

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on Tuesday 6th January 2015 at 7-15 pm

Present:- Cllrs L Brass (Chair), P Blanking, P Burcombe, K Hawkins, V Trenchard & M Townley (Clerk)
Apologies:- Cllrs P Fear, V Pecchia, G Riley, D Robins,
In Attendance: None

P-836 Public Participation

None

P-837 Declarations of Interest

None declared.

P-838 Minutes of the Meetings held 25th November 2014

Proposed P Blanking } RESOLVED - That the minutes were a true record.
 Seconded P Burcombe }

P-839 Matters arising from the above Minutes

(a) Colerne Development: -

- i Copy of letter received from Rees-Mogg MP issued to all Councillors.
- ii Colerne PC has rejected the proposed development
- iii A rare bat species has been found in one of the hangars that was to be demolished.

P-840 Parish Views on Received Applications

14/05251/LBA Mr D Martyn Old House Cottage Northend Batheaston	External alterations to include erection of new outhouse, following demolition of existing shed and provision of new vehicular access to/from highway.	Reservations 1. Design Statement refers to alterations to existing vehicular access – whereas the drawings states a new access is to be provided. Where? And no splays shown. 2. Not in keeping with existing “Georgian” architecture. 3. Extension already granted in 2008, and this proposal possibly exceeds the 30% volume increase, as restricted in the Green Belt.
14/05300/FUL Mr D Murphy “Woodville” B’down Rd Batheaston	Loft conversion including dormer window to rear of house	Support Satisfies policies D2 and D4
14/04796/FUL Ms E Aspinall Garage adj. Pippins Bannerdown road Batheaston	Erect new double garage with driveway following demolition of existing garage, raise base to allow level access onto Bannerdown Road and additional off-street parking. (Resubmission of 13/04817/FUL)	Reject 1. Windows overlooking neighbours are not acceptable. 2. Raising the base height not necessary for a garage and existing approval is satisfactory. 3. The additional height becomes an overbearing presence to neighbours.
14/05399/FUL Mr L Gibson Cherrywell House Charmydown Lane Swainswick BA1 8AB	Erection of single storey sun-room to side of property	Support 1. Design accords with B&NES Supplementary Planning Guidance on extensions. 2. But new windows in the Green Belt should not be metal, but in a more sympathetic material.
14/05477/FUL Mrs A Lowe 9 Northend Batheaston	Erect rear extension, to include new opening for French windows, following demolition of existing 20 th century lean-to extension.	Support 1. Proposed development replaces and inferior and less sympathetic extension. 2. Satisfies policies D2 and D4 and enhances the property.

14/05497/AR B&NES Council	Display of 6-sheet internally illuminated Advertisement Unit in Bus Shelter at Car Park – Stop 42	Reservations. 1. The historic and cultural heritage of this Village mitigates against an all-night illuminated Display stand. 2. Approval of this lit Unit would inevitably lead to proliferation. 3. A Display unit without constant illumination is preferred.
------------------------------	---	--

P-841 B&NES Planning Decisions

14/04707/ODCOU Mr A Dodge Land at Bathford Roundabout/LRE	Prior approval request for change-of-use from Office Use Class B1 to dwelling Use Class C3	Withdrawn 5 th December 2014.
14/04748/LBA Mr J Webb 290 High Street Batheaston BA1 7RA	Internal & external alterations to facilitate restoration of basement and other decorative details, and provision of new doorway between pantry and basement	Refuse 11 th December 2014 <i>(Against PEC's recommendation)</i>
14/04994/FUL Mr P Winstanley 7 Victoria Gardens Batheaston BA1 7RD	<i>Erect 1-storey at undercroft level, replace side extension and alterations at ground floor level.</i>	Permit 22 nd December 2014 <i>(As PEC's recommendation)</i> <i>Found when Email restored</i>
14/05176/TCA Mr H Bourne B'ton Cottage Church Batheaston	<i>Fell 1 x Beech and replace with 2 x Apple Trees.</i>	Permit 18 th December 2014 <i>(As PEC's recommendation)</i> <i>Found when email restored.</i>

P-842 Any Other Business

- (a) The riverside Walls of the Batheaston Gardens are "invaded" by roots and a full schedule of dilapidation must be obtained before any consideration is given to accepting any responsibility for the Gardens

P-843 Press Release

Nothing at this time

P-844 Date of next Meeting

Tuesday 3rd February 2015 in The Rhymes Pavilion – at 7.15 pm (to be confirmed)

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