

Batheaston Parish Council

**Minutes of the Meeting of the Place-Making Committee held in
The Rhymes Pavilion on Wednesday 19th November 2013 at 7-15pm**

Present:- Cllrs K Hawkins(Chair), J Beresford-Smith, P Blanking, L Brass, S Fremantle, B Martin V Pecchia,
N Treacy, V Trenchard & M Townley (Clerk)
Attending:- Cllrs J Heffer, M Johns. G Riley
Apologies:- Cllrs P Burcombe, D Gledhill, S Cast, P Fear,
Public:- R Mimmack

M-016 Declarations of Interest

None declared.

M-017 Minutes of Meeting held 22nd October 2013

Proposed P Blanking } RESOLVED - That the Minutes be formally approved as presented.
Seconded V Trenchard } (Unanimously)

M-018 Matters Arising

(a) None raised at this time.

M-019 Place-Making - Housing

(a) BS 1 – Hawkers Yard

Papers completed, issued to all Committee members by email, and hard copies distributed at this Meeting. Conclusions noted that any development would be an improvement, but family units would attract too much vehicular traffic. The site is suitable for retirement housing. A traffic assessment is recommended.

(b) BS 2 – Garages off Coalpit Road

Report completed for issue this week.

Site is suitable for housing and surrounding areas might be incorporated. Any development must include improvements to Coalpit road, and recognising that the land besides the Medical Centre might be utilised for parking or other community use.

(c) BS 3 - Pippards

Papers completed, issued to all Committee members by email, and hard copies distributed at this Meeting. This site is suitable for housing if access is improved. It is in the Green belt but not easily seen and is considered a 'brown-filed' site.

Access improvements very possible – as per the recommendations in the Vision Plan (issued 2009)

(d) BS 4 – 'Tower' Land

Papers completed, issued to all Committee members by email, and hard copies distributed at this Meeting. A Green Belt site very visible from across the Valley. Any development here would be detrimental and housing not recommended.

(e) BS 5 – Victory Gardens

Assessment completed and Report will be issued this week.

The site is suitable for a small number of dwellings but traffic movements require a Traffic Assessment, and even a possible realignment of Bannerdown Drive.

M-020 Place-Making – Character Assessments

(a) Bannerdown

Assessment completed and Report to be issued.

The 4 x separate sections reviewed will have an "embracing" summary.

(b) London Road/High Street

Assessment completed and Report to be issued.

The lack of pavement is noted on the North side of the High Street (by Coronation Cottages).

The open views afforded by the land besides the Avondale complex is to be preserved.

(c) Northend

Assessment completed and Report to be issued.

Great architectural mix of buildings, some dating back to the 15th Century, with a tremendous variety of styles and roofs. The majority of Batheaston's listed buildings lie in this area.

The roadway is very narrow and parking occupies most of this lane.

(d) St Catherines Brook – From Steway Lane to the River Avon.

Assessment completed and Report to be issued.

Very much a wildlife corridor with much flora and fauna.

There should be a significant 'maintenance' plan initiated, and the possibility of a Footpath investigated.

(e) The Estate.

Report in progress.

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M-021 Programme

- (a) The timetable requires completion – and issue to all the Parish Council members – for consideration at the Meeting scheduled for Monday 9th December.
- (b) The timetable was set for a "completion" Meeting on Wednesday 4th December.
- (c) The Clerk will co-ordinate preparation of all the sections but needs this data sent by email for Monday 2nd December – only just over 2 weeks away.
- (d) Photographs are suggested for inclusion in the papers and "where and which" to be advised as soon as possible.

M-022 Pavement at Shops

- (a) As anticipated B&NES officers have NOT progressed the Pavement designs – despite repeated promises and commitments in the last 3 x Cluster Meetings
- (b) A working drawing has been prepared (by the BPC Chairman) and 'pressure' from Cabinet officers has elicited an acknowledgement that Highways officers will now pursue.
- (c) A copy of the proposals sent by email to all Councillors – and hard copy issued at this Meeting
- (d) Meeting set for Tuesday 10th December at 10.00am to review with B&NES officers. **ALL**
- (e) Meetings held the contractors constructing the Bridge Crossing and initial estimates confirm that the allocated monies will suffice.

M-023 Any Other Business

- (a) None raised

M-024 Press Release

- (a) Nothing at this time

M-025 Date of next Meeting: -

Wednesday 4th December 2013 at 7.15pm in the Rhymes Pavilion (Committee Meeting)

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