

Batheaston Parish Council

Minutes of the Planning & Environment Committee Meeting held in The Rhymes Pavilion on Tuesday 3rd March 2015 at 7-15 pm

Present: - Cllrs L Brass (Chair), P Blanking, P Burcombe, K Hawkins, G Riley, V Trenchard & M Townley (Clerk)
In Attendance: Mr P Bowden, Mr C Atchison, Ms P Fitzgerald, Ms E Puttock

P-855 Public Participation – Mr P Bowden

Residents request that any approval granted be subject to the proposed conditions aimed at reducing the adverse impact on their ability to enjoy the amenity of their homes and gardens due to the unregulated noise generated by the car wash:-

Noise – from power washers, vacuum cleaners, running engines etc (needs screening); Opening hours to be restricted; reduce the excessive, distracting, signage; provision of the landscaping – not enforced when original provision for the car sales was granted.

The other residents agreed that their residential ambience is being much disturbed by this unauthorised 'operation'. All have gardens facing this new facility.

P-856 Apologies

Advised: P Fear, V Pecchia, D Robins,

P-857 Declarations of Interest

None declared.

P-858 Minutes of the Meetings held 3rd February 2015

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

P-859 Matters arising from the above Minutes

(a) A structural survey is in progress for the Gardens and Car Park, anticipate results in mid-March.

P-860 Parish Views on Received Applications

14/00433/TCA Mr K Buxton 2 School Lane Batheaston BA1 7ER	Coppice 1 x Elder & 1 x Hazel Trees and dismantle 7 x Sycamore Stems & 1 x Ash Tree	Support
15/00081/LBA Mr P Dixon Chiropractic Clinic Batheaston	Change of Use from Clinic (use as D1) to residential (use as residential)	Reject This Village has 'lost' at least 17 Businesses in the past 15 years eg Butchers, White Hart, Plasterworks etc, In the same period some 60+ dwellings have been constructed so "residential" facilities are not being curtailed. This property can be used as an Office etc.
15/00383/FUL Mrs H Mena Car Sales site London Road East Batheaston BA1 7RA	Change of Use from Car Sales to Car Sales & Car Wash/Valet Service (Retrospective)	Reservations 1. Impact on neighbours is already 'severe' from noise, signage and opening hours. 2. Suds detected in nearby stream and water- waste disposal is queried. 3. Landscaping and tree planting promised in the submission for planning approval in 2002 was NOT provided. 4. The following points in the Planning Statement by Gerald Blain require verification and supporting evidence, without which they cannot be accepted as accurate =1.5, 4.3, 8.1, 8.4 and 8.5
15/00675/FUL Mr & Mrs Plowright 14 Barnfield Way Batheaston BA1 7PW	Erection of front Porch and 1-storey side extension.	Support 1. Satisfies policies D2 and D4 BUT 2. Rendering to the front of this property not accepted.
15/00260/FUL Mr G Thatcher 290 High Street Batheaston BA1 7RA	Erection of greenhouse and potting shed and raising height of existing adjacent boundary walls.	Support 1. The walling is 'listed' and the LBA application not received. 2. The height increase will be in accord with the remaining wall heights and will enhance the Gardens.
15/00679/FUL Mr & Mrs James 68 Northend Batheaston BA1 7ES	Erection of 2-storey extension and detached garage following demolition of existing garage.	Reject 1. Excessive development with an "industrial" appearance. 2. Contrary to policies D2 and D4

15/00014/LBRF Mr J Webb 290 High Street Batheaston BA1 7RA	Appeal against Refusal to permit internal & external alterations to restore basement and provide new doorway between pantry and basement (14/04748/LBA refers)	PEC supported this Application when considered on 4 th November 2014: - <i>This building is one of the most important and prominent in the Village.</i> <i>These proposals pay proper respect to the significance of the building in the street scene.</i> <i>Satisfies policies R2, R4, BH2, BH6 & NPPF paras 126 – 129</i> The applicant has improved the building and grounds to a significant high level and should be encouraged in any intended improvements.
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P-861 B&NES Planning Decisions

14/05399/FUL Mr L Gibson Cherrywell House Swainswick BA1 8AB	Erect 1-storey sunroom to side of property	Permit 10 th February 2015 <i>(As per PEC's recommendation)</i>
14/04521/LBA 14/04520/FUL Mr F Goodwin 286 High Street Batheaston BA1 7RA	Internal & external alterations for conversion of rear of existing shop into 1 off residential unit – to include erection of 1-storey extension following demolition of timber lean-to	Permit 11 th & 13 th February 2015 <i>(As per PEC's recommendation)</i>

P-862 Designated Green Spaces

- (a) The NPC had submitted proposed DGS documents in the 'tight' B&NES time frame.
- (b) If eventually each Designation becomes approved it will preclude any future buildings proposals in that 'Designated' area. Any Approval will require much consultation and is not likely this year.
- (c) This Meeting reviewed each of the 5 x Proposals and agreed each paper was acceptable.

P-863 Any Other Business

- (a) None raised

P-864 Press Release

Nothing at this time

P-865 Date of next Meeting

Tuesday 7th April 2015 in The Rhymes Pavilion – at 7.15 pm (to be confirmed)

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