

Batheaston Parish Council

Minutes of the Planning & Recreation Committee Meeting held in The Rhymes Pavilion on Tuesday 9th JANUARY 2018 at 7-15 pm

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

Attending:- Cllrs S Cast, D Greener

P-270 Public Participation

None

P-271 Apologies

Cllr E Adams,

P-272 Declarations of Interest

None declared

P-273 Minutes of the Meeting held 5th DECEMBER 2017

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

P-274 Matters arising from the above Minutes

- (a) Pavilion Entrance. A local architect is to prepare a scheme. **PBu**
- (b) PC Aedge Secker is intending to visit the BPC on 23rd January.
- (c) First Bus: Meeting held in Pavilion with 5 x First bus representatives on 19th December. The decision to cancel the Estate Service in January deferred until April. Meanwhile "small" bus units have been sighted on the Estate..
- (d) Sweeper. Trial of a Battery-powered unit cancelled and waiting delivery of a replacement "Billy Goat" for trials.

P-275 Parish Views on Received Application

Site visits to this Application completed by EA and DR

A	17/06070/FUL Mr & Mrs James 12 Vale view Terrace BA1 7RH	Erection of 1-storey rear extension following demolition of existing conservatory and shed <i>PO Nikki Honan</i>
SUPPORT		
1 Site visit did not raise any concerns		
2 Satisfies policies D2 and D4		

B	17/06114/FUL Mr K & D Forey Bathford Nurseries, Box Road, Bathford BA1 7LR	Erection of 8 x dwellings following demolition of existing buildings <i>PO Alice Barnes</i>
UNABLE TO SUPPORT		
1 The Site is not in the adopted Housing Development Boundary		
2 The Site is in the Green Belt. The National Planning Policy Framework says that the construction of new buildings in the GB should be regarded as "inappropriate". The present horticultural use is appropriate for the GB and should not be used to make an exception to GB policies. <i>B&NES' adopted Placemaking Plan (pages 125-129) includes the NPPF approach</i>		
3 The Application therefore fails B&NES Policies GB1 (iii); GB2 and GB3 (i)(ii)(iv)		
4 The Application lies also in the AONB and therefore fails policy NE2		
5 This residential development would result in peak hour traffic onto the busy A4 Bath Road.		
6 The Access/Egress splays, as shown, are inadequate.		
7 There is an excess of hard surfacing which might cause flooding off this sloping site.		
8 The Application, located remote from services – and not likely to be well served by public transport, is contrary to B&NES policy ST.1		
9 The Application does not satisfy B&NES Policies D2 and D4.		
10 There are a number of employees at this Market Garden Business and this Application removes this employment.		
11 The Design Statement claims that " <i>The owners have issued an explanation of the reasons for closing the business.</i> " This explanation is not issued with the papers.		

C	17/06128/FUL British Rail Bathampton.	Build a Maintenance Depot in the corner plot off Tying Road
OBSERVATION ONLY		
The site is in the Green Belt but not considered detrimental.		

P-276 Recommendation already Issued

17/04742/FUL + 17/04743/LBA	116 Northend – Refurbishment alterations	Supported 23 DEC 17
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P-277 B&NES Decisions

17/05262/FUL	15 High Bannerdown – Rear ground floor extension	Permit 28th December (As PRC's Recommendation)
17/05681/TPO	6 Damson Orchard – Tree works	Permit 8th January 18 (As PRC's Recommendation)
17/04494/FUL	Hawkers Yard – Erect 8 dwellings	Permit 9th January 18 (As PRC's Recommendation)

P-278 Recreation & BLA Projects

- (a) Climbing Frame. Quotations progressing for a new unit **JJ**
- (b) Grass Cutting. RM has pursued 3 x quotations and data reviewed. This Meeting approved a selected Contractor.

P-279 Expenditure Forecast for Precept 2018-19

- (a) All proposals determined on 5th December have been included in the proposed Precept for 2018 – 19
Slight amendments proposed.

P-280 Communications

- (a) Development of a new Website commenced but not to specification.

- (b) EA and MT visited the Website Developer (Deep Blue Sky) and the new Layout agreed.
- (c) But DBS then forwarded a Format which requires all our Input, again – as already issued to DBS
- (d) MT's equipment is unable to input as required, despite various advices received from DBS.
- (e) This Format requirement to be reviewed by JJ, before engaging an alternative Company.

MT/JJ

P-282 Any Other Business

- (a) Replacement noticeboard still being investigated for Elmhurst. Also to investigate use of the "surplus" small unit in the Garden by the bus Stop at the bottom of Elmhurst Hill. **CMcC**
- (b) The big Christmas Tree to be removed this Saturday at 9-00am. **JJ/DG/DR/CMcC**
- (c) Upgrading the Pathway by the School being pursued with B&NES Alison Shervin. **SC**
- (d) Potholes in Bannerdown Road are worsening, and the 'trench' across Eden Park Drive.

P-283 Date of next Meeting

Tuesday 6th FEBRUARY 2018 at 7-15pm in The Rhymes Pavilion

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