

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 6th November 2012 at 7- 15 pm

Present:- Cllrs. L Brass (Chair), P Blanking, G Riley, D Robins, V Trenchard .& M Townley (Clerk)
Apologies Cllrs P Burcombe, K Hawkins, D Lavington, V Pecchia.
In attendance N Treacy, J Reade, Mr & Mrs Young, P Monk

Mr Neill Treacy was welcomed to the Meeting – as a prospective co-opted Councillor

P-569 Public Participation – Mr J Reade

His application for 155 High Street was rejected – contrary despite a pre-application Officer who approved his wood frontage. A re-submission was planned and the new drawings will show a pitched roof at the front, with stone facings, as the existing dwelling. Suggestions to the side and rear were gratefully accepted.

P-570 Public Participation – Mr & Mrs Young + Mr Monk

Both neighbours are objecting to the proposed development at Upper Fosse Cottage. The submitted drawings are inaccurate and effects on their homes are more significant than claimed. Both neighbours would welcome a site visit by the planning Officer.

P-571 Election of vice-Chairman

Proposed	V Trenchard	}	RESOLVED –	That Cllr George Riley be elected to serve for the Term
Seconded	P Blanking	}	(Unanimously)	ending may 2013

P-572 Declarations of Interest

The Chairman declared a direct interest in the application for “Renovations”.

P-573 Minutes of the Meeting held 2nd October 2012

Proposed	G Riley	}	RESOLVED –	That the Minutes be accepted as presented.
Seconded	P Blanking	}		

P-574 Matters arising from the above Minutes

- (a) Gardens Wall still has saplings growing out of brickwork. Reported for action in August.
- (b) BT manhole on Penthouse steps still leaking and OpenReach crews promise correction.

P-575 Parish Views on Received Applications

12/04232/FUL Mr & Mrs Plowright 14 Barnfield Way Batheaston BA1 7PW	Erection of front porch and provision of new roof to living room and garage.	Support Satisfies policy D4 (a) and (d)
12/04311/FUL Mrs S Gray 39 Northend Batheaston BA1 7EG	Erection of part 1-storey and part 2-storey rear extension following demolition of existing lean-to, deconstruct garage to allow excavation within rear garden and reconstruct to abut against the gable elevation and associated alterations.	Support Satisfies policy D4 (a) and (d)
12/04284/CLEU Mr & Mrs S Emery Willow Falls Lower Swainswick	Use of former boat house as a single dwelling	Support Satisfies policy D4 (a) and (d)
12/04553/REM Ms E Aspinall 245 London Road East Batheaston BA1 7RL	Removal of condition 1 of application WB3405/C (retention of double garage on land to rear.)	Support Use to remain as a garage for purposes in conjunction with a dwelling, and not for any commercial or industrial use.
12/04528/FUL Mr P Dickenson 3 Eagle Road Batheaston BA1 7HL	Erection of 3-storey side and 2-storey rear extensions following demolition of single storey rear and side extensions. (revised proposal)	Support Satisfies policy D4
12/03942/LBA Mr M Green 234 High Street Batheaston BA1 7QZ	Internal alteration to remove 2 x adjoining non-load bearing walls on 1 st floor	Support Satisfies policy D4
12/04396/FUL Mr S Cooper Upper Fosse Cottage Batheaston Erection of a second storey front extension		
Reject		
1 Drawings are incomprehensible and not accurate when portraying neighbours' dwellings.		
2 There are no “section” drawings showing relative heights of existing and proposed development, especially in relation to neighbouring buildings.		
3 Windows of new extension will look directly into neighbour's accommodation.		
4 Contravenes policy D4		
5 Invitation from neighbours for a site-visit by the Planning Officer should be accepted.		

12/04252/OUT Mr W Simpson Plot besides Med Centre Batheaston Reject 1 No details of proposed materials. 2 No details of number of parking spaces. 1 space required for every 10 seats. 3 Lack of fenestration so very "non-green". Lighting, ventilation difficulties not addressed. 4 Proposed dwelling is not harmonious with neighbours, and large blank walls will attract graffiti. 5 Appearance is a large "storage" facility. 6 Contrary to policies D2, D4 (a)(b) and T26	Erection of 1-storey meeting place, repairs to wall and provision of entrance with associated landscaping & planting
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The Chairman – Cllr Brass – left the room for this next application.....

12/04324/FUL Renovations 286 High Street Batheaston BA1 7RA Reject 1 Drawings are inaccurate and misleading. 2 The lean-to proposal is unsustainable and shown inaccurately. 3 Ingress, egress and parking not acceptable for proposed residents. 4 Although a potential loss of business premises the change-of-use can be accepted.	Conversion of existing shops to 2 x residential units and erection of 1-storey living room, following demolition of derelict timber lean-to.
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P-576 B&NES Planning Decisions

12/03276/VAR Mr A Jeffryes 7 Bannerdown road Batheaston BA1 7ND	Variation of condition 19 application no 11/00608/FUL for 3 new dwellings + associated car parking and landscaping	Withdrawn 10 th October 2012
12/03739/LBA Mr M Evans 51 Northend Batheaston	External alterations to courtyard	Permit 15 th October 2012 <i>(As PEC's recommendation)</i>
12/03738/FUL Mr M Evans 51 Northend Batheaston	External alterations to courtyard	Permit 22 nd October 2012 <i>(As PEC's recommendation)</i>
12/03695/FUL Mr J Blaxter 276 High Street Batheaston BA1 7RA	Erection of 2-storey building to provide garage, gym and WC at rear of property	Permit 23 rd October 2012 <i>(As PEC's recommendation)</i>
12/03547/FUL Mr J Reade 155 High Street Batheaston BA1 7DW	Erection of 2-storey side extension	Refuse 22 nd October 2012 <i>(As PEC's recommendation)</i>

P-577 Batheaston Gardens

- (a) The listed wall has ivy and saplings growing in the stonework, plus frost damage. B&NES asked to correct and Property Services are investigating.
- (b) The car park boom repair is pending local quotations.

P-578 Update on LDF

- (a) B&NES Council considered the proposed Travellers/Gypsy sites on 12th September. Report awaited
- (b) Notes of the P & R East of Bath meeting issued by email.
- (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

P-579 Any Other Business

- (a) This Committee to consider any Investments for the Precept considerations – to be advised at next meeting.

P-580 Press Release

Nothing at this time

P-581 Date of Next Meeting

Tuesday 27th November 2012 in The Rhymes Pavilion – at 7-15 pm

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