

BATHEASTON PARISH COUNCIL

BATHEASTON VILLAGE SUMMER BULLETIN

Bulletin 32 - Summer News and Parish Council Update July 2014

Batheaston Parish Council disclaims responsibility for comments and opinions expressed by others in this Bulletin



***BATHEASTON BRIDGE AND CYCLE ROUTE
NOW OPEN***

THIS BULLETIN
BRIDGE CROSSING
NEIGHBOURHOOD PLAN and PLACEMAKING UPDATE
POST OFFICE & PUBLIC TOILETS
PLANNING COMMITTEE NEWS
BATHEASTON GARDENS

CHAIRMAN'S STATEMENT (Cllr Vito Pecchia)

During May two by elections took place the first to elect two councillors to vacant seats in the Parish Council and the second to elect a replacement for our District Councillor Gabriel Batt. Councillor Gabriel Batt service to the Village goes back to Wansdyke days and I first got to know him in 1980. His commitment to good causes and the well being of the village is well known and he is remembered with great fondness. The Parish Council welcomes Councillors Pam Burcombe and Vicky Drew who secured the mandate to represent the community on Council in the other by election.

Remarkably the available 2 seats were contested by 6 candidates and it is known that at least 3 other candidates failed to get their nominations registered in time. Commiserations' are offered to the unsuccessful candidates, it must be noted, however, that such interest bodes well for the future of the Parish Council and is a marked contrast with the 2011 general election when there were insufficient numbers of candidates to contest the available seats.

PARISH COUNCIL HEADLINE ACHIEVEMENTS AND WORK IN PROGRESS 2014-2015

1. **Cycle and Footpath Bridge linking Batheaston and Bathford into the National Cycleway Network to Bath City Centre open for the summer;**
2. **Notional undertaking by B&NES to Fund and deliver new pavement to shops this financial year;**
3. **Ongoing joint effort with adjoining parishes to save our Post Office;**
4. **Treating with B&NES Cabinet members to secure community future for Toilet Block site;**
5. **Ensure the existing River Footpath is kept open and in good state of repair;**
6. **Liaison with sister parishes to resist an East of Bath Park and Ride on the meadows;**
7. **Ongoing commitment to resolve the Bannerdown Road HGV traffic ;**
8. **Ongoing contribution to B&NES Placemaking programme;**
9. **Village Neighbourhood Plan programme to progress 2014/15;**
10. **Continued supported by direct funding to Batheaston Leisure Association (BLA)**
11. **Continued supported with direct funding to Batheaston Youth Club.**

Neighbourhood Plan: The Parish Council committed last year to proceed with a Neighbourhood Plan (NP) this will seek to establish how residents wish to see the village evolve, what and where development should take place and not least what should be enhanced and protected. The NP's proposal will need to comply with all relevant legislation and overarching policies of the Development Plan and secure a 51% support of a local referendum.

Last year B&NES introduced a 'Placemaking' programme as part of its Core Strategy document, charging all Parish Councils in B&NES to undertake Housing and Character area studies of their villages. The exercise took a lot of councillors' time and the intended Neighbourhood Plan programme had to be postponed. To ensure timely progress of the NP, the previously named 'village centre committee' has this year been given the responsibility to deliver the programme and accordingly has been renamed the Neighbourhood Plan Committee. The Neighbourhood Plan (NP) will define and expand in detail the Core Strategy policies as they affect Batheaston and put forward its own

initiatives, subject to compliance with legislation, on all issues considered important by our community such as:

- Community Facilities Recreation Upgrading / Retention / Protection / New Areas; Improve existing/ Active or passive recreation / New indoor & outdoor facilities/ Youth & Senior;
- Green Spaces Create new / Preserve Existing / Register for purchase from B&NES;
- Transport Traffic Calming / Roadways upgrade / Pavement;

Of interest and as a reminder below some issues the village considered important in 2009 and may retain the same importance in the Neighbourhood Plan. For references see the Vision Plan analysis document available on the PC Website.

B1	Should the High Street/ riverside and Garden be developed and promoted as the village centre	82
E3	Post Office essential to retain (the highest score of all the shops and services)	92%
B9	More use should be made of the Rive Avon	71%
B2	Protect green Belt from development	96%
B23	Protect Meadows from development	91%
E4	Support existing shops/facilities if threatened	90%
B4	Protect Wetlands/Meadows landscape	90%
E1	Expand farmers' market	83%
F1	Rate present provision of recreational facilities Differing results for different age groups but generally poor to OK. Particularly poor for teenagers. Best for children	
J17	Opposition to P&R in Bathampton Meadows	89%

The methodology and timeline will be similar to the Vision Plan process undertaken in 2009 and will involve Public Consultation, Formulating a survey questionnaire, invite a response from all parishioners, formulating proposal, consult on draft proposal, prepare final proposal, conduct a referendum, formally submit for Local Planning Authority (LPA) and Inspector approval, formal adoption by the LPA. The process is estimated to take some 18 months to complete.

River Crossing and Cycle way/Footpath

At long last, at the time of going to print, B&NES announced the final phase of the new Cycle way and Footpath link was due to be completed and scheduled to open at the beginning of July. The bow steel truss bridge design has attracted comment for and against, a recurring refrain being why it was not timber! At conception stage the Parish Council had robustly promoted a timber design solution but B&NES highway engineers



repeatedly dismissed our approach stating it had to be steel to secure a 125 year life, resolutely dismissing evidence from Scandinavia showing timber solutions could also achieve similar longevity. Post construction comment of buildings and structures built in the village is always welcome; however, concern by residents over the steel bridge design indicates the importance of taking note



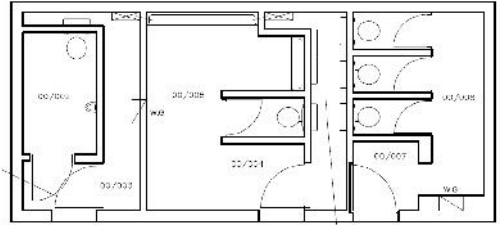
at planning application stage the design details of a proposal so an appropriate view can be taken into account. No details of an official opening have as yet been made known.

New Pavement to High Street Shops

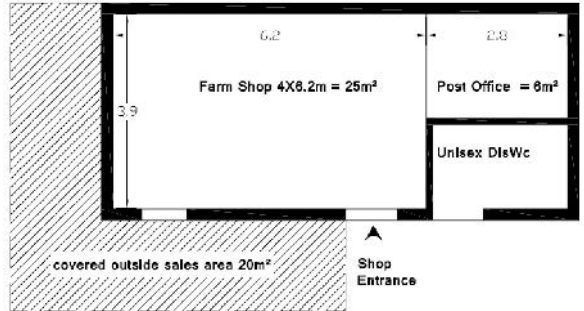
Last year B&NES announced it had allocated £40,000.00 toward a new pavement in front of the shops on the basis the Parish Council (PC) would also make a contribution to its cost, if necessary. The PC agreed provided the final scheme reflected the design it promoted. Accordingly the PC allocated in its budget £10000.00, a sum it had previously put aside to underwrite a legal challenge to B&NES under the Equality Act 2010. Last year B&NES were unable to deliver the commitment due to lack of resources and discussions took place whereby the PC might undertake to deliver the project as agents of B&NES. No final conclusion was reached over these initiatives as detail terms of this arrangement were never made known. The best information we now have is that B&NES will undertake to deliver the project directly!!! The question is when!

Our Post Office at Risk

The post office remains at risk notwithstanding assurances from the Post Office CEO there is no intention, on their part, to make changes. It is probable to assume its future will not be at the Fat Friar. Alternative locations are still being sought and one of the locals pubs could possibly be its new site. Alternatively another solution could be the conversion of the Public Toilet building, which is scheduled for closure by B&NES during July. The PC is looking how such a conversion could take place, combining the Post Office use with a Farm Shop use and retain some toilet facility for public use.



Public Toilets in the Car Park: The public toilets will close during the month of July. The PC is continuing to see if an arrangement can be agreed with B&NES over the future of the building and the possibility to convert the building to other uses which could include a post office and a locally sourced produce farm shop, alternatively redevelopment of the site which could accommodate refreshment and recreational activities; where both option would enable access to public toilet facilities to be maintained



New Village Hall:

The proposed new village hall on the church hall site and adjoining field in School Lane remains in abeyance awaiting making public the result of the High Court hearing of the 12 June which will establish if B&NES has a case to answer on the lawfulness of granting planning permission to the second planning application. If the court rules there is a case to answer the matter will go to a full judicial review by the High Court at some future date.

On the same day of the hearing a public consultation exercise was undertaken by consultants representing 'The Shared Vision Group' which is said to represent some 20 local residents. The consultation proposed an alternative design proposal, again on the Church hall site and the adjoining field which appeared to provide similar accommodation notably with a lot less circulation space and laid out so as to provide some 14 to 16 parking spaces.

Notwithstanding what the outcome of the recent hearing is, the situation has now inexorably escalated to adversarial proportions, polarising positions between all interested parties. Surely the time has now come when all interested parties got together, without any preconceived notions, to jointly come up with a scheme that can be supported by all and end this sad state of affairs.

Batheaston Community Garden

Some 8 years ago the BPC complained, somewhat bitterly, that the B&NES Parks Department were not adequately looking after the Gardens citing too many weeds, no new plantings and overgrown hedges. The B&NES Parks Department excused itself by saying it had sub-contracted this maintenance and this had not been correctly carried out. Eventually B&NES agreed terms with the BPC paying a nominal monthly



amount with the BPC taking over care and maintenance of the Garden. The village was fortunate that Mr Michael Hunt accepted a monthly contract with the BPC – the monies not quite being covered by B&NES **BUT** there is no doubt at all, that Michael has provided professional hands-on service and all visitors and residents have often complimented on how well the gardens have been kept. **BUT** - in another cost-saving exercise – the B&NES Parks Department have now cancelled the arrangement with the BPC as from 30th June stating they will now look after the gardens insisting that there will be no degradation in the look and facilities of the Gardens. **WE WAIT AND SEE!**

History to Batheaston Community Garden

Batheaston house was built in 1712 for Henry Walters on the cellars of the house he inherited from his grandfather Henry Blanchard. Over 200 years later, in 1921, the house left the Walters family. It fell into a dilapidated state and restoration did not begin until the 1960s when the house was bought by Dr Leslie Hilliard and his wife Elizabeth. In 1982 the house was bought by Mr & Mrs Peter Davis (both ex-Parish Councillors). Some four years ago new owners, Messrs Webb & Thatcher, commenced a progressive restoration of this Grade 1 listed house. But, earlier, in 1960 the fruit garden at the eastern end of the garden was compulsorily purchased by Somerset County Council, in 1969, for a new police station, and passed to Avon county Council in 1974. The County subsequently attempted to sell the land with housing development consent.



Neither plan materialised and the 0.75 acre site was later designated public open space, a role severely undermined by the lack of access. Consequently official abandonment and neglect have led to vandalism, described by some residents as a “rural slum”, a danger to children and an appalling neglect of public property. A generous offer by Dr & Mrs Hilliard in 1975, to buy the orchard and lay it out as a garden as a gift to the Village was turned down by Wansdyke District Council, the then owners of the site. A puzzling enough decision in itself, more so when the Hilliards were prepared to make an endowment for the upkeep, and had the backing of the Batheaston Parish Council.

The Parish Council and Batheaston Society continued to press for a resolution and the County Council Conservation officer propose it as a project for the “Community Gardens Project” at Avon County Community Environment Scheme (ACCES). A report was submitted by ACCES to Wansdyke District Council. Labour and supervision would be provided by the Manpower Services Commission (MSC) through ACCES. Approval for the scheme was received with funding to be shared between the District Council and the Countryside Commission.

A community link between King Edward’s School in Bath and villagers from Thuura in Kenya provided an early opportunity to start work. An intense four days in June 1987 achieved basic ivy and scrub clearance, tree felling, and enabled an archaeological excavation to get underway. Despite the rain great good humour prevailed, with the School, the Kenyans, local resident and the ACCES team working together. The proposed garden design follows existing formal arrangements of low stone walls, pillars and an 18th century listed stone niche which is an important focal point. A series of enclosed spaces are defined as formal planting and stone paving. The boundary walls were stabilised, re-pointed then planted with climbers. Further tree planting retains the “secret” wooded character of the Garden. A gravel path circuits the site with the outer perimeter planted with ornamental shrubs and butterfly plants. Public access became a reality with new gateways created in the eastern wall, with ornamental iron grill gates providing a visual link without diminishing security. Behind the stone wall bordering the River, a low raised terrace and a seating area commands views of the Avon and Bathampton Downs. Refurbished park seating in cast iron and wood are located around the Garden and final touches were provided by several pieces of statuary designed and produced by the community Gardens Project’s stone workshop at ACCESS. (It is much regretted that mindless vandalism has destroyed much of this statuary).

The site of the Toilet Block in the car park used to be



a tennis court serving Batheaston House. By the large entrance in the North wall there is a hole right through the walling. A basket hung on the Toilet Block side and loose tennis balls, hit into the Gardens, were returned through the hole into the basket!



PLANNING & ENVIRONMENT COMMITTEE (PEC)

Below an abridged note from BANES Planning Services announcement on the status of the Core Strategy

Bath & North East Somerset Core Strategy - Inspector's final Report

B&NES Council has now received the Inspector's final Report. The Inspector has found the Core Strategy 'sound' subject to a number of modifications which are set out in his report. Some of the key modifications are outlined below.

- * An increase in the overall housing provision to around 13,000 dwellings.
- * The allocation of four strategic sites for housing to be removed from the Green Belt at Odd Down at Bath, East Keynsham, South West Keynsham and Whitchurch.
- * Removal of additional land from the Green Belt at East Keynsham as safeguarded land
- * Setting different targets for the provision of affordable housing in different parts of the district to reflect the evidence on viability.
- * Other detailed changes to policies and text to bring the plan up to date and to be consistent with Government policy

The proposed strategic housing allocation requiring land to be removed from the Green Belt at Weston, Bath has not been recommended as a modification to the submitted plan as the exceptional circumstances necessary to change Green Belt boundaries and to justify major development in an Area of Outstanding Natural Beauty are not met in that location for the scale of development proposed. The Inspector's Report and the recommended modifications will be discussed at Full Council on 10th July 2014 and adoption of the Core Strategy will be considered. The Council will also be considering whether a number of non-material minor modifications to the Core Strategy ensure consistency and accuracy should be madePlease note receipt of the Inspector's Report represents the end of the Core Strategy Examination and therefore no further comments relating to the Core Strategy.

Placemaking Stage 2 and the Green Belt boundary: The Parish Council has been advised by B&NES planning services the second stage of the core strategy 'placemaking' programme will proceed in the near future.

- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or

This exercise will entail the review of the Housing development boundary (HDB) of the village, the intent being to establish if this should change to include land previously outside the boundary and suitable for development.

The core strategy and the National Planning Policy Framework (NPPF), the national overarching and guiding planning policy document, clause 89 allows limited affordable housing in the Green Belt as noted above. Clause 6.64 of the core strategy allows the

inset Green Belt boundaries to be reviewed through Placemaking and Neighbourhood Plan process where exceptional circumstances can be provided but it should be noted this condition would not apply where development complies with the overarching policies of appropriate development in the Green Belt as defined by the NPPF above.

Planning Applications

Since January there have been 25 Applications progressed by the Planning & Environment Committee (PEC)

7th January 2014 (See Website for more details)

13/04946/FUL	Mr T Davies	51 Eden Park Dr	Add 2 x gable extensions	Support
13/05031/FUL	The Dickensons	3 Eagle Road	Retrospective for porch/roof	Support
13/05209/FUL	Mr T Fenna	239 London Rd East	Erection of dwelling.	REJECT
13/04817/FUL	Ms Aspinall	Rosedale B'dn Rd	Erection of double garage	Support
13/05535/FUL	The Hughes	1 Barnfield Way	Erection of 2-storey extn,	Support.
13/05381/FUL	Mr Wigglesworth	B'down Road	Provision of dormers	Support

4th February 2014 (See Website for more details)

13/05433/FUL	Mr M Hanna	60 Elmhurst	Erection of front porch	Support
13/05452/FUL	The Humphreys	"Well House" School	Conversion of barn & dining room	Support
13/05453/LBA		Lane		
13/05566/FUL	Mr G Mock	10 Eagle Road	Erect Extensions	Support

25th March 2014 (See Website for more details)

14/00739/FUL	Quality Homes Ltd	B'down Road	Erection of 2 x dwellings	Support
14/00706/FUL	Mr A Daniels	6 Fosse Lane	Replacement of Stone wall	Support
14/01002/LBA	The Walpoles	Charmyd'n Farm	Reinstatement of windows	Support
14/00726/FUL	Mr T Walker	135 Bailbrook Lane	Extension	Support

6th May 2014 (See Website for more details)

14/01248/FUL	Mrs C Smart	9 Coalpit Road	Erection of extensions	Support
14/01399/FUL	Mr M Smith	5 Morris Lane	Erection rear extensions	Support
14/01304/FUL	The Rogers	9 Eden Park Drive	Relocation of Flue	Support
14/01397/FUL	Mr M Veal	"Victory Gardens"	Erect ext'n, 4 x Holiday Let	Support
14/01593/FUL	Mrs S Biss	12 Vale View Terrace	Erection of dwelling	Support
14/01605/FUL	Mr R Penny	8 Barnfield Way	Rendering of front elevation	Support

3rd June 2014 (See Website for more details)

14/01887/FUL	Mr J Webb	290 High Street	Restoration of basement	Support
14/01888/LBA				
14/01857/LBA	Mr J Rayment	258 High Street	Replacement of windows,	Support
14/02368/TEL	Vodafone Ltd	Church Farm	Replacem't antenna/dishes	Support
14/02053	Mr I Holloway	25 Northend	Eng'g works to garden	Support

All applications reviewed & Recommendations averages 13.7 calendar days
In 2013 = 11.6 days, 2012 = 16.0 days. 2011 = 12.2 days, 2010 = 14.5 days.

Batheaston Village Hall Shared Vision Group

On the 1st of July a presentation was made to the Planning and Environment Committee of Batheaston Parish Council by Mr. N. Whitehead of WPB Development Planning, on behalf of the Steering Committee of the Shared Vision Group. The group was said to represent some 30 families who live in the immediate area of school lane and in the village, who support the need for a new Village Hall but believe there is a case for an

alternative design and site layout, which better reflects influencing factors such as heritage, landscape, green space, residential amenity, highways and intensity of use, and is more appropriate for the site.

A brief explanation of the proposed new building – using display boards - was made, and questions, mostly from the attending residents, were addressed. The illustrative design option proposes a building of a similar size to the existing building in a layout configuration that provides 14 to 16 car parking spaces using the existing access, that could be shared with the youth club. No other locations in Batheaston were considered. Mr. Whitehead stated that a "clean sheet" approach is being adopted in considering a replacement for the existing church Hall in School Lane. He requested the time for this presentation following a preliminary consultation with the public on the 12th. of June in the School Lane Church Hall. A further public consultation, which will also be held in the Church Hall, is scheduled for Thursday the 23rd. of July.

Mr Whitehead explained that a full team of professionals is in discussion with B&NES officers including planners, architects, transport engineers, arboriculturists and landscape architects, and once final design proposals are determined, a planning application will be submitted to B&NES. All of the details, with names, emails, etc. will be posted this week to <http://www.bvshardvision.co.uk> and most queries should be answered there.

HIGHWAYS, FOOTPATHS & LIGHTING COMMITTEE (HFL)

The HFL has been active in progressing the completion of the new river footbridge and associated path to Mill Lane. It is likely the route will be open in the next few days but some issues remain to be resolved by B&NES. We have identified the need for route and warning signage at the various junctions and are also pushing for appropriate landscaping and tree planting along the route.

Car parking continues to be an issue in the village and we liaise with B&NES officers to have restrictions updated and removed where appropriate and necessary. The creation of more parking spaces on Elmhurst and Catherine Way is a priority.

Following the creation of the Neighbourhood Planning Committee we took on responsibility for driving through the delivery of the proposed upgrade to the High Street pavement which the former Village Centre Committee had been championing to the point of B&NES agreeing to allocate funds and appointing consultants to the project. We will continue to pursue BANES for progress in delivery.

Other issues the HFL continue to pursue are the reduction of HGV traffic on Bannerdown Road and 20mph limits. Unfortunately HGV use in Bannerdown Road is currently driven by Wiltshire CC policy which BANES are reluctant to counteract. The HFL will continue to try and influence B&NES appropriately. We have also overseen the re-opening of a footpath from Northend to Solsbury Hill and will continue to press for maintenance of footpaths throughout the village. Any issues with roads and footpaths in the village should be reported to Council Connect on 01225 39 40 41

London Road Car Park Lot: Planning permission for 9 houses being sought

Residents will have noticed the car park lot on London Road has been cleared of cars and is vacant. The Parish Council has learnt that B&NES planning Services are in confidential negotiations with the owners of the site who are trying to secure planning permission for 9 detached houses. The Parish



Council is very critical in the manner that B&NES planning services conducts 'pre application negotiations' with prospective applicants. When 'pre planning negotiations' are initiated planning services engages on a confidential basis with statutory consultees seeking their views on the potential planning application under negotiation. This involves seeking the view of such bodies as the Environment Agency, Highways, English Heritage etc. Parish Councils are in law designated Statutory Consultees elected to represent local communities, yet B&NES planning services and its officers do not see fit to consult them

at pre-application stage; effectively disregarding and giving no weight in their decision and advisory process to local knowledge and the local view. No doubt we can now look forward to a post rationalised public consultation exercise by the prospective applicant to illustrate public opinion has been addressed and legitimise



the case for permission, no doubt by delegated authority by the same officer who advised the applicant on what to do!.

Communications

The Parish Council is keen to improve its communication with residents and will over the next month implement its own email newsletter system. This will allow regular newsletter to be issued to all residents who are registered on the Parish Council database. The data base will be administered by and all information issued by the Town Clerk and its use restricted to Parish Council business and interest. Further details of this initiative will be published on the PC website and in due course parishioners will be advised there how to register to receive regular notices and parish council news.

<http://www.batheaston.org/>

PARISH COUNCIL MEMBERS – June 2014

Vito Pecchia	Chairman	104 Northend	BA1 7HA	852226	
Kevin Hawkins		5 Barnfield Way	BA1 7PW	858389	
Judith Beresford-Smith		The Chase, 30 High Bannerdown	BA1 7JZ	859270	
Pam Blanking		‘Summerhill’, 45 Morris Lane	BA1 7PS	858728	
Lawrence Brass	Chair	298, High Street	BA1 7RA	852222	
Pam Burcombe		“Rodney Farm” Steway Lane	BA1 8EH	858675	
Vicky Drew		197 Catherine way	BA1 7PB	284335	
Kathryn Eardley		106 Northend	BA1 7HA	859055	
Peter Fear	Vice-Chair,	“Thorncombe” Kyrle Gardens	BA1 7RE	858035	
Sydney Fremantle	Act’g Chair	‘Hill Lodge’ Northend	BA1 8EN	852847	
Jeremy Heffer	Chair	HFL	“Court View”, Solsbury Court	BA1 7HB	852662
Margaret Johns		3 Catherine Way	BA1 7NY	859515	
George Riley		8 Northend	BA1 7EN	858915	
Michael Tabb		“Wilmslow”, Bannerdown Road	BA1 7ND	859102	
Victoria Trenchard		203 London Road East	BA1 7NB	852155	
Michael Corbett	Co-optee	Browhill lodge,Croxham Orchard	BA1 7NQ	850913	
Steven Cast	Co-optee	292 High Street	BA1 7RA	852762	
David Robins	Co-optee	31 The Empire	BA2 4FD	447921	
Mike Townley	Clerk	Bailrigg 35 Albert Rd Trowbridge	BA14 7LP	400041	
T Gazzard	District Councillor				
Martin Veal	District Councillor	‘Victory Gdns’ Bannerdown Drive	BA1 7JW	858285	
Geoff Ward	District Councillor	“Elmhurst” Upper Swainswick	BA1 8BR	858651	
COMMITTEES OF THE PARISH COUNCIL					
GPC General Purposes Committee		Considers all matters of policy legal matters, finance and matters not covered by other Committees.			
HFL Highways, Footpaths, & Lighting Committee		Improvements to roads, lanes and footpaths. Identifies Unitary Authority responsibility for defects and repairs. Responsible for cleaning pavements and part-time Handymen.			
PEC Planning & Environment Committee		Delegated authority to respond on behalf of the Parish Council, on all planning applications. Matters relating to the environment and conservation and Batheaston Gardens.			
NPC Neighbourhood Plan Committee		Progress The Neighbourhood Plan and Placemaking			

Batheaston Neighbourhood Group (BNG)

The BNG is a voluntary transport scheme run for the benefit of the residents of the Village. We transport elderly and infirm and some other residents to appointments at the Batheaston Medical Centre, RUH, opticians and other medical appointments.

We take the elderly shopping and for visits to the hairdressers, plus delivering prescriptions.

During 2013 – 14 our volunteer drivers responded to 650 requests for transport.

On the first Monday of each month a team of cooks provide lunch for 30 elderly residents in the Hall of the Good Shepherd Church in Northend

We are always looking for volunteer drivers. If you feel you might be able to help, please ring Janet Jackson on 01225 859843 If you require transport please ring: - **Ann 858485**

Eileen 858433 Evelyn 85222 Imogen 810709

