

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 28th May 2013 at 7- 15 pm

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

Apologies Cllrs V Pecchia, D Robins,

In attendance Cllr G Batt

P-647 Declarations of Interest

Cllrs Brass and Hawkins are friends of the "Wayfield" applicant. P Burcombe is trustee of the Village Hall

P-648 Election of Chairman

Proposed	V Trenchard	}	Resolved -	That Cllr L Brass be elected to serve for the year 2013-2014
Seconded	K Hawkins	}		

P-649 Election of Vice-Chairman

Proposed	D Lavington	}	Resolved -	That Cllr G Riley be elected to serve for the year 2013-2014
Seconded	P Blanking	}		

P-650 Minutes of the Meeting held 7th May 2013

Proposed	V Trenchard	}	Resolved -	That the Minutes be accepted as presented.
Seconded	K Hawkins	}		

P-651 Matters arising from the above Minutes

- (a) Cllr Roberts (new B&NES Cabinet member for Transport) has been invited to meet with the Wiltshire CEO, Colerne district Councillor and Batheaston concerning HGV traffic on Bannerdown Road.
- (b) Missing tarmac on Bannerdown road repair requested.
- (c) Bus stop - for Colerne buses - suggested at the bottom of Bannerdown Road.

P-652 Parish Views on Received Applications

13/01811/FUL Mr Tim Fenna 239 London Road East, Batheaston	Erection of dwelling following demolition of existing garage/workshop	Reject 1 Drawings are inadequate: (a) Adjoining land, said to be controlled by applicant is not indicated blue; (b) No sections of the proposed buildings, nor site levels, are offered to allow evaluation of impact on neighbouring properties; (c) Scale of elevation drawings are inaccurate or not indicated; (d) Land suggested for use by vehicles to turn is not included in the Application; (e) Inadequate drawn information offered to show relation of proposal to context to evaluate impact on character; (f) The application does not identify the loss of employment floor space, nor indicate the intended change-of-use. 2 Does not satisfy policy D2(a)(b)(c) and particularly (f) causing significant harm to the amenities of existing properties (loss of light and overshadowing) and lack of adequate amenity to potential occupiers of the proposed family home. 3 Does not satisfy policy D4 (a) as it does not respond to the local context of appearance, materials, siting, spacing and layout, nor reinforce nor complement attractive qualities of local distinctiveness, nor improve areas of design and layout. 4 Does not satisfy policy ET (3)(i)(ii)(iii) as this will involve the loss of employment floor space in current use and suitable for small business occupation as workshops.
13/01950/FUL 13/01951/LBA Mrs L Cast 292 High Street Batheaston BA1 7RA	Erection of a side extension and replacement/relocation of single storey garage (revised submission)	Support 1. All proposed constructions will not be in open view. 2. Satisfies policies D2 (a)(b)(f) and D4 (a)(d)
13/01981/TCA Mr K Buxton 2 School Lane Batheaston	Dismantle 2 x stem sycamore, 3 x stem sycamore and 12 x stem sycamore trees	Support Trees are shown on land by the stream opposite the dwellings and owner must agree.
12/04653/FUL 12/04654/CA Village Hall School Lane Batheaston	Erection of single storey village hall building following demolition of existing church Hall. (Addendum offers results of trial trench at rear)	Reject 1. Side elevation drawings do not indicate the trench, and show banking against the building – allowing ingress of water. 2. Insufficient/inadequate data supplied and we query whether there be a full Application to deal with tree roots? 3. This addendum does not address any of the Rejections points issued by the Parish Council on 12 th December and 9 th April 2013
13/02038/FUL Mr I Stanton "Wayfield North" Solsbury Lane	Erection of detached garage block	Support 1. In Green Belt but this development will not affect its openness. 2. Satisfies policies GB1 (iii) and GB2.

Batheaston		3. Satisfies policy NPPF para 79. 4. The development (contained within existing building boundaries) will be an improvement
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P-639 B&NES Planning Decisions

None received.		

P-640 Batheaston Gardens

- (a) Mr Simon Memory (B&NES Parks) viewed the Mulberry Tree on 8th May 'no action' recommended.
- (b) Weather damage to the walling reported.
- (c) Details of "watering" hanging basket containers to be advised for ordering – as agreed at BPC meeting. **KH**

P-641 Update on LDF

- (a) B&NES completed all Responses to the Inquiry Inspector.

P-642 Nomination for the 'Neighbourhood Plan' Team

Cllr P Blanking volunteered to be nominated.

P-643 Any Other Business

- (a) **Nothing offered.**

P-644 Press Release

Nothing at this time

P-645 Date of next Meeting

Tuesday 2nd July in The Rhymes Pavilion – at 7-15 pm

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