

Batheaston Parish Council

Minutes of the Planning Applications Committee Meeting held in The Rhymes Pavilion on Tuesday 4th OCTOBER 2016 at 7-15 pm

Present: - Cllrs S Frayling(Chair), E Adams, P Burcombe, P Corley, C McCarthy, R Mimmack, G Riley & M Townley (Clerk)
Attending:- Cllrs A Millar, N Clutterbuck, D Redding and Mr W Beese

P-116 Public Participation

None.

P-117 Apologies

Cllr C Bond,

P-118 Declarations of Interest

None declared.

P-119 Committee's composition

All attending PAC members can vote tonight.

P-120 Minutes of the Meeting held 11th October 2016

Proposed	P Corley	}	RESOLVED -	That the Minutes be approved as a true record
Seconded	P Burcombe	}		

P-121 Minutes of the Meeting held 18th October 2016

Proposed	R Mimmack	}	RESOLVED -	That the Minutes be approved as a true record
Seconded	C McCarthy	}		

P-122 Matters arising from the above Minutes

(a) Signs at the Car Sales Outlet have still to be removed.

P-123 Parish Views on Received Application

16/04872/FUL Batheaston Shared Vision (BSVG) Batheaston	Erection of new 1-storey Church Hall, activity rooms, kitchen, toilets, stores and associated car parking/landscaping and external works following demolition of existing Church Hall <p style="text-align: right;"><i>(PO Sarah James)</i></p>
REJECT	
1 The Parish Council wishes to have a replacement Hall and recommends that the applicant withdraws , corrects all the problems indicated below and resubmits.	
2 Drawings are not compatible and misleading. The scanned hand drawn plans, sections and elevations are of very poor quality and are almost illegible when viewed on line or printed at A4	
3 The Design and Access Statement (DAS) has only just been provided. This is required by the Planning Practice Guidance for buildings exceeding 100 m ² and for buildings in Conservation Areas. The application should not have been registered without this key document being available for public scrutiny. The DAS seems to have been prepared as it is cross referenced in the Transport Statement. A DAS should be provided by the applicants and the consultation period reopened for a further 21 days from publication of this document on the B&NES website to enable proper public scrutiny of the application. The comments below, particularly nos. 4 to 11 may be subject to modification when the DAS is disclosed.	
4 Access to the parking area is shown via the existing gates on drawing FMW1446-SK09, but via a new access involving demolition of part of the boundary wall in School Lane on Drawing 303/01. The drawings submitted are therefore inaccurate and inconsistent and one or other of these needs to be amended and resubmitted	
5 The declared 2 “disabled” parking spaces are NOT within the red line boundary of this Application. Another paper shows 2 x spaces outside the Youth Club, depriving the Club of its basketball area and do not appear to allow sufficient space to comply with parking standards for disabled parking.	
6 The orientation of the new hall with its entrance in the tight “alley way” opposite the Youth Club seems peculiar. If the building is to be attractive and welcoming to members of the public surely its entrance should face the gate from School Lane. In this location if people gather outside the entrance doors and noise from conversation etc. will reverberate between the 2 buildings and be louder than if it were to dissipate in a more open location.	
7 The space of about 10 metres by 25 metres to the rear (north) of the building as shown on drawing 303/01 (but much smaller on FMW1446 – SK09) does not seem to have any practical use and is likely to be attractive for anti-social activity to the annoyance of neighbours and others. It is not clear why the Hall is not set further back in this area to create useful space to the front of the building.	
8 The design of the building itself seems unrelated to the character of neighbouring buildings in the Conservation Area.	
9 The main hall which seems to have a floor area of about 105m ² – slightly smaller than the existing Church Hall including the raised stage, which is 110m ² . It is difficult to see how any drama productions could be staged in the Hall even with a demountable stage.	
10 Having a bar opening onto the narrow “foyer” entrance area is likely to become very congested. A Fire Evacuation through to the main entrance is problematical	
11 Lack of any rooms to the south or east of the main hall means that there is no opportunity for noise to be “cocooned” by the design of the building and may lead to annoyance to neighbours on these sides of the building. The presence of “patio doors” opening directly from the main hall onto the covered open deck may also lead to noise pollution when the doors are opened.	
12 There is no Acoustic Assessment of the new building, no Heritage Statement and the “Statement of Community	

Involvement" has not been submitted. The applicants have also used the ecologist's report prepared at the expense of another party to support their own application.		
13	The Ecology Report does not make adequate comments on any required Bat Survey	
14	Provision of parking for 10 cars on the adjoining field is in contravention of B&NES saved planning policy SR1A . Using a plastic or concrete mesh to support vehicle loads means that this area of the field will be unsuitable and unsafe for recreational use, particularly by children. A very significant area of the field will therefore be lost for general recreational use in association with the Hall, Youth Club, and School.	
15	There is no evidence that existing User Groups have been consulted about their needs and requirements.	
16/05248/TCA Ms S Cooper 135 Bailbrook Lane Batheaston BA1 7AQ	Height reduction of 1 x Leylandii by 10 – 15 feet and trim back (PO Jane Brewer)	SUPPORT

P-124 Recommendation issued Earlier

16/04683/LBA 207 London Rd East	Internal alterations to provide bathroom and kitchen space	Supported 11 October 2016
16/04412/LBA 224 High Street	Alterationst o replace rotting windows	Supported 18 October 2016
16/03043/FUL 18 Eden Park Drive	Erect 2 x Detached dwellings	Rejected 11 October 2016

P-125 B&NES Decisions

16/04325/FUL	Shiralee, B'down Road – Balcony and Kerb dropping	OK = 25 Oct 2016 (As PAC's Recommendation)
16/03043/FUL	18 Eden Park Drive – Erect 2 x Detached dwellings	OK = 20 Oct 16 (Versus PAC's Recommendation)

P-126 Enhancement Considerations + Precept considerations

(a) Rhymes Pavilion Entrance – An upgrade required – to consider at	£3000
(b) Football Trees – Plant new trees	£1000
(c) Allotments - New Pathway for walkers	£1000
(d) Way-Markers to designate Ramblers routes to be investigated.	DR

P-127 B&NES Planning Customer Survey

(a) Copies issued to all members for annotating for next Meeting.	ALL
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P-128 Meeting with B&NES Planners 25th November

(a) Discussions on Planning Department problems set for 25 nd November at Lewis house at 11-00am	SF/MT
(b) A Planning Meeting with the Bath Preservation Trust set for 22 nd November. Attendee desired.	

P-129 Any Other Business

(a) None raised

P-130 Communications

Nothing at this time

P-131 Date of next Meeting

Tuesday 6th DECEMBER 2016 at 7-15pm in The Rhymes Pavilion

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