity to the recreational facilities might not be compatible.  
(b) Hard Court Ownership  
The BPC Deeds for the recreational areas along Coalpit Rd. were finally located (after 2 x Solicitors offices had closed) and copies issued to all Councillors.  
It was clear from the deeds that BPC own the hardcourt area and it was unanimously agreed to ensure BPC’s ownership is registered with the Land Registry Office. **MT / KE**  
(c) Designation of Green Spaces (closing date 27<sup>th</sup> Feb 2015)  
A map of Batheaston was projected and this Meeting confirmed that Applications should be issued for:\_  
i Allotments at Elmhurst – all to be designated as ‘Allotments’;  
ii All BPC Lands (currently leased to BLA) – including all the Play Area (half-owned by CURO);  
iii Land between Car Sales and Avondale;  
iv All the land surrounding the Car Wash / Car Sales site;  
v The Batheaston Gardens.

**N-156 Housing Needs Survey**  
(a) Details of the Bathford survey to be requested. **VP**

**N-157 Neighbourhood Plan**  
(a) Village Centre  
(b) vi The presentation made to the BPC on 27<sup>th</sup> January is now posted to the website;

- vi The presentation material was also shared, at a meeting dated 3<sup>rd</sup> Feb 2015, with members of the Think Tank review group and the Chairman and Secretary of the newly formed Batheaston Forward group. The presentation was well received.
- viii An “open” Meeting to display the Village Centre Ideas is set for 14<sup>th</sup> March in the Car Park, by the toilets- from 10.00am to 3.30pm;
- ix Advertising – Banners, BREDAC, Posters and Flyers to be used. **PF/MC/SC/MT**  
Facilities - Marquee, Tea-making, Information boards, handouts and questionnaires
- x Support / Rota for the event to include J B-S, PBI, PBU, SC, PF, GR, MC – non NPC members to be asked to support. **PF**
- xi A proposed Leaflet was circulated at this meeting and a final draft will be developed. 600 copies proposed for printing, leaflet to be issued to local shops etc. **MT/PF/MC**  
Redesign then printing, in colour, to be arranged.
- xii A draft questionnaire for the event was considered. **NPC**  
Modifications required and input from all Members requested.
- (c) Neighbourhood Plan Communications  
Website and Mailchimp carrying latest news and information on the Village Centre ideas.
- (d) Project Resources  
Projector and flipchart have been purchased.  
It was agreed that a white board to be purchased and installed on the end wall of the Rhymes Pavilion **MT**
- (e) Project Funding  
Details as N-154(e)

**N-158 Assets of Community Value**

- (a) This Meeting agreed to start the process, only major meeting places to be recorded at this time, eg Churches, Halls etc.
- (b) Photographs will be taken by S Cast and a document created based on an example from the Stowey Sutton Neighbourhood Plan project. [Link to Stowey Sutton document](#) **SC**
- (c) Location maps and brief descriptions to be added to these photographs.

**N-159 Any Other Business**

- (a) The real time information units at the major bus stops in Batheaston is being rolled out – some units currently not in use are waiting approval of the wiring etc.

**N-160 Press Release**

- (a) Nothing at this time.

**N-161 Date of next Meeting:**

**Tuesday 31<sup>st</sup> March 2015 at 7.15pm in The Rhymes Pavilion (to be confirmed)**

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