

Westfield Parish Council

**Minutes of the Environment and Development Committee Meeting held at the
Oval Office, St Peters Business Park, Westfield on
Monday 14th January 2013 commencing at 7pm**

Present: Chair of the Committee: Cllr E Newman
Councillors: Cllrs R Appleyard (Vice Chair)
(arrived 7.30pm), A Butcher, G
Fuller, B Wallbridge.

In Attendance: Cllr A Clarke
Cllr R Moss (left the meeting at 7.30pm)
Mrs L J Welch (Parish Clerk)
7 members of the press and public

Comments from the public

- 1. Parking in Longfellow Road:** The Chairman acknowledged safe receipt of a petition and welcomed residents of Longfellow Road / St Peter's Road to discuss how the difficulties relating to unsafe parking in their area are being addressed. He outlined a recent meeting with B&NES' Traffic and Transport Officer, Stefan Chivers. Mr Chivers had responded positively to a plan showing the residents' proposals for double yellow lines on junctions in Longfellow Road and St Peter's Road. The introduction of double yellow lines was likely to be a long process. In the meantime, residents had arranged to meet the Head Teacher of Fosse Way School and invited representatives from the Parish Council to join them. A Police survey of the roads was also to take place and the Community Safety Officers of all the emergency services had been contacted. Residents were also planning to talk to the Fosse Way School Governors. It was noted that there were plans to build a second school, possibly in Shepton Mallett, which might take some staff and students away from Fosse Way School. The Chairman thanked everyone for attending and asked that the Parish Council be kept informed so that it might continue to offer support where required.
- 2. Consultation for Residential Development of Land adjoining Five Arches:** The Chairman welcomed Kit Stokes of Aspect 360, who thanked Councillors for the opportunity to talk briefly about a proposed planning application on land within the Westfield boundary, near five arches. This is a complex site because of its gradients and the Nature Conservation aspect. A significant feature in terms of fauna was that it was a commuting route for bats and for this reason dark corridors would be retained. The site was known to be waterlogged, and coal mining and drainage reports had been undertaken. Ground stability was an important aspect which was being addressed. A consultation with neighbouring residents was underway. The Chairman thanked Mr Stokes for attending and full consideration would be given to the plans once they are submitted.

Minutes subject to approval at the next meeting.

Signed **Dated**

- 3. Planning Application 12/05372/FUL Hall, Wells Road – Erection of 3 no 3-bed terraced houses with parking to the side:** The Chairman welcomed Kim Wallace who attended to raise concerns about the proposed access to the site through the parking area at the rear of 1-7 Tanners Close, through what is now the visitor’s parking space, and which appeared neither safe nor practical. An insufficient turning circle was shown which would force vehicles to reverse in and out of the access. The boundary line was shown in the wrong position in relation to 1 Tanners Close, showing more space on the plans than actually existed. There would be a loss of light and 1 Tanners Close would be overlooked/ over shadowed by the new development.

105. Apologies for Absence

Apologies for lateness were accepted from Cllr R Appleyard who had another engagement. Apologies for absence were received and accepted from Cllrs Sheena Russell and Phil Wilkinson who were unwell.

106. Declarations of Interest

There were no declarations of interest.

107. Minutes of the last meeting

The minutes of the meeting held on 10th December 2012 were amended at Minute 93 National Planning Policy Framework, second paragraph. ‘Non physical’ should be added before ‘traffic calming’ to read, “It should be noted that the road and pavements are extremely narrow on the route to school and non physical traffic calming and safety of children should be given high priority”. With this amendment the minutes were agreed as a true record and signed by the Chairman.

108. Matters arising

There were no matters arising from the minutes.

109. Consultation for Residential Development of Land adjoining Five Arches

The Committee noted the presentation and would comment formally when the plans were submitted to B&NES.

110. Planning Applications for Consideration

110.1

12/05372/FUL	Erection of 3no 3-bedroom terraced houses with parking to the side, following demolition of existing building.	The Hall, Wells Road
--------------	--	----------------------

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

It was agreed to object to this application on the grounds of (1) access and egress which was unsafe and impractical in that access was through an existing visitors' parking slot, which gave insufficient space for a turning circle; and (2) over development and out of keeping with the street scene due to its proximity with the adjacent site.

- 110.2** Whilst the following application is not within the Westfield boundary, the plans were discussed in the light of the impact this application might have, particularly on the weight of traffic on the A367 going through Westfield towards Bath.

12/05546/OUT	Outline planning permission for up to 164 residential dwellings, a 60 bed care home, 200 sq m of retail/business/community space along with two points of access and public open space.	Parcel 5400, Fosseyway South.
--------------	---	-------------------------------

111. Planning Decisions

The Committee noted the recent planning decisions in the Parish.

112. Core Strategy

Cllr Fuller reported on a presentation earlier that evening from Simon de Beer and Karaou Jacques of B&NES' Planning Department concerning the Core Strategy. The Core Strategy had been criticised by the Inspectors for not including enough growth and more than 11,000 new houses were required across B&NES by 2029. This would have an impact on Westfield, Radstock and Midsomer Norton. They discussed the importance of not inflating housing beyond economic growth. They urged Councillors to attend the 2nd February Place Maker Training which would look at how Parish and Town Councils can form Neighbourhood Plans for growth.

113. Mendip Local Plan

Having commented on the Mendip Pre-Submission Local Plan, the Planning Policy Officer had asked whether the comments formed a representation to paragraph 4.7 relating to the Mendip District boundary, or whether the concerns should be noted and carried forward to the Part II Site Allocation Process.

RESOLVED That the Committee's response at the last meeting should be noted and carried forward to the Part II Site Allocation Process.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

114. Sainsbury's Planning Application

The Committee noted that this Planning Application had now been registered with B&NES. The Parish Council's deadline for response was 13th February 2013. The deadline for public comments is 11th February 2013.

RESOLVED To hold a public consultation day on Tuesday 22nd January 2013 10am to 8pm at the Methodist Church Hall. Councillors were encouraged to give their time to meet the public and note concerns.

115. Land adjoining Westfield Industrial Estate – Kilmersdon Estate

The Committee noted a letter from Savills, agents of Lord Hylton regarding the Modification Order relating to the footpath on the Kilmersdon estate to the rear of the Westfield Industrial Estate. It was noted that B&NES had advised that it is not possible to withdraw a Modification Order.

RESOLVED To gain clarification from B&NES about the ownership of the land following a query in this respect.

116. Westfield Parish Council's Landscape Tender

The Committee received the draft landscape tender, which was also going to the Finance and Personnel Committee for consideration.

RESOLVED To agree the specification, with the following amendments:
Westhill small goal posts should have their own instruction.
Wildflower beds should have more detailed instructions in order to obtain a good display. Clerk to contact Wayne Honey for advice.

117. Designated Public Places Order

A response was still awaited to the Parish Council's request for a DPPO for Westfield.

118. Parking at Longfellow Road

The update, as outlined in Comments from the Public, was noted.

119. Litter picking

It was noted that a meeting with Aled Williams of B&NES was to take place on 24th January with the Chair of the Council and Chairs of both Committees.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

120. Speed Impact Devices

The Chair gave an update on a recent meeting with Stefan Chivers of B&NES regarding Speed Impact Devices (SID). Mr Chivers was supportive of the need for a smiley face SID on the approach to Westfield Primary School near St Peter's Road. He suggested walking the route in April to clarify the best location.

121. Missing Bin outside the Chip Shop

The Chair reported that due to there being three bins in close proximity next to the Chip shop, one had been moved. However this bin was the one used for dog mess due to a lack of a dog bin. Cllr Appleyard agreed that one of the other two bins could be moved accordingly.

122. Items for the next agenda

There were no specific items raised.

It was agreed to exclude the press and public on the grounds that in view of the confidential nature of the business to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw.

Minutes subject to approval at the next meeting.

Signed Dated