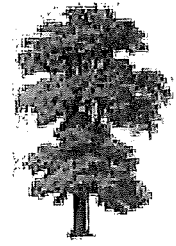


Westfield Parish Council



The Oval Office, St Peter's Business Park
Westfield, BA3 3BX
Phone: 01761 410669
Email: council@westfieldparishcouncil.co.uk

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

Established 2011

All Council Meetings are open to the Public and Press

29th October 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 **Tuesday 12th November 2024 at 7pm at the Board Room, Oval Office, Cobblers Way, Westfield BA3 3BX. Please note the change of date**

The meeting will consider the items set out below.

A handwritten signature in black ink, appearing to read 'L J Close'.

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 14th October 2024 (**Pages 1-4**)
4. **Neighbourhood Plan Review Working Group** - verbal update
5. **Planning applications for consideration (Page 5)**
6. **Planning decisions (Page 6)**
7. **Recreation Ground – Norton Hill**
8. **Recreation Ground – Westhill**
Changing Rooms – verbal update
Legionella at the Pavilion – verbal update
9. **Waterside Valley**
10. **Highways**
11. **Events**
 - Christmas Lights Switch On – 28th November – verbal update
 - Christmas Decorations – 12th December - verbal Update
 - Grants Presentation Evening – 5th December – verbal Update
12. **Consultation on Midsomer Norton Regeneration Plan (Pages 7-10)**

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. **Quotes**

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held in the boardroom at the Oval Office, Cobblers Way, Westfield on 14th October 2024 commencing at 7pm.

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

Also attending: Lesley Close, Parish Clerk and Tracey Stephens, Deputy Clerk

Absent: Cllrs Kit Biggs and Ron Hopkins

58. Apologies for absence and to consider the reasons given

Apologies were received from Cllrs Biggs and Hopkins and accepted.

59. Declarations of interest and dispensation

There were no declarations of interest.

60. Minutes of the last meeting

Resolved: The minutes of the last meeting held on 9th September 2024 were agreed as a true record and signed by the Chair.

61. Neighbourhood Plan Review working group

There was nothing to report on this item.

62. Planning applications for consideration

There were no objections to the following application:

24/03515/FUL	15, St Peter's Glade	Erection of first floor extension over garage and internal works
24/03800/AR	Rear of 1 Elm Terrace	Display of 1 no. fascia sign on funeral directors premises and 1 no. double sided entrance sign

24/03521/TCA 60 Wells Road, Erection of single storey and two storey rear extensions – There were no objections to the application, however the Parish Council is concerned at the rapid level of expansion on the site and requests a caveat on the planning permission that no further development is allowed on site.

63. Planning Decisions

The planning decisions were noted.

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

The email from Mendip advising that Inspector Kate McDonald MSc, MRTPI had been appointed to carry out the independent examination of the Limited Update was noted.

64. Recreation Grounds Norton Hill

Boules court – Cllr Cooper reported that the edging around the boules court is rotting all the way around and needs replacing.

Resolved: to get a quote for replacing the edging around the boules court

Pavilion – it was noted that the second testing of legionella had come back positive. Advice had been given by Glacier Environmental Ltd about the storage of water in the pavilion, which was being followed up with a plumber.

65. Recreation Grounds Westhill

Changing rooms – It was noted that planning permission would be needed to convert the skittle alley to changing rooms.

It was advised that the bid for funding to the Big Local needed to state that the Parish Council would find the balance for the work to the changing rooms and that, if the project didn't go ahead, the money would be refunded.

Resolved: to add to the funding bid to the Big Local that the balance of the funding for the changing rooms would be found by the Parish Council and that, should the work not go ahead, the grant would be refunded.

Quotes for the structural survey had been received.

Resolved: (1) to accept the quote for £915 from M2 for the structural survey
(2) to accept the quote for £715 from M2 for a drainage assessment

66. Waterside Valley

Overgrown hedge close to houses nearby – the advice from CPRE to trim the hedge close to the neighbour was noted

Resolved: to ask advice from SVR about whether it would be work that could be done by volunteers, possibly via TCV.

It was noted that the grass cutting schedule had been hindered by the weather.

67. Highways

Bleed kits

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

Resolved: to purchase 3 x stand alone bleed kits to be positioned by the defibrillators at the shops at Elm Tree Avenue, Westhill Club and Norton Hill Pavilion at a cost of £189 from Heartsafe

Tree at Holly Walk – A resident had asked for a tree at Holly Walk to be trimmed as it was dropping sap onto cars parked underneath. A quote from B&NES had been requested. To be brought back to the next meeting.

Tree report for May Tree Close – the report was noted.

Resolved: to get quotes for the work that was indicated as desirable

An email was received from Paul Garrod at B&NES indicating that there were no further actions that would be possible to take regarding a resident that was driving over the grass to access their property.

Resolved: to write to the Journal with comments about all similar issues relating to parking/ driving over verges in Westfield that are awaiting action from B&NES to indicate the Parish Council's dissatisfaction with the actions from BANES on these issues.

68. Events

Christmas lights – a quote had been received for an extra power socket at the Christmas tree, enabling all users of the electricity to have easier access.

Resolved: to accept the quote from AIB Electrical for £730 to add an extra power point at the Christmas tree.

An update was given on the progress of planning the event.

Resolved: to not have Christmas lights on the lampposts that now had speed signs attached.

Remembrance Sunday – Cllr Jackson reported that a service will be held in the Methodist Church, starting at 10:30am on Remembrance Sunday. The congregation will then move to the memorial stone for the minute silence. The service is to be led by Revd Ian Rousell. Westfield Parish Council wreaths will be laid by Cllr Wilkinson in Westfield, Cllr Cooper in Midsomer Norton and Cllr Williams in Radstock.

Christmas home decorations – Cllr Cooper and Cllr Wilkinson will judge the Christmas home decorations on Thursday 11th December.

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.

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

69. Quotes

- ***Noticeboard at Nightingale Way***

Resolved – to accept the quote for £350 from Sanelli Solutions for installation of the notice board at Nightingale Way

- ***Chain link fencing at Norton Hill Recreation Ground*** – a revised quote had been received from C&R Fencing for £11,469, with reservations about using the existing concrete posts.

Resolved – (1) not to replace the fence along the length of Norton Hill Recreation Ground due to lack of funding.

(2) to add the item to the Action Plan in order to revisit at a later date.

Meeting closed at 8:20pm. Next meeting to be held on Tuesday 12th November because of the Carnival.

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council Planning Applications – NOVEMBER 2024

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	Response By
22/10/24	24/03799/FUL	Mr Patrick Light	Ashgrove Motors, Elm Terrace	Sam Grant	Change of use from sui generis to funeral directors premises (Use Class E) including minor alterations to the elevations	13.11.24

Indicates application received since agenda printed

Westfield Parish Council Planning Decisions – NOVEMBER 2024

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	BANES Decision
18.10.2024	23/04540/VAR	Mr Gary Newman	Land adjacent to Old Coach House, Wells Road	Angus Harris	Variation of conditions 2, 3, 9, 10 and 11 of application 08/04344/FUL (erection of a single storey detached dwelling)	PERMIT



Indicates decision received since agenda printed

Parish Clerk

From: Beth Whalley <Beth_Whalley@BATHNES.GOV.UK>
Sent: 25 October 2024 10:59
To: Council
Cc: David Gosset; Cleo Newcombe-Jones
Subject: Midsomer Norton Masterplan - Westfield Parish Council info
Attachments: Summary Document OBQ and RAP v2.docx; IMAGINE MSN - disco insta graphic.png; IMAGINE MSN - event list graphic.png; IMAGINE MSN - Library event graphic.png; IMAGINE MSN - Poster 2.pdf; IMAGINE MSN - Poster 2.png

Hi Lesley,

I hope this finds you well. We're getting in touch to let you know about a new masterplan exercise and regeneration action plan for Midsomer Norton town centre. While not directly in your area, we're aware that the high street serves a widely distributed community, and we'd love to give all local residents the opportunity to have their say.

I've attached a summary document which can be shared with town councillors for their information. We would be happy to come and give a presentation and discuss the plans and our engagement strategy with councillors, if that's something that would be of interest.

Also attached is a variety of promotional material for upcoming engagement events open to the public. We'd be grateful if you could share on your social media pages or print and display as you see fit. I can supply a flyer pack too for your community library if this would be useful.

Please let Cleo, David or I know if you have any questions.

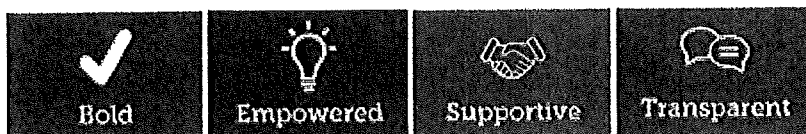
Best wishes,
Beth

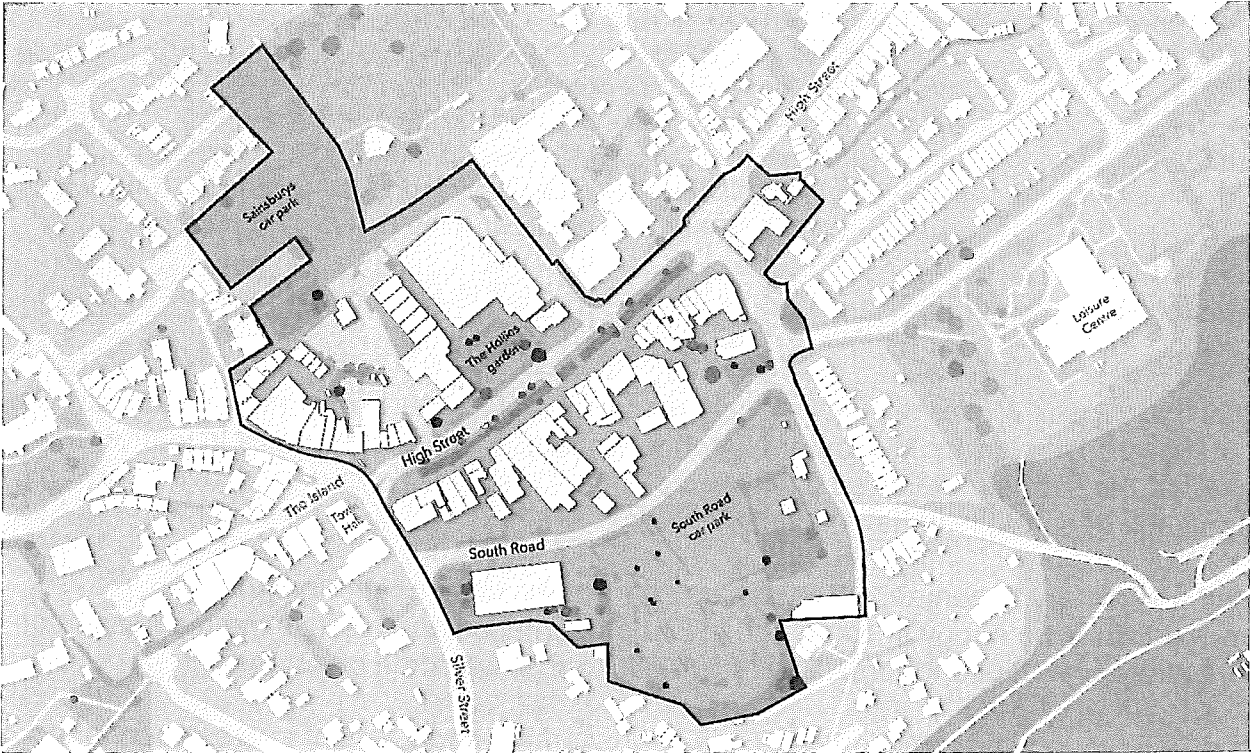
Beth Whalley
Development Officer
Regeneration Team
Sustainable Economy Service
Bath & North East Somerset Council
Telephone: 07815 641044
Email: beth_whalley@bathnes.gov.uk
www.bathnes.gov.uk
www.twitter.com/bathnes

Please note my working days are Monday, Thursday and Friday.

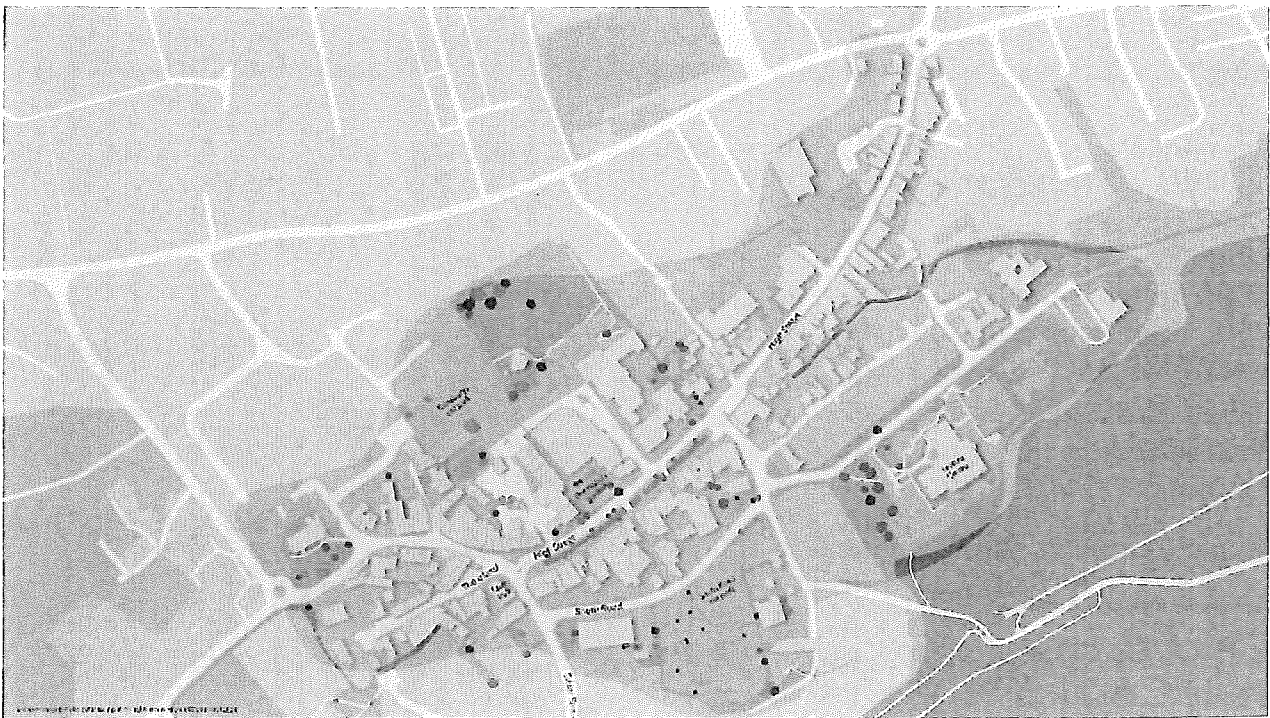
**Bath & North East
Somerset Council**

Improving People's Lives





Masterplan area



Regeneration Action Plan area (less defined will be refined through engagement)

Bath & North East Somerset Council (B&NES) Regeneration Team, with funding support from the West of England Mayoral Combined Authority's (MCA) Housing and Regeneration Enabling Fund (HREF) is preparing two interlinked plans for the next phase of regeneration in Midsomer Norton. This work follows on from the High Street Heritage Action Zone programme, a 4-year partnership project which delivered heritage led regeneration projects including the Town Hall, the Market Square, and a grant scheme for shopfront improvements.

Masterplanning

The Old Brewery Quarter Town Centre Masterplan comprises a long-term strategic vision for the lower High Street. The area encompasses allocated site SSV1, and is centred around the former Midsomer Norton Brewery buildings, located within the central High Street, and the surrounding core retail area. The masterplan also encompasses the two main car parks for the town located on South Road and to the rear of Sainsbury's.

As part of the OBQ Masterplan there will be opportunities to identify strategic land acquisition prospects that will unlock sites serving to improve vitality and development viability in the town centre with the potential to not only provide retail but housing delivery in a sustainable location. This is an area where the public sector (including B&NES) has limited land holdings.

The OBQ Masterplan exercise could include:

- Viable delivery options identifying public intervention and private investment opportunity
- Soft market testing on delivery plan options, identifying routes to market
- Strategic land acquisitions that accelerate early delivery of homes and/or deliver additionality (unlocking interventions)
- Investment plan for sustainability/renewable investment to retrofit and decarbonise Masterplan area.

Regeneration Action Plan

The Regeneration Action Plan will identify priority projects for increasing the vibrancy of the town centre and attracting more visitors and investment. The area encompasses a wider area of focus than the OBQ, covering the length of Midsomer Norton High Street from the junction with Church Lane in the south west to where it meets Radstock Road in the north east.

The RAP will form a basis for funding bids for short- to medium-term interventions around areas such as community and cultural events; improving skills; improving public realm, heritage assets, facilities and infrastructure; making Midsomer Norton a healthy neighbourhood; encouraging visitors; and using sustainable travel.

Early-Stage Engagement

Early-stage engagement for the 'Discover' phase of the project is commencing in October with a mixture of online and in person events. This is an adaptive phase of engagement to start the conversation with residents and get the word out about the project.

Programme

<p>Discover Sep – Nov 24</p>	<p>Preliminary community and stakeholder engagement</p>	
<p>Develop Nov 24 – Jun 25</p>	<p>Masterplan: Concept planning, feasibility studies and delivery plan leading to draft masterplan</p>	<p>Regeneration Action Plan: Identify key themes and interventions</p>
	<p>Community and stakeholder engagement</p>	
<p>Design Jun 25 – Aug 25</p>	<p>Refinement of masterplan following consultation, including cost estimating and phasing.</p>	<p>Refinement of RAP interventions following consultation, including cost estimating and phasing</p>
	<p>Formal consultation</p>	
<p>Deliver Sep 25 onwards</p>	<p>Adoption</p>	
	<p>Funding and implementation</p>	