

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on Tuesday 29th July 2014 at 7-15 pm

Present:- Cllrs L Brass (Chair), P Burcombe, P Fear, K Hawkins, G Riley, V Pecchia, V Trenchard & M Townley (Clerk)
Apologies:- Cllrs P Blanking, D Robins,
In Attendance: Messrs Dack, Bryan, Holder & Wagstaff

P-784 Public Participation

Mr Bryan: - A very close neighbour whose property will be significantly overlooked by this extension – affording direct sight into lounge/bedroom etc. The proposed opaque window glass can be so easily changed in the future.

Mr Holder:- Another direct neighbour. The proposed new roof is not typical of the area and, as resembling a ship's container, is an inappropriate development

Mr Wagstaff:- Presented a series of photographs, with the proposed extension superimposed, which illustrate the dominant, overbearing aspect.

Mr Dack (Applicant):- The new extension is needed for bedrooms and all features are inside the existing footprints and roof height lines. But accepts that fenestration and material changes should now be considered and wishes to re-think the design with his architect.

PEC Comments: The Application would fail policies D2, as it does not respect the character of the area. This Meeting suggested that the Applicant withdraws at this time and re-submits, recognising all the neighbours and PEC comments.

The applicant wished to withdraw this application

P-785 Declarations of Interest

None declared.

P-786 Minutes of the Meetings held 1st July 2014

Proposed V Trenchard } RESOLVED - That the minutes were a true record.
 Seconded K Hawkins }

P-787 Matters arising from the above Minutes

(a) Hanging baskets ordered and installed.

P-788 Parish Views on Received Applications

14/02752/FUL Mr D Dack "Fosseway" Fosse Lane, Batheaston	Construction of new dormer roof extension and gable end.	Withdrawn The comments offered by Neighbours and the Applicant indicated that further designs need consideration. The Applicant asked that he withdraw at this time. <i>(The Officer was advised of the Withdrawal request on Wednesday 30th July)</i>
14/03209/FUL Davids & J Walpole Charmydown House Swainswick	Proposed enclosure of colonnade porch	Support Satisfies policies D2 and D4
14/03074/LBA Dr S Oldfield Sunnymead House Steway Lane Batheaston BA1 8EH	External alterations for replacement of PVC windows for wooden windows	Support Satisfies policies D2 and D4. The proposal is applauded.

P-789 B&NES Planning Decisions

14/02368/TEL Vodafone Ltd Church Farm Batheaston	Replace/add dishes to existing tower, and ancillary developments	Permit 2 nd July 2014 <i>(As per PEC recommendation)</i>
14/02053/FUL Mr I Holloway 25 Northend Batheaston BA1 7EG	Engineering works to garden and field	Permit 17 th July 2014 <i>(As per PEC recommendation)</i>
14/01857/LBA Mr J Rayment 258 High Street Batheaston BA1 7RA	External and internal alterations for the replacement of 2 x rear facing windows on the 1 st and 3 rd floors, and French windows & associated side window on ground floor	Permit 21 st July 2014 <i>(As per PEC recommendation)</i>

P-790 Core Strategy Update

(a) The B&NES Council voted to adopt on 10th July 40 x "For" vs 20 x "Against".
 (b) The BPC has responded to the Housing Development Programme, requesting extra time, as "completion" is required by B&NES before the end of August. No acknowledgement received but it is noted that the B&NES "desk top" proposals were NOT issued to their own 25th July timetable.

P-791 Batheaston Gardens

(a) Cllr Veal is seeking the 'gardening' standards specifications from the Parks Department.

- (b) B&NES are now successfully cutting the Gardens and Car Park grass, but there is confusion over grass cutting in the Play Area and Estate. B&NES and CURO had a very satisfactory joint arrangement, which appears to have "collapsed".
- (c) Landscaping still to be completed for the new Bridge/Cycle path and MC is the BPC's "Champion" for progressing.
- (d) The proposed BPC's 'adoption' of the Toilet Block will be pursued with Cllr David Dixon. **VP**

P-792 Any Other Business

- (a) The Car Sales has commenced a Hand Wash facility, cutting a new exit into the walling. No planning authority granted for this change-of-use, and creation of a new highway access, and the B&NES Planning enforcement officer has been asked to investigate.
Cllr Terry Gazzard had promised to pursue. **TG**
- (b) Rendering of a property in Barnfield Way did not require a planning application, but an almost immediate neighbour did. This inconsistency of standards to be queried. **MT**

P-793 Press Release
Nothing at this time

P-794 Date of next Meeting

Tuesday 2nd September 2014 in The Rhymes Pavilion – at 7.15 pm (to be confirmed)

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