

Westfield Parish Council



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Chairman: Cllr P Wilkinson Parish Clerk: Ms L J Close FSLCC

Established 2011

**All Council Meetings are open to the
Public and Press**

27th June 2024

- TO:** (a) **All Members of the Environment and Development Committee**
Cllrs Diana Cooper (Chair), Kit Biggs, Geoff Fuller, Ron Hopkins (Vice Chair),
Eleanor Jackson, Paul Millard, Pat Williams.
- (b) **All other Members of the Council for information**

Dear Councillor,

You are summoned to attend a meeting of the **Environment and Development Committee** of Westfield Parish Council on **Monday 8th July 2024 at 7pm at the Board Room, Oval Office, Cobblers Way, Westfield BA3 3BX.**

The meeting will consider the items set out below.

A handwritten signature in blue ink, appearing to be 'LJ Close', written over a horizontal line.

Ms L J Close
Parish Clerk

Before the meeting there will be a 15-minute public session to enable residents of Westfield to ask questions, and make comments.

AGENDA

- 1. Apologies for absence and to consider the reasons given** Council to receive apologies for absence and, if appropriate, to approve the reasons given.

2. **Declarations of interest and dispensations** Members to declare any interests they may have in agenda items, in accordance with the requirements of the Council's Code of Conduct. The Parish Council may consider agreeing a dispensation, providing the request is put in writing and the dispensation is allowed on the grounds set out in s.33 of the Localism Act 2011.
3. **Minutes of the last meeting** – To agree the minutes as a true and accurate record of the meeting held on 10th June 2024 (**Pages 1-3**)
4. **Neighbourhood Plan Review Working Group** Verbal update on meetings with Housing Associations.
5. **Planning applications for consideration (Page 4)**
6. **Planning decisions (Page 5)**
7. **Planning Policy Updates (Pages 6-7)**
8. **Recreation Ground – Norton Hill**
Removal of Ash Trees along the A367 – to take advice on whether any other planting would be feasible here.
9. **Recreation Ground – Westhill**
Changing Rooms – Query on whether planning permission is required.
10. **Waterside Valley**
 - Countryside Stewardship Scheme (**Pages 8-12**)
 - Footbridge – verbal update
 - Paths – verbal update
 - Dog bin emptying – to consider increasing the frequency of empties from monthly to fortnightly due to the fact that they are overflowing regularly.
11. **Noticeboard at Nightingale Way (Pages 13-14)**
To consider whether to replace
12. **Highways**
Speed indicator devices – verbal update
On-road Parking Review at the Industrial Estate (**Page 15**)
13. **Events**
 - 30 Days Wild – June – verbal feedback
 - Love Parks week – July/ August – verbal update

To resolve that, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

14. **Quotes**

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held in the boardroom at the Oval Office, Cobblers Way, Westfield on 10th June 2024 commencing at 7pm.

Present: Cllrs Diana Cooper (Chair), Kit Biggs, Geoff Fuller, Paul Millard, Phil Wilkinson and Eleanor Jackson.

Also attending: Lesley Close, Parish Clerk, Caitlin Brown, Admin Assistant

Absent: Cllrs James Cradock, Pat Williams and Ron Hopkins

1. Apologies for absence and to consider the reasons given

Apologies were received from Cllrs Cradock, Williams and Hopkins

2. Declarations of interest and dispensation

There were no declarations.

3. Minutes of the last meeting

Resolved: The minutes of the last meeting held on 13th May were agreed as a true record and signed by the Chair.

4. Neighbourhood Plan Review working group

The Strategic Transport Review was circulated.

5. Planning applications for consideration

There were no objections to the following application:

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	Response By
14/05/24	24/01760/FUL	M Ben Padfield	14 St Peter's Road	Danielle Milsom	Erection of one storey rear extension and loft conversion including installation of dormer.	04/06/24 – ext confirmed to 11 th June

24/01862/OUT. Landex Properties Ltd. 11 Cedar Terrace. Outline planning application with all matters reserved for the erection of an attached two storey dwelling to the side of no.11 Cedar Terrace.

There were no objections to the above application on the condition that the building materials used are of a sympathetic nature.
In accordance with our Neighbourhood Plan; *Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.*

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

6. **Planning Decisions**

There were no planning decisions.

7. **Recreation Ground – Norton Hill**

Cllr Cooper noted that whilst playing Boules at the recreation ground last week all dogs were kept on leads.

8. **Recreation Ground – Westhill**

Changing Rooms – to note we are out to tender with a deadline of 28th June 2024. Query on whether planning permission is required.

Resolved: Cllr Jackson to investigate.

9. **Update from Somer Valley Rediscovered and The Active Way**

- An update was given on the meeting with Miriam Woolnough of Somer Valley Rediscovered 21/5/24.
- The new walks by Active Way were circulated.
- It was queried what will happen to local events when funding ends.

Resolved: To look in to this nearer to March 2026

10. **Highways**

Speed indicator devices – The Committee were advised that BANES have completed the technical forms which have been sent to Westcotec. We are awaiting an installation date.

11. **Events**

D-Day – 6th June: The event was well attended and ran smoothly. It was noted that Curo had done an excellent job of cutting and clearing the grass prior to the event and thanks were to be given. It was noted that a sound system would have been beneficial.

30 Days Wild - June – an update was given of events and social media posts during this month.

Love Parks Week July/Aug – an update was given of activities in the parks that week.

Councillors thanked Admin Assistant Caitlin Brown for her work on recent events.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

To resolve that, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

13. BANES Public Spaces Protection Order (PSPO) Consultation

Councillors would like more information regarding the PSPO

Resolved: (1) The Clerk will contact BANES and request further information.
(2) Cllr Jackson will invite the new Police and Crime Commissioner to attend a meeting with the Parish Council

14. Quotes

Footbridge – (1) installation and (2) project management

Resolved: To accept the quote from Spectrum Construction Services Ltd of £22,705.49 for wooden bridge and £22,982.00 for installation as per the brief at a total of - £45,687.49. Together with the project management of the works in the amount of £1,680 by New Leaf Studio. This to be funded by the WECA grant of £29,500 with the shortfall being met by the Parish Council from its CIL receipts.

The meeting closed at 7.56pm

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council Planning Applications – JULY 2024

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	Response By
21.06.2024	24/02279/FUL	Mr David Lander	The Hewletts, Wells Road	Kirsty Pratt	Creation of wider access following demolition of existing wall and creation of new wall set back from road	12 th July

 Indicates application received since agenda printed

Westfield Parish Council Planning Decisions – JULY 2024

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	BANES Decision
11/06/24	24/01402/FUL	Trudy Wilcox	12 Longfellow Road	Angus Harris	Erection of single storey rear extension and pitched roof single garage following demolition of existing rear extension and conservatory.	PERMIT

 Indicates decision received since agenda printed

Parish Clerk

From: Planning Policy <Planning_Policy@bathnes.gov.uk>
Sent: 13 June 2024 15:56
To: All Parish Contacts
Subject: Sustainable Construction Checklist Supplementary Planning Document consultation

Dear Parish Clerk

We are contacting you with three updates on planning policy issues relating to Bath and North East Somerset.

Sustainable Construction Checklist Supplementary Planning Document (SPD)

We are consulting on changes to the Sustainable Construction Checklist SPD. The Sustainable Construction Checklist SPD contains the key assessment criteria and information which should be submitted with applications for new build residential properties, major new non-residential buildings or medium scale development on existing buildings. The SPD was adopted alongside the Local Plan Partial Update (LPPU) to support the Sustainable Construction policies implemented. One of these policies, Policy SCR6, sets requirements for Space Heating, Energy Use Intensity and Renewable Energy generation for all residential developments.

We are updating the Sustainable Construction Checklist SPD to allow for the release of an updated version of Energy Summary Tool 1 for New Build Residential Development. The Energy Summary Tool is an aid to ensure building energy performance modelling is accurate and indicates policy compliance. Currently, Energy Summary Tool 1 is to be completed for minor applications of up to 9 dwellings, using data produced by the Standard Assessment Procedure (SAP) and Energy Summary Tool 2 is to be completed for major applications of 10 dwellings or more using data produced by the Passive House Planning Package (PHPP).

The changes and release of the updated Energy Summary Tool 1 will allow for applicants to use SAP for schemes of up to 25 dwellings (including 9 apartments), an increase from the current maximum of 9 dwellings. This will reduce the time and costs for applicants but will also provide more realistic indications of the energy performance of the buildings that have been modelled using SAP and will help to achieve more consistent energy efficient dwellings across all sizes of development. It should be noted that amending the SPD as proposed does not alter the space heating, energy use intensity and renewable energy requirements set out in Policy SCR6. Please note that amendments to the SPD do not affect or change the policy approach or requirements set out in the LPPU.

The consultation will start on 13th June and will be open for 4 weeks, closing on 12th July 2024. Information on the consultation can be found on the Council's website at:

<https://beta.bathnes.gov.uk/consultation-updates-sustainable-construction-checklist-spd>

Local Development Scheme

The Council is required to publish a Local Development Scheme (LDS) which sets out information on the planning policy documents it proposes to prepare during the next three years and the programmes for preparing them. The LDS has recently been updated to cover the period 2024 to 2027. The latest version of the LDS, which is effective from May 2024, can be found here:

<https://beta.bathnes.gov.uk/policy-and-documents-library/local-development-scheme>

Local Plan 2022-2042 Statement of Common Ground

As you will be aware the Council consulted on the Local Plan Options document earlier this year. It is intended that the responses received will be published soon and when they are will be available here: <https://beta.bathnes.gov.uk/local-plan-options-consultation>

In preparing the Local plan the Council has a duty to co-operate with its neighbouring authorities. Shortly a Statement of Common Ground (SoCG) with the two other unitary authorities in the West of England Combined Authority Area (WECA) will be published. The SoCG will outline the cross boundary strategic matters on which engagement is taking place and progress to date. The SoCG will be periodically updated at key stages of Local Plan preparation. Once published it will be available here: https://beta.bathnes.gov.uk/document-and-policy-library?keys=&field_document_type_target_id%5B2441%5D=2441&field_service_area_target_id%5B2435%5D=2435

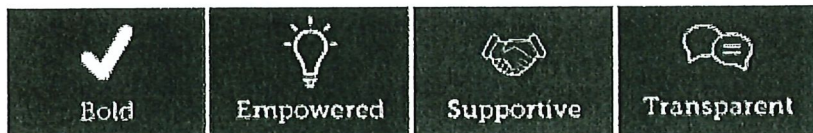
It should be noted that as Local Plan preparation progresses additional information on the Duty to Co-operate will be published, including SoCG with other neighbouring authorities.

Regards
Richard Daone
Deputy Head of Planning (Policy)
Bath & North East Somerset Council
Planning_policy@bathnes.gov.uk

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Countryside Stewardship Scheme – Waterside Valley

1. Background

The 2022 Waterside Valley Grassland Management Report, commissioned by Somer Valley Rediscovered (SVR) and delivered by the Farming and Wildlife Advisory Group (FWAG), outlines the pros and cons of different ways of managing the grassland and is a good reference document as it outlines all the options for the site in terms of grassland. It went to E&D earlier this year.

2. Detail

In the short / medium term we are setting up a grass cutting regime in August / September, with the arisings being raked up and kept on site. For the long term the report gives advice on introducing grazing and how this might work in public open space.

The report also looks at funding sources. Mindful of the fact that we have been very fortunate to have benefited from the SVR WECA funding, the fact is that this funding comes to an end in March 2026. The purpose of this report is to look at the options for funding the grassland management from August / September 2026 onwards.

3. Funding of grassland management at Waterside Valley

The Grassland Management Report outlines various options for funding and concludes that the Sustainable Farming Incentive (SFI) and Mid Tier Countryside Stewardship are most appropriate for this land.

This is an extract from the report which outlines the schemes in more detail:

Before applying for the schemes you will need to register your land with the Rural Payments Agency (RPA) and get a Single Business Identifier (SBI) number. This is a reasonably straightforward process.

To be eligible for the current SFI scheme you need to have been a Basic Farm Payment Scheme (BPS) eligible farmer on 16th May 2022 or 15th May 2023. However, this is due to change and the scheme will soon be made available to a wider range of landowners. You do not need to be a Basic Farm Payment Scheme eligible landowner to apply for Mid Tier. Land owned by Parish Councils is eligible for the schemes.

The application process for SFI and Mid Tier is due to change. There are currently separate application processes for SFI and Mid Tier, with SFI being open all year and Mid Tier from February to July only. The two schemes will merge in summer 2024 into one single application, allowing you to pick a mix of SFI and Mid Tier options.

The options listed below are those currently available. New options continue to be added, with the next release due by the summer. The new application process will allow you to enter additional options into your agreement at the end of each scheme year. You could

then start conservatively with just a few options and add to this when you become more confident or when livestock become available to manage the site.

Mid Tier

GS2 permanent grassland with very low inputs £151 per ha. All land parcels would be eligible for this option. **Potential annual income £1963** <https://www.gov.uk/countryside-stewardship-grants/permanent-grassland-with-very-low-inputs-outside-sdas-gs2>

GS17 lenient grazing supplement £28 per ha. Can be stacked on top of GS2 and should be deliverable as the site will be grazed at a low stocking density. Cannot be used on field parcels cut for hay. All land parcels would be eligible for this option. **Potential annual income variable** depending on how many fields are cut for hay
<https://www.gov.uk/countryside-stewardship-grants/lenient-grazing-supplement-gs17>

GS6 management of species rich grassland £646 per ha. This can only be used on fields identified as priority habitat grassland. None of the fields will currently meet this criteria but may in the future with botanical enhancement. The payment rate has been reviewed and has increased considerably. <https://www.gov.uk/countryside-stewardship-grants/management-of-species-rich-grassland-gs6>

NOTE: GS7 restoration of species rich grassland is likely to become available in Mid Tier. The payment rate for this is also £646 per ha. Some of the fields may be eligible for this option. Report to be updated when we have clarification on this.

SFI

LIG1 manage grassland with very low inputs £151 per ha. **Potential annual income £1963.** This is essentially the same option as Mid Tier GS2 but has more management flexibility. Graziers may prefer this. It will deliver the same environmental outcomes.

The report also outlines capital grants available should the Parish Council wish to set up fencing and water for grazing. There are also hedge management grants.

It is worth knowing that a few years ago we looked at Bio Diversity Net Gain as a source of funding and managing the grassland. This is a 30-year scheme, depending on funding from developers. If we are in the Countryside Stewardship Scheme, we cannot also apply for Bio Diversity Net Gain funding. However, the grants in the Countryside Stewardship Scheme are not long term and, from following the above links, seem to range from 2-5 years.

The links above give a wealth of information about the schemes. Below is an extract which I think gives a good summary

How this option will benefit the environment

This will be grassland that contains some flowering grasses and wild flowers, and a variety of vegetation heights. This will provide nectar and shelter for invertebrates and an increased food supply for birds.

Aims

If you're selected for a site visit, we will check that delivery of the aims is being met and the prohibited activities have not been carried out. This will ensure the environmental benefits are being delivered.

During the spring and early summer, the grassland will have a good cover of flowering grass species and wildflower species, and may also contain scattered areas of scrub and/or rushes. Grazing or cutting will ensure a variety of plant heights. Bare ground will be very limited.

By autumn, the sward will vary in height with tussocks of grass. Some grasses and wildflowers will be allowed to go to seed.

Any archaeological or historic features will be protected under a grass cover, with no increase in scrub cover, no bare ground present, and no damage incurred due to machinery use.

Prohibited activities

To achieve the aims and deliver the environmental benefits across the whole parcel, do not carry out any of the following activities:

- undertake any mechanical operations (including hay/silage cutting) between 15 March and 30 June, or allow activities outside these dates that disturb breeding birds, including ground nesting birds and their chicks
- cut rushes between 15 March and 31 July
- plough, cultivate or re-seed
- use pesticides, except for herbicides to spot-treat or weed-wipe to control nettles, bracken, injurious weeds or invasive non-native species
- cut more than one-half of scrub in any one year, except on historic and archaeological features
- use supplementary feed except for mineral blocks
- carry out drainage works, including modifying existing drainage, without Natural England's written permission before work starts
- apply more than 12 tonnes/ha of farmyard manure or apply more than the following amounts of fertiliser as an alternative to farmyard manure. Applications of fertiliser and manure must not be increased if the current rate is less than:
 - 9 kg/ha nitrogen
 - 23 kg/ha phosphate

- 83 kg/ha potash
- harrow or roll on historic or archaeological features
- apply paper waste or other industrial by-products. On your annual claim you will be asked to declare that you have not carried out any prohibited activities.

Recommended management

To assist you in achieving the aims and deliver the environmental benefits for this option, we recommend that you use best practice.

We recommend that you:

- graze or cut for hay or silage
- remove any cuttings
- maintain a sward with a range of heights during the growing season to ensure that at least 20% is less than 7cm and 20% is more than 7cm. No height variation needs to be maintained when the field is closed up for a cut of hay or silage.
- maintain soil pH above 5.4 by liming, if necessary to promote a range of grasses and wild flowers, but not if the target is to maintain acid grassland.
- graze or cut areas of dense rush growth so that stands of soft or hard rush cover 20% or less of the parcel area and are less than 20cm high by 30 September
- where scrub cover is less than 5%, keep areas of well-established scrub in separate small patches, lines and occasional individual bushes across the site
- where scrub cover is equal to or above 5%, maintain between 5% and 10% scrub cover over the parcel
- prevent additional scrub encroachment on historic or archaeological features
- check for breeding birds before operating machinery or carrying out other activities which may disturb breeding birds or damage their nests. The breeding season tends to run from mid-March until mid-July, but it can start earlier and finish later, depending on the species and the weather.

You should not:

- allow bare ground to cover more than 5% of the option area, and only in the form of small, well-distributed areas
- allow more than 5 square metres of localised patches of bare ground around rabbit warrens by year 2
- top more than 50% of the total area in any one year

- from the start of October to end of July, top except in patches to control injurious weeds and invasive non-native species

4. For decision

- (1) To consider submitting an application to the Countryside Stewardship Scheme.
- (2) Given the array of funding streams on offer, SVR has offered to fund the commissioning of FWAG to write and submit our first application to the SFI / Mid-Tier Countryside Stewardship Scheme. I would suggest that this offer is taken up, with a view to submitting in February 2025 and therefore having a scheme in place when SVR funding ceases the following year.





First and Second Avenue
Proposed NWAAT

Bath and North East Somerset
Author: S. Cox
Date: 25/06/2024

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