

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 10th August 2015 commencing at 7pm

Present: Cllrs B Wallbridge (Chair), A Butcher, D Cooper, K Docherty, G Fuller and E Jackson.

Also attending: Mrs L Welch (Parish Clerk) and one member of the public.

Absent: Cllrs R Hopkins and A Seaman-Moss

Comments from the public

The Chairman welcomed one member of the public to talk about the application at the former GWR Railway line. As a member of the Radstock Action Group, Heather Chipperfield outlined the conservation and ecological issues relating to this application and the need to protect the bio diversity. Removal of the earth will cause leakage into the soil bed. There are dangerous contaminants in this area and leakage will effectively kill the wildlife. The planning application shows that the orientation of the houses has changed meaning that the possibility of re-instating the railway is reduced.

Eleanor Jackson, spoke in her capacity as a resident who is impacted by the application and as Secretary of the Meadow View Residents' Action Group which was formed in April 2006 to fight the NRR railway lands development in order to protect the sensitive ecology on Foxhills/Meadow View, to preserve the conservation area in which they live and to obtain genuine, sustainable regeneration of the town centre. Why should we look to Westfield Council for help and support? Apart from the fact that many Westfield people come through Meadow View to walk or cycle, and to enjoy the rural atmosphere, this application, if accepted sets a dangerous precedent with possibly dire consequences for Westfield applications. The developers have not been consistent with the conditions of development attached to the outline application (13/02436/EOUT), the proposal to re-engineer the riverbank and remove the lower section of Foxhills, and the provision of bridges over the Kilmersdon Brook. Also, although Meadow View residents do not have a right to a view across Foxhills, they do have a right to reasonable amenity, and being in a conservation area, not to have a design of houses inflicted upon them which with neither 'conserve nor enhance' the hundred year old terrace. (Local Plan Policy D.4 adopted into the Core Strategy)

She outlined the reasons for objection as:

- 1) Undue loss of natural habitat for endangered species without adequate mitigation nor any benefit in terms of economic regeneration.
- 2) inappropriate urban design in a rural setting, with the buildings being too high, the use of red brick which is not normally found in central Radstock, houses in fact identical to those planned on the former Alcan site, which is a more urban setting.
- 3) Loss of potential railway access to Radstock, which would greatly reduce congestion along the A367, and bring re-generation to Westfield and the rest of the Somer Valley
- 4) Above all, the application displays a substantial deviation from the outline

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Signed **Dated**

Westfield Parish Council

application, and even the plans which were the subject of consultaiton in February therefore there should be a fresh outline application for Area 3 alone. She requested that the application be refused.

54. Apologies for absence

Apologies for absence were received and accepted from Cllrs R Hopkins, R Moss, A Seaman-Moss.

55. Declarations of Interest and dispensations

- Cllr Jackson declared an interest in planning application 15/01965/RES Former GWR railway land, Frome Road as the development directly impacts her property. Cllr Jackson spoke at the start of the meeting as a concerned resident, but left the meeting for this agenda item and did not vote.
- Cllr Jackson declared an interest in planning application 15/03165/TCA remove and reduce two sycamores, 12 Wells Road since she knew the applicant. Cllr Jackson did not vote.
- Cllr Butcher declared an interest in planning application 15/03128/FUL extension at 11 St Peters Road, as it was close to his home. Cllr Butcher did not vote.

56. Planning Applications for consideration

There were no objections to the planning applications below:

15/03128/FUL	11 St Peters Road	First floor side extension over existing garage
15/01386/AR	Norton Radstock College	1no. externally illuminated stone sign.
15/03165/TCA	12 Wells Road	1-Sycamore – remove. 2- Sycamore – reduce to previous points (approx. 30 years reduction) Thin crown during reduction
15/02997/FUL	55 Upper Court	Change of use of land adjacent to 55 Upper Court to residential curtilage including extension of fence and provision of driveway

The following comments were made regarding the planning application below:

15/01965/RES: Approval of reserved matters with regard to outline application 13/02436/EOUT for access, appearance, layout, scale and landscaping for area 3 (phase 2) of the development, Former GWR railway line, Frome Road: The Committee objects to the issues which affect Westfield and its residents directly. As such the Committee objects to the application on the following grounds (1) It removes the potential for a railway line which would improve the living conditions and alleviate traffic problems in Westfield; (2)It raises ecological issues which will affect Westfield, for example the bat corridor from Radstock to Westfield; (3) it raises potential flooding risks for Westfield; (4) the side effects of building on contaminated land will have an

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impact on the wildlife in Westfield. There are 100 years of contaminants on this land, at a time when containment was not what it is now; (5) the extra houses will mean increased traffic in Westfield which the infrastructure can not support; (6) there are intrinsic changes in design from the outline application to the current application and a full consultation and resubmission of the outline planning permission is required.

15/03367/FUL 1no 3 bedroom dwelling and 6no. 2 bedroom flats on land at Hazel Terrace: The Committee objects to the application on the grounds of (1) over development of the site and (2) lack of information, specifically there was no ecology report or contamination report.

The Committee agreed these responses unanimously.

The meeting closed at 8.05pm

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