

## Batheaston Parish Council

### Minutes of the Planning & Recreation Committee Meeting held in The Rhymes Pavilion on Tuesday 1<sup>st</sup> MAY 2018 at 7-15 pm

**Present:** - Cllrs D Redding (Chair), E Adams, P Burcombe, D Craig, J Jeffery, C McCarthy, R Mimmack, G Riley & M Townley  
**Attending:-** Cllrs S Cast, S Hagen(part) and C Beaver, G Johns, N O'Hanlon, H Hyam, P Gill, A Pavlou, A Lea + 2 x Others

**P-311 Presentation – “The Copse” – C Beaver/G Johns (Applicants Agents)**

The presentation made to the PRC on 6<sup>th</sup> March had indicated that more investigations required with regards to effects on neighbour's drainage problems etc.

All neighbours contacted and levels agreed, drainage problems resolved with B&NES and Wessex Water and a revised set of proposals /drawings issued and included on the B&NES website. Positions of Plot 2 and 4 altered away from neighbours in West View Road and Trees/Laurel Hedge ownership and future Management determined.

A Management Team – funded by the new owners – proposed to look after both trees and Hedge with a “wildlife” corridor at 3metre width on 3 sides of the property.

The extent of the Trees Roots system calculated using BS5827 guidance.

Some B&NES departments are still processing these new instructions and replies awaited.

**P-312 Public Participation – N O’Hanlon (Neighbours spokesman)**

Slides presentation showed past subsidence and Water Course problems with property damage.

The Trees ownership also contested the deeds showing most of the Trees belong to The Copse.

These Trees (all have TPOs) are a major concern with possibly greater effect on the Roots extent and their thirst for water. The Water table must be affected with such a large area being enclosed above West View Road. The last Trees survey in 2015 indicated much remedial works are now required.

Doubts raised that properties will overlook ground floor areas in West view Road and there should be conditions concerning obscure glass, louvers positioning and preservation of timber slatting.

[CB promised more Roots Spread investigation and noted the “Conditions” request.]

**P-313 Apologies**

Full attendance.

**P-314 Declarations of Interest**

Cllrs Burcombe and Mimmack when discussing Youth club expenses. [P-320(b)]

**P-315 Minutes of the Meeting held 6<sup>th</sup> MARCH 2018**

Proposed	G Riley	}	RESOLVED -	That the Minutes be approved as a true record
Seconded	J Jeffery	}		

**P-316 Matters arising from the above Minutes**

(a)	<u>Pavilion Entrance.</u> A local architect is to prepare a scheme.	<b>PBu</b>
(b)	<u>Noticeboards</u> Replacement Units being pursued by the HFE Committee	
(c)	<u>Potholes</u> Progress being pursued by the HFE Committee.	

**P-317 Parish Views on Received Application**

Site visits completed to all Applications.

SOs suspended – for item A only - to permit dialogue with the Applicant's Agents

A	18/00179/FUL Complete Build Solutions Ltd. “The Copse” B'down Road BA1 7PL	Erection of 5x Dwellings with access and associated works, following demolition of existing building  <i>PO Chris Griggs-Trevarthen</i>
<b>CANNOT SUPPORT AT THIS TIME</b>		
1 Too many unresolved problems with the Trees and Laurel Hedge.		
2 This Council does not have the technical knowledge for some problems and must rely on B&ES Departments to highlight and Resolve.		
3 There is a perception that drawings and ownerships are incorrect.		
4 Potential Subsidence problems have to be addressed		
5 Agree with this Council's Ward Councillors that this Application has to be decided by the B&NES DCC.		
Proposed	R Mimmack	}
Seconded	P Burcombe	}
RESOLVED (unanimously) – That this Council cannot Support this Application at this time.		
B	18/01283/VAR Charlecombe Homes 114 Northend BA1 7HN	Variation of condition 26 (Plans list) of application 17/00187/FUL (Erection of 7x dwellings following demolition of existing industrial buildings.)  <i>PO Chris Griggs-Trevarthen</i>
<b>SUPPORT</b>		
1 This condition is required to reflect the Applicant's Approved Application to build an 8 <sup>th</sup> Dwelling on this site		
C	18/01796/FUL Mr M Hosie 1 Victoria Gardens BA1 7RD	Erection of 2-storey extension and loft conversion  <i>PO Alice Barnes</i>
<b>SUPPORT</b>		
1 Satisfied Policies D2 and D4		
2 There is similar extension in this area.		
D	18/01594/FUL Mr C Wood 22 High Bannerdown BA1 7JZ	Erection of front porch and garage  <i>PO Nikki Honan</i>
<b>SUPPORT</b>		
1 Satisfies policies D2 and D4		

**P-318 PRC Recommendations already Issued**

18/01182/LBA	"Fat Friar" – External & Internal alterations	SUPPORT	02 APRIL 18
18/01371/FUL	"Well House" – Barn conversion	SUPPORT	10 APRIL 18
18/01372/LBA	"Well House" – Barn conversion	SUPPORT	10 APRIL 18

**P-319 B&NES Decisions**

17/05226/FUL	Brookside Close - Provide garages	<b>Refuse</b>	09 MAR 18 (Vs PRC's Recommendation)
17/05449/FUL	261 London Rd East – Rear extension	<b>Permit</b>	07 MAR 18 (As PRC's Recommendation)
18/00171/FUL	135a Bailbrook Lane – Barn conversion	<b>Refuse</b>	13 MAR 18 (As PRC's Recommendation)
18/00471/FUL	"Victory Gardens" – Convert outbuilding	<b>Withdrawn</b>	
18/00358/FUL	270 High St – Erect replacement building	<b>Permit</b>	22 MAR 18 (As PRC's Recommendation)
18/00498/LBA	161 High St – Removal of over-painting	<b>Permit</b>	07 MAR 18 (As PRC's Recommendation)
18/00331/FUL	15 Northend – Erect extension	<b>Permit</b>	09 APR 18 (As PRC's Recommendation)
18/00300/FUL	"Vine house" – Barns conversion	<b>Permit</b>	11 APR 18 (As PRC's Recommendation)
18/01182/LBA	"Fat Friar" – External & Internal alterations	<b>Permit</b>	27 APR 18 (As PRC's Recommendation)

**P-320 Recommendations for Expenditure**

- (a) Play Area Slides shown need for repairs. Quotations will be prepared for the BPC Meeting. **RM**
- (b) Youth Club Recommend that 2<sup>nd</sup> Evening support and Maintenance, as budgeted, be authorised. **RM**
- (c) Pavilion Entrance Waiting Architect's proposals. **PBU**
- (d) Climbing Frame Recommend that £6100 (as budgeted last year) be approved.
- (e) Refrigerator Cost of £150 (inc VAT) available. To trial use of surplus Unit in Church Hall.
- (f) M/S Court Recommend that cost of £495 (inc VAT) be approved to re-line the Markings

**P-321 Communications**

- (a) Nothing to add.

**P-322 Any Other Business**

- (a) Site visits. Debate needed before including in this Committee's guidelines.  
Care is needed but past experiences have shown that Neighbours have NOT been advised of nearby applications.

**P-323 Date of next Meeting**

**Tuesday 5<sup>th</sup> JUNE 2018 at 7-15pm in The Rhymes Pavilion**

**Chairman..... Date.....**