

## Batheaston Parish Council

### Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 4<sup>th</sup> July 2011 at 7- 15 pm

**Present:-** Cllrs. D Robins(Chair), A Creed, D Lavington & M Townley (Clerk)  
**Apologies** Cllrs P Blanking, L Brass, V Pecchia,  
**In attendance** Cllrs G Batt, K Hawkins, M Tabb and Messrs Godfrey, Spencer-Back & Smith

**P-467 Public Participation 1 – Godfrey & Spencer-Back**

This Team was exploring the possibilities of converting the Avon Valley Car Sales area into a Convenience Store and Coffee Shop, and was seeking the impressions of the Planning Committee. The proposed Store would be about 3500 sq.ft. with toilets and a Coffee Shop facing the River.  
 The Team was advised to prepare schemes for presentation at the VCC meeting on 26<sup>th</sup> July and to submit an Outline Planning application.

**P-468 Public Participation 2 – Mr Smith of 5 Warleigh Drive**

Was objecting to the proposed new garage at 10 Warleigh Drive – opposite his home. The new garage has inappropriate materials and a flat roof, wholly out-of-keeping with all neighbouring properties.  
 The existing garage on this site was converted recently for living accommodation, with no planning consent.

**P-469 Public Participation 3 – Cllr Hawkins**

Was representing relatives resident in Warleigh Drive who echo the sentiments of Mr Smith above.  
 This property is in a very prominent position and the new garage will detract from the area's appearance.

**P-470 Minutes of the Meeting held 31<sup>st</sup> May 2011**

Proposed	D Lavington	} RESOLVED	- That the Minutes be accepted as presented.
Seconded	D Robins		

**P-471 Matters Arising**

- (a) Repairs to the lettering on the War Memorial will be pursued.
- (b) Action on Hanging Baskets waiting advice on numbers/siting.

**MT**  
**VT**

**P-472 Parish Views on Received Applications**

11/02161/FUL Mr & Mrs A Walker 47 High Bannerdown Batheaston BA1 7JZ	Erection of extension over existing conservatory	<b>Support</b> Satisfies policies D2 (f) and D4
11/02374/FUL Mr P Dickenson 3 Eagle Road Batheaston	Erect 3-storey side extension and 2-storey rear extension	<b>Support</b> Satisfies policy D4
11/02277/FUL Mr T Johnson 10 Warleigh Drive Batheaston BA1 7PT	Erection of an attached garage	<b>Object in Principle</b> 1. Contrary to policy D4 2. Inconsistency of building materials; 3. Failure to have a pitched roof as host building; 4. Occupies a prominent position and appearance not sympathetic to character of neighbouring properties; 5. Existing garage converted to living accommodation recently – without planning consent; 5. If permission granted there must be conditions that it cannot be converted to living accommodation and permitted development rights are withdrawn
<i>Cllr Tabb declared his interest in this next item: -</i>		
11/11/00608/FUL M A Jeffryes Land at B'down Road Batheaston BA1 7ND	Erect 3 dwellings to include a Terrace of 2-storey dwellings and a single 2-storey dwelling at the rear.	<b>Support</b> - subject to reservations: - 1. Highways 'clearance' required. 2. Surface water discharge needs Wessex Water approval. 3. A Footpath of 1.8metres width acceptable.

**P-473 B&NES Planning Decisions**

11/01463/FUL Mr C Frayling Eagle House, Northend Batheaston	Erect new lodge following demolition of existing garage block	<b>Permit</b> 2 June 2011 (As per PEC recommendation)
11/01250/FUL Mr M Daw 9 Eagle Road Batheaston BA1 7HL	Erection of attached garage following demolition of existing garage	<b>Permit</b> 9 June 2011 (As per PEC recommendation)
11/01864/FUL MR & Mrs P Haines Newhouse Farm Northend Batheaston	Erection of rear extension to replace existing extension	<b>Permit</b> 13 June 2011 (As per PEC recommendation)

11/01373/FUL Mr P Van de Steen Tsaro House Fosse Lane Batheaston	Erection of private stabling and related storage buildings, form replacement access and associated parking	<b>Refuse</b> 14 June 2011
11/00928/FUL Mr G Fenton 18 Elmhurst Batheaston BA1 7NU	Erection of porch to replace existing porch	<b>Permit</b> 17 June 2011 <i>(As per PEC recommendation)</i>

**P-474 Batheaston Gardens**

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

**P-475 Park & Ride Update**

- (a) Details of the B&NES Summary Report to the DfT being pursued. This Summary proposed deletion of the BRT and a reduction in monies by over £19 millions.  
(b) Dropping the BRT might affect the status of the Planning Approval and its 'legality' is being investigated.  
(c) The new B&NES Cabinet proposes with its Wiltshire counterparts about P&R sites elsewhere.

**P-476 Update on LDF**

- (a) The responses by B&NES to the Inspector re: Flood Compensation and the World Heritage Site setting available with DR.  
(b) Definitions now available on "brown field" sites (Page 143 PC100 in core Strategy)

**P-477 Any Other Business**

- (a) Nothing raised.

**P-478 Press Release**

Nothing at this time

**P-479 Date of Next Meeting**

**Tuesday 2<sup>nd</sup> August 2011 in The Rhymes Pavilion – at 7-15 pm**

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