

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 2nd October 2012 at 7- 15 pm

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

Apologies Cllrs K Hawkins, V Trenchard

In attendance Cllr G Batt, Mr & Mrs J Blaxter

P-557 Public Participation – Mr Blaxter

Their Application for 276 High Street was a renewal of a lapsed application granted in October 2008. There is only a slight difference in the internal layout of the proposed garage to provide a storage room and gym.

P-558 Declarations of Interest

Nothing raised

P-559 Election of Chairman

Cllr Robins is moving into Bath next Wednesday 10th October. A new Chairman is required and DR proposes to attend the next few Meetings to assist the new chairman in the role.

New Parish council representation will be required for the Bath Preservation Trust and VPA

Proposed	D Lavington	}	RESOLVED –	That Cllr Lawrence Brass be elected – to serve under DR's
Seconded	D Robins	}		guidance.

P-560 Minutes of the Meeting held 11th September 2012

Proposed	L Brass	}	RESOLVED –	That the Minutes be accepted as presented.
Seconded	P Blanking	}		

P-561 Matters arising from the above Minutes

- (a) The broken rail on Penthouse Steps has been repaired.
- (b) "No Cycling" signs have been requested for replacement on The Batch.
- (c) Somer visited to review possible house construction sites in the Coalpit Road garage area. Report awaited.

P-562 Parish Views on Received Applications

12/03739/LBA Mr M Evans 51 Northend Batheaston	External alterations to railings, walling and patio areas.	Support Satisfies policies HG4, D4 (a) and (d), BH2 and BH8
12/03695/FUL Mr J Blaxter 276 High Street Batheaston BA1 7RA	Erection of 2-storey building to provide garage, gym, storage and WC at rear of building.	Support The previous October 2008 application was supported by this Parish Council, and this Application has no material change. Satisfies policies D4(a) and (d), and BH6
12/02358/TCA Ms H Harding 280A High Street Batheaston BA1 7RA	Fell Leylandii due to effect on adjacent boundary wall and low amenity value	Support
12/04122/FUL	Mr P Newson Bannerdown Cottage, Batheaston	Erection of 1-storey extension, with terrace above, and garage extension
Reject		
1 Property was recently expanded and "volume" increase is disproportionate and not acceptable		
2 The additional garage and ground floor extension comprises inappropriate development in the Green Belt		
3 Contrary to policies GB1 and HG15		

P-563 B&NES Planning Decisions

12/02243/FUL Mr M Burgess 5 Avondale Place Batheaston	Erect 1 x 2 bedroom cottage and 1 x 1 bedroom cottage following demolition of existing buildings on builders yard site.	Permit 13 th September 2012 (As per PEC's recommendation)
12/02776/CA Mr M burgess 5 Avondale Place Batheaston	Demolition of existing buildings on builders yard site at Avondale Place.	Permit 21 st September 2012 (As per PEC's recommendation)
12/02415/REG03 B&NES Council London Rd Car Park Batheaston	Construction of pedestrian/cycle Footbridge and path (Batheaston car Park to Mill Lane Bathampton) with associated landscaping and engineering works.	Permit 21 st September 2012 (As per PEC's recommendation)
12/03458/FUL Mr N Davis 7 Lower Northend Batheaston BA1 7EZ	Erection of front porch	Permit 27 th September 2012 (As per PEC's recommendation)

12/03446/FUL Mrs J Beresford-Smith 30 High Bannerdown Batheaston BA1 7JZ	Erection of 1 st floor side extension.	Permit 28 th September 2012 (As per PEC's recommendation)
12/03412/FUL Streetcraze 246 High Street Batheaston BA1 7RA	Change of use from office (A2) to 2 x residential flats	Permit 2 nd October 2012 (As per PEC's recommendation)

P-564 **Batheaston Gardens**

- (a) Apple tree has fallen. B&NES arboriculturist will treat soon.
- (b) The listed wall has ivy and saplings growing in the stonework, plus frost damage. B&NES asked to correct and Property Services are investigating.
- (c) The car park boom was damaged in May (allegedly by a reversing lorry) and B&NES cannot afford to repair. The Parish Council has been asked to fund this repair. B&NES to be asked to interrogate the CCTV to ascertain damage cause. Repair costs by local Companies to be ascertained.

MT
VP

P-565 **Update on LDF**

- (a) B&NES Council considered the proposed Travellers/Gypsy sites on 12th September. Report awaited
- (b) A meeting re: P & R East of Bath is proposed for Monday 8th October. VP will att for the future inquiry end.
VP
- (c) The Core Strategy now awaits further investigations by B&NES and the re-opening of the Inspector's Inquiry might now be next July 2013
- (d) Wiltshire Council's draft Core Strategy is about to be submitted to the Sec of State for future public inquiry. The Wiltshire council HGV plans contain NO reference to interaction of HGV traffic outside Their area. Copy of Wilts HGV plan issued to HFL Committee.
- (e) Parish/Neighbourhood Plans (as per Localism Act) are being spear-headed by Freshford PC. Batheaston cannot expand its Housing stock easily because of the Green Belt/AONB boundaries.
- (f) Community Levy – still being progressed but Wilts Council has proposed £70/new house throughout the county.

P-566 **Any Other Business**

- (a) The BT manhole on the Penthouse steps is to be investigated by the end of this week by Open Reach ref:1494562 (tel 08000 232 023)
- (b) A resident has reported a weeping willow fallen onto the Playing Field trees – on the stream side.
- (c) The Local Look magazine has requested any copy. The approved planning application for the River Crossing and, perhaps, the Progress on the Pavement will be prepared.

VP

P-567 **Press Release**

Nothing at this time

P-568 **Date of Next Meeting**

Tuesday 6th November 2012 in The Rhymes Pavilion – at 7-15 pm

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