

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held in the boardroom at the Oval Office, Cobblers Way, Westfield on 13th January 2025 commencing at 7pm.

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

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

97. Apologies for absence and to consider the reasons given

There were no apologies for absence.

98. Declarations of interest and dispensation

Cllr Jackson declared a personal interest in agenda item 5, Chaffinch Drive because she knows the applicant and is on B&NES Planning Committee

99. Minutes of the last meeting

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

100. Neighbourhood Plan Review working group

It was noted that plans for a review meeting with B&NES were being made.

101. Planning applications for consideration

There were no objections to the following application:

24/04706/CLEU	16 Linden Close	In accordance with condition 1 of planning approval 21/00564/FUL, a material start for the proposed two storey detached dwelling commenced on site on 11.07.2024 with the installation of the foul and surface water drainage (Certificate of Lawfulness for an Existing Development)
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24/04716/FUL – 6 Chaffinch Drive – Installation of air source heat pump

Council had no objection to the installation of an air source heat pump in principle, but echoed the comments made by Transition Bath about the sound levels.

Minutes subject to approval at the next meeting.

Signed Dated

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102. Planning Decisions

The planning decisions were noted.

103. Western Gateway Transport Consultation

The Western Gateway Transport Consultation was noted. Councillors were unable to attend the webinars on 16th and 17th January.

Resolved: to ask for copies of the presentation

104. Recreation Grounds Norton Hill

Legionella at the Pavilion – It was noted that the most recent tests showed no traces of Legionella. It was noted that new shower heads were required.

106. Recreation Grounds Westhill

Changing rooms – updated plans were circulated.

Resolved: (1) to approve the plans for the changing rooms and advise the architect.

(2) to go out to tender for a contractor to undertake the work.

107. Waterside Valley

Step to the new footbridge – It was noted that TCV should have investigated whether they are able to assist with the work and that Radstock Town Council had been approached to help with the financing of the step.

Resolved: (1) to contact Somer Valley Rediscovered /TCV to ask if there was a decision made.

(2) to contact Radstock Town Council and ask if a decision had been made about whether they are prepared to help with the financing of the step.

108 Highways

Dog mess - A letter had been received from a resident complaining about dog mess in the area of Waterford Park/The Leaze/Elm Tree Avenue shops.

Resolved: to write back advising that there will be further articles in the Westfield Warbler and in the Journal asking for consideration from dog owners.

Active Travel had contacted the Parish Council offering assistance with waymarker signs to areas of public walking and cycling highways. A meeting with the Clerk and Chairman was arranged with Richard White of Active Travel on 14th January to discuss further.

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Signed **Dated**

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The **Somer Valley Links Project** that had been led by WECA was now being led by B&NES. It was noted that there is to be a public consultation period between early February and mid-March.

The offer to sign up for further information was made by B&NES. Cllr Jackson had some information on a travel project in Somerset and offered to forward it to Councillors.

Resolved: to sign up to the Somer Valley Links project in order to receive information.

109. Events

Resolved: to purchase a flag to commemorate VE Day on 8th May 2025.

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.

110. New Office

Cllr Biggs reported on the situation with fire exits.

Resolved: Cllr Biggs to complete a fire escape risk assessment

Resolved: To write to the vendors, via our solicitor, advising that the Parish Council is in a position to complete on the purchase with the following considerations:

Outstanding items on the Condition Report

Following the professional valuation of the outstanding items on the Condition Report the Parish Council would like to aim to complete the purchase of the office in February, providing it is agreed that our ground rent and service costs to Oval Homes are withheld up to the value of the works (£17,300). This appears to be a logical solution because CFH has indicated that these outstanding items are all within the remit of Oval Homes. We would require written confirmation from Oval Homes that this is acceptable to them.

Outstanding items –

Roof covering corrosion - £4,000-£6,000

Guttering blocked - £300-£400

Cladding cleaning - £500-£750

Render staining - £600-£800

Render cracking - £100-£150

North side elevation insulation between internal finish and cladding - £5,000

Railings corroded and Walkway steel edging corroded - £2,000-£3,000

Block paving remove vegetation - £1,000-£1,200

TOTAL - £13,500- £17,300

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111. Quotes

Tree survey at Waterside Valley

Resolved: to accept the quote from Oliver Frost for £650 for a tree survey at Waterside Valley.

Boules court – replacement of the surround

Resolved: to accept a quote for £3,400 from Sanelli Solutions with the work to commence after the end of this financial year and to be finished in time for the start of the boules season on 22nd April 2025.

The meeting closed at 8pm.

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Signed **Dated**