

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 2nd November 2010 at 7- 15 pm

Present:- Cllrs. D Robins(Chair), P Blanking, L Brass, D Lavington, V Trenchard & M Townley (Clerk)
Apologies Cllrs. A Creed, V Pecchia
In attendance Cllrs S Fremantle, M Tabb and B Stevens, L Martins, L Clutterbuck, J Denning, G Riley, G Wood, B Kallender, P Giles, K Smith, S Gray, M Bray, T Davies, J Gledhill, R Mimmack, G Richardson, M Austen, P Russell, M Bowen, k Eardley, K Butterworth.

P-392 Public Participation – for Ms S Gray re: Northend Inn

The accountant for Ms Gray affirmed that the accounts for the last 5 years has shown a loss each year. The site has no parking, the rear gardens are overlooked on 3 sides and neighbours' windows are very close. Many different features have been tried to win custom, but to no avail.

Christies –the selected experts in marketing pubs – set the asking price and there have been NO offers. There are 18 community venues nearby in the village, some of which are licensed. This Inn is a bad investment.

P-393 Public Participation – Mr T Davies re: Northend Inn

Mr Davies was spokesman for all other attendees. He refuted the 18 other venues. None were a "local" inn.

In 2008 a similar application for change-of-use to residential was, rightly, refused by the authorities. The Inn was closed from May 2008 and re-opened in October 2009.

The applicant does not have a successful rapport with customers, has little reaction to residents' requests, the kitchen has been 'ripped-out' and marketing appears to have been an attempt to show the Inn poorly.

Food could be re-introduced, a B & B trade might be tried, this Inn needs effective marketing – and not to be over-priced. This Application contravenes policy CF7

P-394 Minutes of the Meeting held 5th October 2010

Proposed P Blanking } RESOLVED - That the Minutes be accepted as presented.
 Secoded V Trenchard } (Unanimously)

P-395 Matters Arising

(a) Waste Bins. Plastic bins can be purchased and would be the BPC's property – but emptied by B&NES. Legality of "supporting" B&NES being queried. **MT**

(b) A B&NES Report on proposed NHS changes requests comments by 1st December. Copy issued with these minutes and comments to the Clerk invites. **ALL**

P-396 Parish Views on Received Applications

10/03954/FUL Mr M Rushforth Roseland Cottage Fosse Lane Batheaston BA1 7JS	Erection of 2-storey front extension and new driveway.	Support Satisfies policy D4
10/03031/LBA Mr M Evans Prospect Cottage 51 Northend Batheaston BA1 7EG	Internal and external alterations to include removal of internal wall, reduce height of rear wall, install glass in front door and roof lights in kitchen	Support Satisfies policy BH4
10/04209/VAR B&NES Primary School Batheaston BA1 7EP	Variation of conditions 2 3 4 5 6 8 9 12 13 14 15 16 17 20 22 23 & 24 for 9/04919/REG03	Support Satisfies policies D2, D4, CF2
10/04205/VAR B&NES Primary School Batheaston BA1 7EP	Variation of conditions 6 7 10 12 14 15 16 17 18 19 & 20 for 10/01181/REG03	Support Satisfies policies D2, D4, CF
10/040139/FUL Ms S Gray The Northend Inn 41 Northend Batheaston BA1 7EG	Change of use from public house (Class A4) to dwelling (class C3)	Reservations – minded to Refuse 1. Satisfies policies HG4 and BH2 but:- 2. Evidence under policy CF7 is not compelling. 3. Doubt about the marketing valuation. An independent Assessor should be employed 4. Parking on-site is inadequate. A 5 -bedroom home should have 3 or 4 on-site spaces– only 1 available. Contrary to Policy T26 and Scheduled Class C3 5. This Inn is in a significant site in the Village and functions as the only public facility of its kind in Northend. Contravening Policy CF1(i)

10/04334/FUL Mr J Marsh 274 High Street Batheaston BA1 7RA	Erection of 1 st floor extension over existing garage block.	Reservations 1. A similar Application in 2007 was approved but not actioned. 2. Proposed gutters and eaves project over neighbour's property – contravention of Building Regulations? 3. Rights of Access queried – ownership not with the Applicant, only a Right-of-Way access.
10/03865/LBA Mr J Lowe Fern Cottage 9 Northend Batheaston	Internal and external alterations for provision of a French door to link garden to rear of house	Support Satisfies policy BH2

P-397 B&NES Planning Decisions

10/03546/FUL Mr J Moon 246 High Street Batheaston BA1 7RA	Provision of first floor bed-sit over existing domestic garage	Permit 20 th October 2010
--	--	--

P-398 Batheaston Gardens

(a) Nothing to report

P-399 Park & Ride Update

- (a) BTP investment now included in £600million "pot" with 22+ other Requests. Decision on all bids due end of 2011
- (b) The P&R Group is now preparing a "Low Costs" options package to advise all residents, the Bath Residents Associations and the Bath Chamber of Commerce.
- (c) Next Group meeting set for Monday 22nd November at 4.30am

P-400 New School Hall Progress

- (a) A meeting to review the safety features of the new School Hall parking facilities to be arranged. **MT**
- (b) A pre-application meeting being arranged to discuss the requested brook bridge retention/replacement.
- (c) The re-build programme is on target for opening next September 2011

P-401 Comments on B&NES Core Strategy Proposals

(a) B&NES Cabinet meets on 3rd December to review.

P-402 Recommendations for Precept 2011-12

All Committee members to review potential needs for next year's Precept. Advice needed at next Meeting set for 7th December. **ALL**

P-403 Any Other Business

- (a) Advice requested on Councillors availability for a meeting in the youth club. This meeting proposed Monday 15th November at 2.00pm and this arrangement to be confirmed. **MT**
- (b) An extract was issued on the Council's Legal Position for Village Halls - culled from the "Clarks & Council's Direct magazine. Additional copies will be passed to all other Councillors.
- (c) An update from the VPA on the "Kennett & Avon Canal" issued to this Committee.

P-404 Press Release

Nothing at this time

P-405 Date of Next Meeting

Tuesday 7th December 2010 in The Rhymes Pavilion – at 7-15 pm

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