

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 27th November 2012 at 7- 15 pm

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

Apologies Full attendance

In attendance Cllrs J Beresford-Smith, S Cast, P Fear, S Fremantle, D Gledhill, N Treacy
Ms C Bond, T Davies, A Giles, B Kallender, Mrs A Robins,

P-582 Public Participation – Ms Bond & D Gledhill

Ms Bond chairs the Trust set up to replace the existing unsuitable Church Hall, much loved, has given 60+ good years but too dilapidated.

It was hoped that all attendees had seen the design drawings and Design & Access Statements.

The Vision Plan established that the majority of residents favoured this replacement, which will be larger, acoustically better, more energy efficient and a large social investment.

It is planned that there will 26 major events held each year in this new facility.

Mr Gledhill read out a statement from Cllr Eardley urging approval of this Application.

P-583 Declarations of Interest

P Burcombe – Member of the BNVH Trust; D Gledhill – married to the BNVH Trust Chairman; S Cast – his Application to extend his home; V Pecchia – Resubmission of previously approved separate dwelling at his property; P Fear – Neighbour of application for Tree works; D Lavington – Chair of “Encore”, a major Hall user.

P-584 Minutes of the Meeting held 6th November 2012

Proposed	V Trenchard	}	RESOLVED –	That the Minutes be accepted as presented.
Seconded	G Riley			

P-585 Matters arising from the above Minutes

(a) Gardens Wall still has saplings growing out of brickwork. Reported for action in August.

(b) BT manhole on Penthouse steps has been satisfactorily corrected.

P-586 Parish Views on Received Applications

12/04653/FUL + 12/04654/CA Batheaston New Village Hall (BNVH) School Lane Batheaston	Erection of new 1-storey building, including multi-use main hall, activity rooms, kitchen, toilets and stores, and associated works for accessible access, following demolition of existing Church Hall
Unable to make a Recommendation	
1 The Parish Council is generally supportive of this Replacement Building but the additional parking spaces – advised in earlier consultations – are not included in this Applications’ paperwork. Therefore the Parish Council reserves making a Recommendation until adequate provision has been made for parking.	
2 The proposed replacement building is very well designed with good acoustic and energy-saving features.	
3 The proposed building is some 60% larger in footprint and will accommodate 155 persons.	
4 The parking policy requires one off-street parking space for every 10 persons.	
5 In earlier consultations it was proposed that additional parking would be provided inside the walling fronting onto School Lane. No such proposal in this Application	
6 When the School Hall was replaced last year B&NES offered a plot alongside the Methodist Hall for additional parking. No such proposal in this Application.	
7 The Application’s “Green Travel Plan” does not offer the required additional parking spaces.	
8. The Hall will enjoy good acoustics – but events are to run until midnight. Noises when leaving, car doors etc not addressed?	
9. Operating Policy. The aims of the Company, as approved by the Charity Commission, as ‘without distinction of age’. Para 2.3.1 contravenes this aim because it is “prohibiting “ under 25s”	
10 The Green Travel Plan confers no powers of compliance or enforcement. Major functions will attract car-borne attendees. The site is difficult to reach on foot from the further parts of the Parish	
The Hall Application was considered by 14 of the BPC’s 18 Councillors and lasted over 60+ minutes.	
Proposed D Robins } RESOLVED – Unable to make a Recommendation	
Seconded V Pecchia } (<i>majority</i>) The Parish Council reserves making a Recommendation until adequate provision has been made for parking..	
12/04877/TCA Mr & Mrs Fenton 2 The Batch Batheaston BA17DR	Various tree works – in Conservation Area Support
12/04825/TCA Mr P Davenport 220-222 High Street Batheaston BA1 7QZ	Pruning 1 x Beech Tree – in Conservation Area Support
12/04783/FUL Mr & Mrs j Barrett 57 High Bannerdown Batheaston BA1 7JY	Erection of orangery extension and replacement garage. Support Satisfies policy D4(a) & (d)
12/04933/FUL Mr D Smith 6 Elmhurst Batheaston BA1 7NR	Erection of detached garage Support Satisfies policy D4(a) & (d)

12/04785/FUL 12/04879/LBA 292 High Street Batheaston BA1 7RA	Erection of 2-storey side extension and replacement/relocation of 1-storey garage	Support Satisfies policy D4(a) & (d) and BH4
12/04778/FUL 12/04779/LBA Mr V Pecchia 104 Northend Batheaston BA1 7HA	Erection of detached dwelling in existing garden and alteration to garden wall to form vehicular access. <i>Permission granted in 2007 but lapsed.</i>	Support Satisfies policy D4(a) & (d) and BH2
12/05175/TPO Mr J Dickens 9 Bannerdown Close Batheaston	Reduce height by no more than 5 m of horse chestnut tree	Support

P-587 B&NES Planning Decisions

12/03413/LBA Streetcraze 246 High Street Batheaston BA1 7RA	Internal and external works for change-of-use from office use (A2) to 2 x residential flats (C3)(Part regularisation)	Consent 7 November 2012 <i>(As per PEC's Recommendation)</i>
12/00909/FUL Mr J Harrison 270 High Street Batheaston BA1 7RA	Extend and alter existing building as a separate annex.	Appeal dismissed 8 November 2012 <i>(As PEC's recommendation)</i>
12/04232/FUL Mr & Mrs Plowright 14 Barnfield Way Batheaston BA1 7PW	Erection of front porch and provision of new roof to living room and garage.	Withdrawn 12 November 2012
12/04122/FUL Mr P Newson Bannerdown Cottage Steway Lane Batheaston	Erection of 1-storey extension with terrace above to west and garage extension to east.	Refuse 13 November 2012 <i>(As per PEC's Recommendation)</i>
12/04311/FUL Mrs S Gray 39 Northend Batheaston BA1 7EG	Erect 1-storey and part 2-storey rear extension following demolition of existing lean-to, and deconstruct garage	Permit 22 November 2012 <i>(As per PEC's Recommendation)</i>
12/04284/CLEU Mr & Mrs S Emery Garden with Boathouse Lower Swainswick	Use of former Boathouse as a single dwelling (Certificate of Lawfulness for an Existing Use)	Refuse 23 November 2012

P-588 Batheaston Gardens

- (a) The listed wall has ivy and saplings growing in the stonework, plus frost damage. B&NES asked to correct and Property Services are investigating.
- (b) The car park boom repair is pending local quotations.

P-589 Update on LDF

- (a) A Planning Meeting on Monday 16th November was attended by VP confirmed that B&NES are re-visiting the Housing Statement in the Core Strategy, and the re-workings should be available for consultation next March. The Inspector should be able to recommence his Inquiry next July. A rejection will require a complete re-think under new Government policy guidelines.
- (b) B&NES wishes to run the place-making programme in parallel with the core strategy re-working, starting in January 2013. Freshford has "pioneered" a Programme at some £30-35, 000.
- (c) It is recommended that £10,000 be allocated in the precept for this project.
- (d) The VPA is very concerned that the A36 link road is still in the B&NES core strategy.

P-590 Precept considerations

- (a) Place-making @ £10,000; Flowers in High Street @ £1,000

P-591 Any Other Business

- (a) The Wiltshire CEO wishes to meet with the BPC soon. To be arranged.
- (b) Mr Hawkins (92) slipped crossing the Fiveways junction. A safe crossing must be pursued.

VP
HFL

P-592 Press Release

Nothing at this time

P-593 Date of Next Meeting

Tuesday 8th January 2013 in The Rhymes Pavilion – at 7-15 pm

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