

Batheaston Parish Council

Minutes of the Planning Applications Committee Meeting held in The Rhymes Pavilion on Tuesday 7th FEBRUARY 2017 at 7-15 pm

Present: - Cllrs S Frayling(Chair), Cllr E Adams, P Burcombe, P Corley, C McCarthy, R Mimmack, G Riley & M Townley (Clerk)

Attending:- Cllrs P Bennett, D Greener, J Jeffery, A Millar and G Ward plus Messrs C Routh, T Brooke, R Alvis, T Sherborne & Ms S Warren

P-162 Public Participation – C Routh

The Hawkers Yard Application is very comprehensive and cannot object to any development on the 'brownfield' site. But the entire site is in the Green Belt and ANOB and the Paddock has never been developed. Therefore a very strong objection to the proposed 2 x Dwellings on the Paddock. The 'Outline' planning consent in 2009 did NOT build on the Paddock. It is mis-leading for the application to claim that the Paddock does not affect the other buildings

Public Participation – T Sherborne

Lives opposite the Hawkers Yard and sees no reason why the Paddock has to be developed, and queries the affect of traffic in Northend. Mr Sherborne has set up a Meeting this Thursday for fuller explanations to all residents.

Public Participation – R Alvis

Has lived opposite the Paddock for 58 years, which has always been a Green Lung, and never been developed.

P-163 Apologies

Full attendance

P-164 Declarations of Interest

None declared.

P-165 Minutes of the Meeting held 3rd January 2017

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

P-166 Matters arising from the above Minutes

- (a) Additional Trees between Football Field and Brook have been ordered – for planting in March.
Also ordered is the Hogweed/Japanese Knotweed Weeds spraying and Trees maintenance – for 2 years.

P-167 Parish Views on Received Application

17/00187/FUL Hawkers Orchard Ltd Hawkers Yard Batheaston BA1 7NZ	Erection of 7 x dwellings following demolition of existing industrial buildings. <i>(PO Chris Griggs-Trevarthen)</i>	Minded to Reject but after much discussion Councillors decided that more thought should be given to this application and that the final decision should be made by full Parish Council at the Meeting set for 14th February.
16/04872/FUL BSVG Group Church Hall, School Lane 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. <i>(PO Sarah James)</i>	REJECT 1. The 2009 Vision Plan required a bigger Hall. This Application is for a Hall some 21% smaller than existing. 2. The Diocese (owners) will not permit any vehicle parking on the field (in the conservation area). 3. The 'shared' new driveiveway will be dangerous. 4. There is no Disable Parking noted inside the red line area.
16/06255/LBA Mr H Smallwood 256 High Street Batheaston BA1 7RA	Internal and external alterations and re-slating of roof – repairs to chimneys, and rep[onting and other replacements <i>(PO Adrian Neilson)</i>	SUPPORT NB. These works already completed and this Application should be recorded as 'retrospective'.
17/00341/FUL 17/00342/LBA Mr & Mrs C Humphrey Well House, School Lane Batheaston BA1 7EP	Interna & External alterations for the conversion of barn, construction of new dining room and glazed outbuilding sink (Resubmit 13/05453/LBA <i>(PO Victoria GHriffin)</i>	SUPPORT Supported On 4 th February 2014 as satisfying policies D2 and D4
17/00243/LBA Mr P Cutler 3 Bannerdown Road Batheaston BA1 7ND	External alterations to replace like-for-like windows <i>(PO Caroline Power)</i>	SUPPORT
17/00440/FUL Mrs S May 5 Lower Northend Batheaston BA1 7EZ	Replace front porch with new porch and internal toilet <i>(PO Nikki Honan)</i>	SUPPORT Satisfies policies D2 and D4
17/00568/FUL Mrs R Breach Hartley Farm Cottage Swainswick BA1 8AF	Erection of side and rear extensions (Revised proposal) <i>(PO Emma Hardy)</i>	SUPPORT Satisfies policies D2 and D4

P-168 Recommendations issued Earlier

17/00222/FUL	Barn at Bailbrook Lane – Convert to Office building	Supported 24 January 2017
15/05152/FUL	Church Hall – Additional papers for Replacement	Supported 24 January 2017

P-169 B&NES Decisions

16/05910/CLPU	Fosseway Lodge – Certifying new Dormer	OK = 18 JAN 2017	<i>(As PAC's Recommendation)</i>
16/05897/FUL	197 Cath Way – Loft conversion + dormer	OK = 1 FEB 2017	<i>(As PAC's Recommendation)</i>
16/005984/LBA	203 Lond. Rd. East – Alterations + hatch and rooflight	OK = 2 FEB 2017	<i>(As PAC's Recommendation)</i>

P-170 Toilet block

(a) Renovations:

Flooring in ex-Gents/Ladies to be screeded. Hand Wash Unit being repaired and vandalised door is being repainted.

(b) A resident has made a generous Donation to purchase CCTV units. "Thanks" to be offered.

GR/SF

P-171 Communications

(a) A resident has offered to be the Webmaster, and will also investigate "enhancement" of the Website

P-172 Any Other Business

(a) Site visitors often find the applicants are away. A Notice explaining reasons for calling to be drafted.

PC

(b) A recent installation has 'ripped' up some 21 feet of Monks Path and replaced with tarmac.

This Path is 'protected' and restitution being pursued.

CMcC

(c) A development at 6 High Bannerdown appears to be exceeding approved conditions and the Planning Enforcement Officer is to investigate.

P-173 Communications

(a) A resident had offered to be the Webmaster. A 'confirmation' meeting to be arranged.

EA

P-174 Date of next Meeting

Tuesday 7th MARCH 2017 at 7-15pm in The Rhymes Pavilion

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