

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 1st November 2011 at 7- 15 pm

Present:- Cllrs. D Robins (Chair), L Brass, K Hawkins, D Lavington, V Pecchia, G Riley, V Trenchard
& M Townley (Clerk)

Apologies Cllr P Blanking,

In attendance Mr A Smith

P-511 Public Participation – Mr Smith

New drawings issued 26th October for the proposed development of a separate garage at 10 Warleigh Drive. The 9m of flat roof remain and still an “eyesore” to neighbours.

Mr Smith advised to ask the applicant to revert to the original Application of an attached garage but “with an improved roof-line” a pitched roof.

P-512 Declarations of Interest

Cllr Hawkins declared an indirect interest in any discussions on 10 Warleigh Drive.

P-513 Minutes of the Meeting held 4th October 2011

Proposed D Lavington } RESOLVED – that the Minutes be accepted as presented.
Seconded L Brass }

P-514 Matters arising from the above Minutes

Nothing raised.

P-515 Parish Views on Received Applications

11/04358/FUL Ashford Homes Bannerdown Road Batheaston	Erection of 3-dwellings	Support 1. Satisfies policies D4 and HG4; 2. Highways comments “essential” as the new access opens onto a busy, ‘blind’ bend. 3. Propose a 106 Agreement be sought to improve the pavement at the bottom of Bannerdown road, recognising that these family homes will attract children walking to School.
11/04591/TCA Mr & Mrs Blaxter 276 High Street Batheaston BA1 7RA	Remove holly and cherry Trees	Support
11/04598/TCA Mr K Buxton 2 School Lane Batheaston BA1 7ER	Remove 1 x Poplar and 2 x sycamore Trees	Support
11/04526/FUL Mr P Dickenson 3 Eagle Road Batheaston BA1 7HL	Erection of a replacement building (to same design as approved under 11/02374/FUL)	Support 1. Satisfies policies D4and HG4 2. The adjoining semi building will need a “protection” condition – in case of future cracking/disturbance to foundations.
11/04031/CLPU Mr T Johnson 10 Warleigh Drive Batheaston	Erection of detached garage.	REJECT 1. Our ‘complaint’ to Mr Trigwell has had a response, circulated at this meeting. 2. B&NES comments on Design & Development entirely contrary to the B&NES own Core Strategy policies and this will be highlighted.
11/03148/FUL Colerne Developers, Colerne Hangars, Wiltshire		Develop to increase capacity for processing/manufacturing
Reject A letter-of-protest to Wilts Council required as – again – transport needs for commercial development have not been identified/ignored. This Council was not consulted, in spite of having been cited as a consultee in appendix B of the SCI of the former North Wiltshire District Council’s SCI. Unfortunately the Unitary Council’s SCI has no equivalent of NWDC’s Appendix B and therefore no individual Councils in areas contiguous with Wiltshire are cited. A 106 Agreement should be applied to improve the access roads either through the Shoe or via Ditteridge.		

P-516 B&NES Planning Decisions

11/02603/CLEU Coombe Fencing Upper Northend Farm Batheaston	Use of land and existing hard standing for storage and manufacturing of fencing	Withdrawn 4 October 2011
11/03447/FUL Mrs J Elliott 7 High Bannerdown Batheaston BA1 7JY	Erect detached 3-bed house in garden	Permit 7 October 2011 (<i>Contrary to PEC’s recommendation</i>)

11/03550/LBA Mr G Riley 8 Northend Batheaston BA1 7EN	Int. & ext. alterations for new Boiler with flue through roof.	Withdrawn 13 October 2011
11/03675/FUL Mr Shapeero 147 Catherine Way Batheaston BA1 7PB	Erect 2-storey side extension, following demolition of existing 1-storey extension	Permit 14 October 2011 (As per PEC's recommendation)
11/00611/LBA Stonewood Design Fiveway House Fosse Lane Batheaston	Int. & ext. alterations for refurbishment, new utility room, erect double garage etc.	Permit 17 October 2011 (As per PEC's recommendation)
11/03898/FUL Mr & Mrs Balchin 24 High Bannerdown Batheaston BA1 7JZ	Erect 2-storey side extension following demolition of existing extension	Permit 27 October 2011 (As per PEC's recommendation)

P-517 Batheaston Gardens

- (a) VP reported on meetings about the proposed River Crossing. Despite this Council's advice nearly 2 years ago the B&NES designers only "dusted-off" a rejected design – in steel as a 120 years life span is now required.
VP has prepared 2 alternative "steel" designs and the B&NES Chief Designer has accepted this development. A Planning Application will be prepared by B&NES by year-end and consent is expected in 5 months. Build quotations will run concurrently so that construction could start in August.

P-518 Update on LDF

- (a) 2nd tranche of Planning Protocols attended and the new Localism Bill requires "Neighbourhood Groups"(NG).
It is recognised that PCs will be the "lead" NG but urban groupings will be difficult to establish.
This B&NES Development Plan Planning Team are very open and reasonable

P-519 Expenditures for 2012-13

- 1 More Hanging Baskets and Flower Towers;
- 2 Localism Bill to generate a Neighbourhood Plan;
- 3 Associated costs for the River Crossing

P-520 Any Other Business

- (a) Copies of the legal and technical guidance for "Permitted Development for Householders" and a users guide to "Lawful Development Certificates" issued with these Minutes to PEC members.

P-521 Press Release

Nothing at this time

P-522 Date of Next Meeting

Tuesday 29th November 2011 in The Rhymes Pavilion – at 7-15 pm

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