

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on 9th April 2013 at 7- 15 pm

Present:- Cllrs. V Pecchia_(Chair), P Blanking, P Burcombe, K Hawkins, D Lavington & M Townley (Clerk)
Apologies Cllrs L Brass, G Riley, D Robins, V Trenchard
In attendance Cllrs J Beresford-smith, K Eardley, G Batt, M Veal, D Nicol & C Bond, B Kallender, R Mimmack, C Francis-King, D Hill, T Davis, A Giles Mrs Nicol

P-622 Public Participation – Ms Bond

Chairs the BNVH Trust wished noted that the BPC Minutes of 26 March are incorrect in respect to the revocation of the Planning Officers' recommendation, the resubmitted corrected drawings and papers counter the prevalent mis-information by objectors and repeated that there is widespread support for this new Hall.

P-623 Public Participation – Mr Hill

Opposes the Village Hall Application and questioned the level of support claimed the applicants on the basis of the evidence from the B&NES planning website were an equal amount of objections were registered. The proposed building is not a like replacement, it is a much bigger building designed as an auditorium. The environmental impact will be too great with the loss of three trees and the potential risk to offsite trees posed by construction and the foundations of the new building, The previously incorrect drawings submitted with the application were used in the public consultation, these misrepresented the scale and size of the building and the public consultation should be rerun. There was no limit on how many times a year the building could be used with closure at 11.00 pm and the use of the premises 26 major events a year with closure at midnight is likely to result in a probable intensification of use over the summer months of at least once a fortnight if not more. This would generate unacceptable noise and disturbance and loss of amenity to local residents, well into the night. There is concern on the methodology and objectivity of the applicant's traffic survey report from the recent pantomime where their own information shows there is little spare parking capacity in the village especially as this showed that over 60% of attendees came from outside the village and entirely dependent on car transport. Parking problems in the surrounding area are already well known this development as envisaged will make matters much worse

P-624 Declarations of Interest

P Burcombe – member of the BNVH Trust and D Lavington – Chair of "Encore"

P-625 Minutes of the Meeting held 26th February 2013

Only one attendee at last meeting present today so Minutes cannot be agreed.

P-626 Matters arising from the above Minutes

Cannot be discussed as minutes not approved.

P-627 Parish Views on Received Applications

13/00783/VAR M Harrison 270 High Street Batheaston BA1 7RA	Variation of condition 2 (plans list) of application 09/03492/FUL (Erection of a rear extension behind 250 High Street)	Must Defer or Refused 1. Plans are poor and do not relate the proposal to the local context. Better-drawn information should be sought. 2. Site is in the Green Belt and Conservation Area. 3. Application contravenes previous approved application re: appearance. 4. Contrary to policies D2(f), D4 (d) and HG4
12/04653/FUL BNVH Trust Batheaston	Erection of new 1-storey Hall following demolition of existing Hall. (Revised drawings)	
<p>1. <u>The Parish Council reaffirms its recommendations to object to the proposal as submitted on 12th of December 2012.</u> In addition our comments on the resubmitted information are as follows;</p> <p>2. The resubmitted documents do not address the lack of dedicated parking to service the development in accordance with Local Plan Policy T24, T26.</p> <p>3. The revised illustrative drawings indicate the scale and size of the proposed building to be some 25% to 30% bigger than that previously shown. The new drawings show trees to be cut down still in full leaf and therefore even these drawings are inaccurate and mis-represent the real impact on the conservation area and heritage assets. The proposal does not comply with Local Plan Policy BH6 and BH15.</p> <p>4. The new drawings and supporting documents do not show how irreversible harm can be prevented to offsite trees in the Conservation Area, as will arise from construction and excavation and placing of foundations for the new building. The proposal contravenes Local Plan Policy NE4 and NE12.</p> <p>5. The proposal will result in loss of amenity to local residents as it does not address late night noise, and disturbance from users and traffic and contravenes Local Plan Policy D2 and ES12</p> <p>6. The existing Church Hall use is an ancillary use to St John's Church and falls under the category of D1 Non residential institution use, which covers 'non resident social services'. Case law has determined this use will be extinguished as and when the existing building is demolished. The operating policy states the hall is to be used for 'entertainment events, concert and performances' as well as for dance and sport. These activities, in circular 03/2005 are classified as D2 assembly and leisure use. The proposal, is not a replacement building, and must be evaluated on its merit against all relevant development plan policies specifically D2, ES12, NE4, NE12, BH6, BH15, T24, T25 and T26.</p> <p>7. The Travel Plan is not complimentary and does not explicitly relate to a Transport Assessment or follow the guidelines published by the Dept. of Transport, 'Delivering Travel Plans through the Planning process' The guidelines state travel plans cannot be used as a justification for unacceptable development and as presented is not sustainable or enforceable. The proposal as submitted does not satisfy Local Plan Policies T24 T25 and T26</p>		

13/00868/FUL Mr & Mrs T Gall 7 Morris Lane Batheaston BA1 7PP	Erection of 2-storey extension to south-East elevation	Support Satisfied policy D4(a)
13/01119/TCA Mr A Cooper 6 Northend Batheaston	Reduce 4 x Ash trees by 8 ft and 1 x Sycamore tree by 40%	Support Satisfies policy NE4
13/01029/FUL Mr P Newson B'down cottage Steway Lane Batheaston	Erect 1-storey kitchen extension to west basement with terrace above.	Support Satisfies policy GB2 Supplementary Guidance on House Extensions in the Green Belt.

P-628 B&NES Planning Decisions

13/00418/FUL Mr & Mrs Vowles 4 Barnfield Way Batheaston	Erection of new garage	Withdrawn 1 March 2013
13/00109/FUL T Walker 135 Bailbrook Lane Lower Swainswick	Installation of ground-mounted solar p.v. array	Permit 6 March 2013 <i>(As PEC's recommendation)</i>
13/00151/FUL Mr V Harding 30 Catherine Way Batheaston BA1 7NY	Erection of 1-storey rear extension	Permit 8 March 2013 <i>(As PEC's recommendation)</i>
12/05263/LBA 12/05262/FUL Mr & Mrs Sugg Upper Northend H'se Batheaston	Erect 2-storey extension to replace existing extension, plus 2 x roof-lights and new stair.	Permit LBA @ 19 March 2013 FUL @ 21 March 2013 <i>(As PEC's recommendation)</i>

P-629 Batheaston Gardens

- (a) Dog Warden has visited and signs erected.
- (b) The Plantscape Catalogue for Hanging Baskets, Display Planters etc. passed to P Blanking for recommendations to the VCC. **PBI**

P-630 Update on LDF

- (a) B&NES is completing the Response to the Inquiry Inspector and propose offering the results for consultation later (March target missed).
Intention is to offer the "final" Report to the Inspector – for consideration starting July 2013.

P-631 Any Other Business

- (a) Bannerdown Road HGV Problem
Meeting will be arranged after the Wiltshire Council May elections with Jane Scott (Wilts CEO) and Sheila Parker (Colerne PC). **VP**
- (b) A request from a resident in High Bannerdown has had railings installed by the Highways Dept. on footpath BA 2/48 to prevent horses access. Pedestrians and pushchairs still have easy access

P-632 Press Release

Nothing at this time

P-633 Date of next Meeting

Tuesday 7th May in The Rhymes Pavilion – at 7-15 pm

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