

**Westfield Parish Council**

**Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 11<sup>th</sup> September 2017 commencing at 7pm**

**Present:** Cllrs B Wallbridge (Chair), A Butcher, D Cooper (Vice Chair), G Fuller, E Jackson and P Williams.

**Also attending:** Cllr Robin Moss; Two members of the public; Lesley Welch, Parish Clerk

**Comments from the public**

There was a presentation on planning application 17/04186/FUL The Shambles, Wells Road. This is now a non designated heritage asset with plans which include 2 one bed houses with dedicated work space, 6 two bed flats with dedicated work space and 2 one bed flats. There is one 54sq m area of commercial space, allocated as A1 shops, A2 financial and professional, B1 business, D1 clinics and health centres.

Cllr Moss gave an update on the pillbox at Elm Tree Avenue which was sold by CURO to an individual and is now being demolished. He was to make a statement to BANES questioning the role of CURO as a housing association who had received such assets in trust and asking whether they can now be trusted. The Parish Council agreed to write to the Homes and Communities Agency and the Charities Commission questioning whether CURO was in breach of its remit.

Cllrs Butcher and Jackson arrived at 7.15pm. Cllrs Fuller and Moss left the meeting at 7.20pm.

**61. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received from Cllrs G Fuller, R Hopkins and L Mansell.

**62. DECLARATIONS OF INTEREST AND DISPENSATIONS**

- Cllr Jackson declared a personal interest in item 4 Planning Applications as a member of the BANES Development Control Committee.
- Cllr Butcher declared a personal interest in item 4 Planning Applications, 17/03618/AR free standing internally illuminated sign at Old Pit Road, as he lives nearby.
- Cllr Wallbridge declared a personal interest in item 4 Planning Applications 17/03485/FUL 13 Elm Tree Avenue, as he lives nearby.

**Minutes subject to approval at the next meeting.**

**Signed ..... Dated .....**

## Westfield Parish Council

### 63. MINUTES OF THE LAST MEETING

The minutes of the meeting held on 10<sup>th</sup> July 2017 were agreed as a true record and signed by the Chair.

At Minute 40 it was noted that the green area at the end of Nightingale Way had still not been landscaped. Cllr Jackson agreed to follow it up.

### 64. PLANNING APPLICATIONS FOR CONSIDERATION

The Committee objected to the following application on the grounds of overdevelopment of the site, that it is out of character with the urban design and not in keeping with the street scene and the density of the building design in that it turns a semi detached house into a terrace. There is also insufficient parking.

17/03775/FUL	Erection of a new dwelling to replace garage	16 May Tree Rd
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The Committee objected to the following application on the grounds that it is clearly an independent building and there should be no additional buildings at this site. There is a shortage of parking.

17/03905/FUL	Conversion of a garage and extension to rear of garage to create a disabled dwelling	30 St Peters Rd
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The Committee stated that it had no objection to the application below. The proposal makes the building safe and it is in keeping with the local area. The Westfield draft Neighbourhood Plan highlights the need for one and two bed dwellings and this application meets a need in the parish. For these reasons the Parish Council supports the application.

17/04186/FUL	Demolition of existing buildings, with retention of existing east and south façade and development of 10 no. residential units and 1no commercial unit	The Shambles, Wells Rd
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Providing Highways checks the sight line at the junction, the Committee had no objections to the following application:

17/03618/AR	Erection of 1no free standing internally illuminated upright company sign and 2no. non illuminated road safety/directional signs at entrance to Sun Chemicals site on junction with Old Pit Road and the A367 Fosseyway.	Sun Chemicals
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The Committee had no objections to the following applications:

17/03632/FUL	Removal of existing garage and erection of new garage in new position at the rear of the property	Jesmond, Hazel Terrace
17/03573/FUL	Erection of a research and development	Sun Chemicals

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## Westfield Parish Council

	building including laboratory space and ancillary offices and erection of storage building and associated infrastructure works including alterations to the site access and circulation roads following various demolition	
17/03791/FUL	Single storey rear extension	83 Nightingale Way
17/03485/FUL	Change of use from a coffee shop to a tattoo shop (sui generis)	13 Elm Tree Avenue
17/03927/FUL	Erection of single storey extensions to front, side and rear of property to include pitched, tiled roofs to replace existing flat roofs. Erection of detached garage with pitched, tiled roof.	27 Shelley Rod
17/04061/FUL	Erection of single storey rear extension in lieu of existing to be demolished	Westhill House, 54 Wells Rd

### 65. PLANNING DECISIONS

The planning decisions were noted. The Committee received correspondence from BANES relating to 17/00318/UNDEV 33 Fourth Avenue. At a site meeting Cllr Jackson reported that it was felt that a channel was not needed providing appropriate drainage was in place. The Committee asked that its view be conveyed in that it has no objections and is content to see the situation legitimised.

### 66. PLANNING APPEAL

The dismissal of the Planning Appeal at 9 Wells Square for the creation of access and parking to a classified highway (retrospective), was noted.

### 67. HOUSES IN MULTIPLE OCCUPATION SPD CONSULTATION

The consultation was noted and the Committee asked that BANES bears in mind other areas where over occupation takes place due to workers being over crowded into houses, and takes action when reported.

### 68. DEVELOPMENT PROPOSALS AT SUN CHEMICAL

The proposals were noted.

### 69. RECREATION GROUNDS – NORTON HILL

The Committee discussed the concerns of Norwest Bowling Club and noted that the Police were monitoring the area, particularly around the youth shelter, which is well used. It was felt that a sign in the car park was Norwest Bowling Club's responsibility and that the fence nearest the basket ball area was sufficient.

The Committee noted that the cutting back of the privet hedge was undertaken in August as part of the landscape contract, but that it was in need of a greater one off cut back (£425) and a second regular cut in the year (£120).

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**Westfield Parish Council**

**Resolved:** To find out exactly how much it would be reduced in the one off cut and bring back to the next meeting.

A quote was still awaited for the repair to the mobile duck springie.

**70. RECREATION GROUNDS – WESTHILL**

The Committee received quotes for an accessible swing.

**Resolved:** To accept the quote from G L Jones in the amount of £809.06.

The Committee noted the difficulties in obtaining quotes for the small amount of tarmacking required at the bmx track. It was suggested that the BANES list of approved contractors for dropped kerbs be used for more quotes.

The loose and rotten upright logs at the trim trail were noted and £75 had been spent to remove the rotten log.

**Resolved:** To accept the quote from Greensward of £105 to replace the rotten log and £85 to dig out and secure the two loose logs.

The Committee noted the request for a Fire Display at Westhill Recreation Ground and re-iterated its decision the previous year to only allow such an event if it is run by a professional company with an understanding of the wide range of health and safety issues which such an event creates.

**71. REQUEST FOR A CIRCUS IN WESTFIELD**

The Committee received the request for a circus at Norton Hill Recreation Ground.

**Resolved:** That, providing it meets the same standards and rules as the Fun Fair in terms of matting to protect the grass, opening and closing times, set up and take down etc and providing it meets ethical standards in that no animals are involved, the Circus be agreed.

**72. VOLUNTARY PLANTING**

The Committee received a request for voluntary planting at Birch Road. Permission was still awaited from the landowner. Cllr Jackson commented that a bench might be provided from Ward Councillors Initiative Funding.

**Resolved:** That the works to the area by Lazy Days in the amount of £500 be approved, subject to consent from the landowner.

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## Westfield Parish Council

### 73. ALLOTMENTS

A response from Persimmon Homes was still awaited, despite being chased up regularly. The correspondence from a local resident with concerns about it becoming an allotment site was circulated.

**Resolved:** That the Clerk undertakes a consultation of local people for views on whether turning Larch Court into allotment land is acceptable.

### 74. LITTER BIN REQUEST AT LINDEN CLOSE

The response from BANES refusing a litter bin at Linden Close was noted, to be filed with issues which BANES has refused.

### 75. EVENTS

**Westfield's 10<sup>th</sup> anniversary 2021:** An article had not raised any interest in a community group to put together celebrations for the 10<sup>th</sup> Anniversary.

**Christmas Lights 2017:** It was noted that it was too late to undertake a road closure this year but that it be put on the July 2018 agenda.

**Resolved:** that barriers along the A367 be included in the risk assessment of the Christmas Lights Switch on event this year.

### 76. FREDERICKS FOUNDATION

The Committee discussed the possibility of the £115,000 funding being used to purchase St Hugh's. Whilst it was felt that this would satisfy the condition that the funding be used for the communities of both Westfield and Radstock, it was felt that there could be long term flaws in suggesting that the College then uses it as a training ground.

### 77. PARKING AT WESTFIELD INDUSTRIAL ESTATE

Cllrs Fuller and Jackson were having a meeting with the Chair of the Chamber of Commerce that week to discuss the means of overcoming the parking constraints at the site.

### 78. SOCIAL MEDIA POLICY

The Committee received the ALCA suggestion that the wording 'discriminatory abuse' be used instead of listing the possible types of discrimination.

**Resolved:** That the suggestion be accepted and the Social Media Policy be agreed accordingly.

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**Westfield Parish Council**

**79. ITEMS FOR THE NEXT AGENDA**

Library provision for Westfield residents (Cllr Jackson); WW 2 Pillboxes.

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.

**80. WESTHILL SPORTS AND COMMUNITY CENTRE**

The Committee received legal advice relating to the transfer of land.

**Resolved:** that the Thatcher and Hallam be asked to investigate the possibility of registering an interest on the land with Land Registry.

The meeting closed at 9:00pm

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