

Westfield Parish Council

**Minutes of the Environment and Development Committee Meeting held at the
Oval Office, St Peters Business Park, Westfield on
Monday 11th February commencing at 7pm**

Present: Cllrs D Cooper (Chair), A Butcher, J Honess, E Jackson, and P Williams.

Absent: Cllrs K Docherty, G Fuller, R Hopkins and B Wallbridge

Also attending: Lesley Close, Clerk and Tracey Stephens, Admin Asst

132. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received and accepted from Cllrs Fuller, Hopkins and Wallbridge.

133. DECLARATIONS OF INTEREST AND DISPENSATIONS

- Cllr Williams declared an interest in item 14, discussion on Larch Court as she has a relative who lives there.
- Cllr Cooper declared an interest in item 13 Request for a textile bank as she is personally involved with Scope.

Cllr Jackson arrived at 7:03pm

134. MINUTES OF THE LAST MEETING

The minutes of the last meeting held on 14th January 2019 were agreed as a true record and signed by the Chair

135. PLANNING APPLICATIONS FOR CONSIDERATION

18/05599/FUL – 24 St Peter's Road – Erection of a single storey rear extension. Installation of dormer window and associated landscaping works

There were no objections to this application.

Cllr Butcher arrived at 7:15pm

136. PLANNING DECISIONS

There were no planning decisions to note.

137. RECREATION GROUND – NORTON HILL

(1) Rent review, NorWest Bowls Club - A letter from Thatcher and Hallam, solicitors, was circulated.

Minutes subject to approval at the next meeting.

Signed **Dated**

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Resolved: to instruct the solicitor that the Council's position remains the same and ask them to advise NorWest accordingly.

(2) Further vandalism at NorWest Bowls Club - quotes to increase the height of the fence near the club were circulated.

Resolved: to accept the quote for £654 + VAT from C&R Fencing for mesh panel, which is the same fencing as around the tennis court and cannot be climbed on.

(3) Youth Shelter - Discussion was held about whether to move the teen shelter to another spot.

Resolved: to leave the shelter where it is and monitor the situation when the new fence is installed.

(4) Cracked kerb edges around basketball court - 8 of the kerbstones around the basketball court are eroding

Resolved: to accept quote of £230 + VAT from Lazydays to replace the kerbstones.

138. RECREATION GROUNDS – WESTHILL

Stand alone pavilion - Three quotes have been received to undertake a feasibility study to build a stand alone pavilion for changing rooms for Westhill Recreation Ground. Delegated authority was given to Cllrs Cooper, Honess and Wilkinson as per minute 164 of the February meeting of the Full Council. Further information is being sought from one of the tenderers. A full report will be made to Full Council on 4th March after a decision is made.

Replacement of the 'fort' in the play area - Three designs were received for replacement of the fort, within the £15,000 budget. Thanks were given to the Clerk for the research undertaken.

Resolved: to accept the design from Sutcliffe Play.

139. EVENTS

Remembrance Day poppies - Discussion was held about the number of poppies to be displayed at Remembrance this year. It was suggested that there should be one poppy per person lost during the conflicts which was estimated to be around 23.

Resolved: Cllr Jackson to confirm the number of people that were lost during conflict and advise the Clerk. Clerk then to order one poppy per person.

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Signed **Dated**

140. OWNERLESS LAND AT MAY TREE ROAD AND HOLLY WALK

An email from Thatcher and Hallam, solicitors, was circulated in response to the Parish Council's request that legal advice be sought on challenging BANES' refusal to maintain the land, having done so for the past 40 years.

The legal advice clarified the situation and as a result the Committee returned to the option of maintaining the land itself. Whilst both NALC and Thatcher & Hallam advised against maintaining the land because the Parish Council would be potentially regarded as the occupier and therefore liable, the Committee considered whether this was a sufficient reason not to go down that route. If the risks and liabilities could be clarified and mitigated to an acceptable extent then this might be the way forward.

Resolved: To recommend to the Parish Council that it considers taking on the maintenance of the amenity land at May Tree Road, Holly Walk, Chestnut Close and Cherry Tree Close providing the following items have been clarified and are deemed to be acceptable by the Parish Council.

- (1) to ask BaNES for their risk assessment for the areas in question.
- (2) To seek advice from Zurich on liabilities of maintaining the land other than public liability, for example misuse of the land.
- (3) To ask for supplementary advice from Thatcher and Hallam on unforeseen items for consideration should the Parish Council decide to maintain the land.

141. HANGING BASKETS BY SHOPS AT ELM TREE AVENUE

A verbal update was given that we are expecting a quote to oversee the project.

142. PUBLIC PHONE BOX

It was noted that the phone box has now been removed and the remedial work to the ground complete.

143. HOUSING POLICY (CURO)

Cllr Jackson gave a report on a meeting with Curo. She discussed:

- Curo's policy on anti-social behaviour and enforcement of it
- How government policy has affected Curo
- Their programme of repairs – relatively new houses are in need of repair already
- Review of sheltered housing at Shakespeare Road
- Pilot of prefab housing to start in Shakespeare Road in 2020

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Signed **Dated**

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144. REQUEST FOR A TEXTILE BANK

The request from Scope for another textile bank in Westfield was considered. It was thought that it would need to be positioned in an area off road and nowhere was thought to be suitable.

Resolved: Not to add a further textile bank in Westfield as there is already one by the fire station.

145. ITEMS FOR THE NEXT AGENDA

- **Larch Court allotments** - The Committee noted that the draft Transfer and transfer plan had been received and the solicitor confirmed that they could see no problem with either. The transfer plan now includes not only the allotment land but also the footpath accessway from Larch Court. **Agreed** that this would therefore go ahead and progress would be reported back to the next meeting.

The meeting closed at 8:17pm

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Signed **Dated**