

Batheaston Parish Council

Minutes of the Planning & Recreation Committee Meeting held in The Rhymes Pavilion on Tuesday 6th MARCH 2018 at 7-15 pm

Present: - Cllrs D Redding (Chair), E Adams, P Burcombe, P Corley, D Craig, J Jeffery, C McCarthy, R Mimmack, G Riley & M Townley

Attending:- Cllrs P Bennett D Greener, Ms C Boyd, Messrs A Mercer, P Lewis, P Roebuck .

P-296 Public Participation – Mr Mercer (Vine house)

Thanks for the opportunity to speak. His agricultural building already has permitted development status” but approval of his ‘FUL’ application may realise grants from DEFRA. The proposed agricultural development is fully in the Green Belt and AONB and fears of further commercial development are unfounded.

Further explanations were offered when screening details of this development.

P-297 Public Participation – Mr P Lewis (161 High Street)

Appreciated the new website. Raised objections to 18/00164/AR on basis of impact on parking to surrounding areas as well as the likely impact on the community of this form of parking control.

P-298 Public Participation – Mr P Roebuck (Victory Gardens)

The proposed development at Victory Gardens overlooks his property and windows will directly look onto his main living rooms. The Applicant has shown different drawings to those offered in the Application

P-300 Apologies

Cllr P Corley has resigned from this Committee to concentrate on the NP completion. ,

P-301 Declarations of Interest

None declared

P-302 Minutes of the Meeting held 6th FEBRUARY 2018

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

P-303 Matters arising from the above Minutes

(a)	Pavilion Entrance. A local architect is to prepare a scheme.	PBu
(b)	First Bus: The proposed withdrawal of service has been cancelled.	
(c)	Sweeper. Delivered and in use.	
(d)	Noticeboard Needs repair posts before installing at Elmhurst.	JJ
(e)	Potholes. Repairs still required on Bannerdown Road. Photo to be forwarded to EA.	PBu.
(f)	Pavilion Gutters. Repairs completed	

P-304 Parish Views on Received Application

Site visits completed to all Applications

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>
	Developer meeting with the PO on 9 th March and additional information will be considered at next PRC meeting.	
B	18/00164/AR ParkingEye Ltd “George & Dragon” 223 London Road East BA17NB	Display of car Park management Sign – 7x non-illuminated mounted signs. <i>PO Emma Hardy</i>
	Cannot Support – as advised 6th February.	
C	18/00358/FUL M Harrison 270 High Street BA1 7RA	Erection of replacement outbuilding <i>PO Emma Hardy</i>
	Cannot support – as advised 6th February. Site visit requested to understand the Applicant’s plans.	
D	18/00471/FUL Mr M Veal “Victory Gardens, Bannerdown Drive BA1 7JW	Renovation of existing outbuilding with erection of 1-storey side extensions and 2-storey rear extension to form ancillary Building. <i>PO Emma Hardy</i>
	Cannot Support	
	1	Drawings do not offer adequate details, and are not consistent with explanations offered to neighbours.
	2	Proposed fenestration intrudes on neighbours.
	3	Proposed development should not become a commercial building
E	18/00498/LBA Mr P Lewis 161 High Street BA1 7DW	External alterations to remove paint at front, reparation of stonework and re-decoration in lime-wash. <i>PO Caroline Waldron</i>
	SUPPORT	
	1	Restoration to original materials welcomed.
F	18/00300/FUL Mr A Mercer “The Vine House” Bailbrook Lane BA1 7AB	Erect 1-storey agricultural storage building following demolition of greenhouses and fish tank. <i>PO Rae Mephram</i>
	SUPPORT	
	1	The proposed agricultural use is welcomed, but no commercial development should be developed later.

G	18/00331/FUL 15 Northend	Mr A Boyd BA1 7EE	Erection of extension to existing garage to create an annex following demolition of studio <i>PO Alice Barnes</i>
REJECT			
1 Does not satisfy policies D2 and D4			

P-305 B&NES Decisions

17/06070/FUL	12 Vale View Terrace – Erect 1-storey rear extension	Permit 6 FEB 18 (<i>As PRC's Recommendation</i>)
17/05994/FUL	8 Bannerdown Close – Erect 2-storey extension	Permit 8 FEB 18 (<i>As PRC's Recommendation</i>)
17/06114/FUL	Bathford Nurseries – Erect 8 x dwellings	Refuse 12 FEB 18 (<i>As PRC's Recommendation</i>)

P-306 Recreation & BLA Projects

- (a) Climbing Frame. Quotations progressing for a new unit. Now likely to be a build in the Autumn **JJ**
- (b) Repairs. All 'safety' works completed.
- (c) Safety Inspections. B&NES is to complete each quarter and reminder needed. **MT**

P-307 Sub-Group Proposals

- (a) Paper just issued by the Chairman providing guidance on the BPC's and PRC's role in the Planning Process, how we manage Applications and our communications with the Public. Helpful suggestions made on how this could be improved..
- (b) Propose that this Committee has dedicated members pursuing (1) Play Area, (2) Football Pitch, (3) Pavilion and (4) Planning – visits etc.
- (c) The BLA programme to be re-issued to all members. **RM**
- (d) Hard copies of Planning Guidelines to be prepared. **MT**

P-308 Communications

- (a) Website now in action and much updating to be progressed.
- (b) Some additional features are being investigated and will be programmed into this new, exciting, Website

P-309 Any Other Business

- (a) Toilet block interior rendering is crumbling, and repairs programmed.
- (b) Planning Officer still to contact teh environment Agency over Crossman homes application.

P-310 Date of next Meeting

Tuesday 27th MARCH 2018 at 7-15pm in The Rhymes Pavilion

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