

## Batheaston Parish Council

### Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 30<sup>th</sup> August 2011 at 7- 15 pm

**Present:-** Cllrs. V Pecchia (Chair), P Blanking, L Brass, K Hawkins, D Lavington, G Riley & M Townley (Clerk)  
**Apologies** Cllrs D Robins  
**In attendance** Cllr K Hawkins, Mr Smith, Mrs Andrews, Mr Hucker, Mr & Mrs Andrews, Mr Norton,  
 Ms Breathwaite & Mr Jeffries

*As Cllr Robins was absent with sickness Cllr V Pecchia was elected Chairman for this meeting.*

**P-490 Public Participation – Mr Smith against 8 Warleigh Drive**

Spoke for the above 6 residents of Warleigh Drive against the proposed development at No 8. The proposed dormer window is out-of-character and has ALREADY been installed. Much of the other application works are acceptable but there are no dormer windows in Warleigh Drive.

**P-491 Public Participation – Mr Jeffries against proposed TPO**

Mr Jeffries is the owner of the lime tree bordering Fosse Lane on land besides “Wilmslow”. This tree has already broken the wall and is endangering the neighbours in the terrace opposite in Fosse Lane. The tree needs preservation but pollarding to reduce the danger to neighbours.  
 Both the owners and neighbours want to deal with the tree.  
 This TPO would restrict any remedial works.

**P-492 Minutes of the Meeting held 2<sup>nd</sup> August 2011**

Proposed L Brass } RESOLVED – that the Minutes be accepted as presented.  
 Seconded G Riley }

**P-493 Matters arising from the above Minutes**

No action at this time.

**P-494 Parish Views on Received Applications**

11/03372/FUL Ms B Walker 8 Warleigh Drive Batheaston BA1 7PT	Provision of dormer and rear & side velux windows, new window to west wall, replace bathroom window, remove rear chimney	<b>Reject</b> 1. Does not satisfy policy D4(a) and (d) 2. Total effect is out-of-character, especially to adjoining neighbour. 3. The dormer window has already been installed. 4. See separate letter-of-complaint to the Officer.
Order No 2011 B&NES Land by “Wilmslow” Batheaston	Formal Tree Preservation Order (TPO) for T1 Tree on land between No 6 and “Wilmslow” B'down Road.	<b>Reject</b> 1. Owners wish to preserve this tree but respect the wishes of neighbours' 2. There is danger to neighbours (who were never consulted). 3. Owners intend to follow recommendations on pollarding/crowning to eliminate any dangers.
11/02603/CLEU Coombe Fencing Upper Northend Farm Batheaston	Use of land and existing hard standing for storage and manufacture of fencing (Certificate of Lawfulness for an Existing Use)	<b>Support</b> Hours-of-use need to respect possible noise disturbance to neighbours
Order No 8047 Mr G Bell “Little Court” Bannerdown Road Batheaston	Works to trees – some with TPOs – 13 x Yews, 2 x Ash and 2 x Sycamores (crown reduction)	<b>Support</b>
10/04250/VAR B&NES Primary School School Lane Batheaston	Variation of conditions 6,7, 10,12,14,15,16,17,18,19,20 for provision of new School Hall	<b>Support</b>
11/03447/FUL Mrs J Elliott 7 High Bannerdown Batheaston BA1 7JY	Erection of detached 3-bed house in garden of No 7	<b>Reject</b> 1. Does not satisfy policy D4 2. This proposed development is out-of-character in this neighbourhood.
11/03675/FUL Mr Shapeero 147 Catherine Way Batheaston BA1 7PB	Erection of 2-storey side extension following demolition of existing extension	<b>Support</b>

**P-495 B&NES Planning Decisions**

11/02277/FUL Mr T Johnson 10 Warleigh Drive Batheaston BA1 7PT	Erection of an attached garage	<b>REFUSE</b> 10 August 2011 (As per PEC recommendation)
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11/02161/FUL Mr & Mrs a Beresford-Smith 47 High B'down Batheaston BA1 7JZ	Erection of extension over existing conservatory	<b>Permit</b> 12 August 2011 <i>(As per PEC recommendation)</i>
11/02851/FUL Mr & Mrs S Rumble 24 Northend Batheaston BA1 7EN	Erect single-storey extension to form Utility/WC area at lower ground floor level	<b>Permit</b> 18 August 2011 <i>(As per PEC recommendation)</i>
11/02773/REN Mr Parfitt 81-85 Lond. Rd. West Lower Swainswick	Renew Application 08/01631/FUL for kerb alterations etc.	<b>Permit</b> 23 August 2011 <i>(As per PEC recommendation)</i>
11/02879/FUL Mr & Mrs A Pawley 34 Northend Batheaston BA1 7ES	Erect 1-storey extension following demolition of existing garage plus walling alterations.	<b>Permit</b> 23 August 2011 <i>(As per PEC recommendation)</i>
11/02374/FUL Mr P Dickenson 3 Eagle road Batheaston BA1 7HL	Erect 3-storey side extension and 2-storey rear extension after demolishing existing rear and side extensions	<b>Permit</b> 26 August 2011 <i>(As per PEC recommendation)</i>

**P-496 Batheaston Gardens**

- (a) The CCTV unit resiting into the centre of the Car Park still being investigated by B&NES.

**P-497 Update on LDF**

- (a) Core Strategy held pending B&NES responses to the Inspectors 11 pages of objections.  
(b) But further works continuing and VP and DR attended the recent "protocol" meeting with B&NES.  
(c) The new "Localism" bill goes for royal assent this December and proposes that PCs will lead "Neighbourhood Groups" (NG) in the rural areas and that a Group of 21 residents can form NGs in the urban areas.  
(d) These NGs will have the same weight – in planning terms – as the Core Strategy.

**P-498 Any Other Business**

- (a) B&NES has cut-back all overgrowth on the northern side of London road – but stopped at the Batheaston boundary. Why not continue into the High Street? **VP**  
(b) A presentation on expanding the Colerne stores has been made to the Colerne PC by consultants Nicholas Pearson. The same presentation to be requested for the next PEC meeting. **MT**  
(c) The Clerk presented an update on a charted progress on processing days for all Applications. Batheaston takes 15.2 days average to decide, B&NES an average of 31.8 days – AFTER advice from this PEC

**P-499 Press Release**

Nothing at this time

**P-500 Date of Next Meeting**

**Tuesday 4<sup>th</sup> October 2011 in The Rhymes Pavilion – at 7-15 pm**

**Chairman..... Date.....**