

# Batheaston Parish Council

## Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 7<sup>th</sup> January 2014 at 7-15 pm

**Present:-** Cllrs L Brass (Chair), P Blanking, P Burcombe, V Pecchia, G Riley, V Trenchard & M Townley (Clerk)  
**Apologies:-** Cllrs K Hawkins, D Lavington, D Robins,  
**In Attendance:** Cllr Eardley & Mr T Davies

**P-719 Public Participation**

The visitors were in attendance to answer any queries re: Application 13/04946/FUL

**P-720 Declarations of Interest**

None declared.

**P-721 Minutes of the Meetings held 29<sup>th</sup> October 2013 (26<sup>th</sup> November meeting cancelled)**

Proposed V Trenchard } RESOLVED - That the minutes were a true record.  
 Secoded P Blanking }

**P-722 Matters arising from the above Minutes**

(a) The new B&NES Highways officer – Steve Blackmore – was shown the site of the missing tarmac in Bannerdown road, during a survey of all highways “problems” in Batheaston.

**P-723 Parish Views on Received Applications**

13/04946/FUL Mr T Davies 51 Eden Park Drive Batheaston	Add 2 x gable extensions to provide additional study and 2 x bedrooms and facilities.	<b>Support</b> Satisfies policies D2, D4 and HG4 Recommend conditions:- a. The wood cladding be altered for a material more sympathetic to the host building b. Might the new roof line sit more comfortably with the garage roof? c. The stated 39% increase is incorrect = more 92%
13/05031/FUL Mr & Mrs Dickenson 3 Eagle Road Batheaston BA1 7HL	Retrospective application for porch and garage roof	<b>Support</b> Satisfies policies D2, D\$ and HG4
13/05209/FUL Mr T Fenna 239 London Road East Batheaston BA1 7RL	Erection of dwelling following demolition of existing garage and workshop.	
<b>Reject</b>		
<p>1. (a) Adjoining land, said to be controlled by applicant is not indicated blue;                  (b) No sections of the proposed buildings, nor site levels, are offered to allow evaluation of impact on neighbouring properties;                  (c) Scale of elevation drawings are inaccurate or not indicated;                  (d) Land suggested for use by vehicles to turn is not included in the Application;                  (e) Inadequate drawn information offered to show relation of proposal to context to evaluate impact on character;                  (f) The application does not identify the loss of employment floor space, nor indicate the intended change-of-use.</p> <p>2 Does not satisfy policy D2(a)(b)(c) and particularly (f) causing significant harm to the amenities of existing properties (loss of light and overshadowing) and lack of adequate amenity to potential occupiers of the proposed family home.</p> <p>3 Does not satisfy policy D4 (a) as it does not respond to the local context of appearance, materials, siting, spacing and layout, nor reinforce nor complement attractive qualities of local distinctiveness, nor improve areas of design and layout.</p> <p>4 Does not satisfy policy ET (3)(i)(ii)(iii) as this will involve the loss of employment floor space in current use and suitable for small business occupation as workshops.</p>		
13/04817/FUL Ms E Aspinall Rosedale B'down Rd Batheaston	Erection of new double garage with driveway following demolition of existing double garage, and raise the base for level access onto Bannerdown Road, and additional off-street parking.	<b>Support</b> Recommend that there is a condition that this building does not become a residential unit in the future.
13/05535/FUL Mr & Mrs Hughes 1 Barnfield Way Batheaston BA1 7PW	Erection of 2-storey side extension, 1-storey rear extension and rear porch	<b>Support</b> Satisfies policies D2, D4 and HG4 but recommend:- 1. The proposed chalky-white render should be a more muted colour in keeping with the local area; 2. The number of new velux windows appears excessive; 3. New windows should be frosted/opaque where overlooking neighbours.
13/05381/FUL Mr Wigglesworth “Cefn” B'down road Batheaston	Provision of dormers to East and West elevations.	<b>Support</b> Satisfies policies D2, D4 and HG4

**P-724 B&NES Planning Decisions**

13/03988/FUL Mr Woudberg 23 High Bannerdown Batheaston BA1 7JZ	Erection of 1-storey extensions to front and rear elevations with raised terrace and external access stairs. Erection of detached garage.	<b>Permit</b> 11 November 2013 <i>(As per PEC's recommendation)</i>
13/04316/TCA Tree Parts Ltd 199 London Road East Batheaston	Limes are overhanging rear of 203 LRE – crown lift back to main stem and appropriate tree prunings	<b>Permit</b> 12 November 2013 <i>(As per PEC's recommendation)</i>
13/04237/FUL Quality homes "Wilmslow" B'down Rd Batheaston BA1 7ND	Erection of 2 x Semi-detached houses.	<b>Withdrawn</b> 29 November 2103

**P-725 Core Strategy Update**

- (a) The Governments Planning Inspector is preparing his Report on the housing section of the B&NES Core Strategy – anticipated end of this year.
- (b) All papers for the Place-Making Toolkits were issued to B&NES in their timetable. All papers acknowledged as received.  
The Character Assessment for the high Street remains outstanding. **LB**

**P-726 Any Other Business**

- (a) The resubmitted Application for the Village Hall renewal will be considered by the B&NES Planning Committee next Wednesday 15<sup>th</sup> January at 2.00pm in the Brunswick Room, Guild Hall, Bath.

**P-727 Press Release**

Nothing at this time

**P-728 Date of next Meeting**

**Tuesday 4<sup>th</sup> February 2014 in The Rhymes Pavilion – at 7.15 pm**

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