



**A Meeting of Batheaston Parish Council is to be held  
at 7:15pm on Thursday 14<sup>th</sup> October 2021**

**This meeting will be held at the Rhymes Pavilion, Coalpit Road, BA1 7NW**

### **AGENDA AND NOTICE OF MEETING**

#### **PROCEDURAL MATTERS**

- 1. Public participation** regarding matters on the agenda.
- 2. To receive** apologies for absence.
  - 2.1. To note** the resignation of Cllr Lea.
  - 2.2. To note** that no candidates came forward for co-option to the Council, which now numbers only 6 Councillors, substantially below its complement of 15.
- 3. To receive** any declarations of interest from Councillors.
- 4. Minutes of Previous Meetings**
  - 4.1. To approve** the minutes of the meeting of Council held on 23rd March 2021 (Clerk, A).
  - 4.2. To approve** the minutes of the meeting of Council held on 17<sup>th</sup> August 2021 (Clerk, A).

#### **VILLAGE MATTERS**

- 5. The Summer Party, Sunday 29<sup>th</sup> August 2021**
  - 5.1. To receive** a verbal report from Cllr Pavlou on the party
  - 5.2. To receive** a verbal report from the Clerk regarding the money raised by the Party
  - 5.3. To consider** possible future community events.
- 6. Playground Working Group**
  - 6.1. To approve** a proposal from the Clerk, regarding a first phase of enhancement.
  - 6.2. To receive** a verbal report from Cllr Pavlou regarding subsequent Phases.

## **7. Riverside Working Group**

- 7.1. **To receive** a progress report from Cllr James.
- 7.2. **To approve** a set of proposals for maintenance activities in the Riverside area (Clerk, A)
- 7.3. **To note** the action already taken re an infestation of Box Moth Caterpillars in the Secret Garden.

## **8. Parking Working Group**

- 8.1. **To receive** a report on the open meeting held on 21<sup>st</sup> September, and consultation prompted by this. (Cllr Peachey, A)
- 8.2. **To approve** a proposal for developing detailed plans for a subsequent Council meeting. (Cllr Peachey, A)

## **9. Grow Batheaston Liaison (Cllr Pavlou)**

- 9.1. **To receive** a verbal report from Cllr Pavlou, on collaboration with Grow Batheaston.

## **10. Highways (Cllr McCarthy)**

- 10.1. **To receive** a verbal report from Cllr McCarthy on matters relating to Highways.
- 10.2. **To approve** a proposal to invest up to £2,500 to upgrade the 6 street lights that the Parish Council own in the School Lane / Muddy Lane area to the latest technology.
- 10.3. **To resolve** to pay £255 for 17 hanging baskets for winter flowering (12 at the pavement and 5 on the High Street) at £15 each.
- 10.4. **To approve** a response to Bath and North East Somerset Council Highways Department to investigate the feasibility and carry out design/cost for widening the path between Batheaston School, School Lane, and Coal Pit Road to accommodate cyclists on this path as well as pedestrians. (Cllr McCarthy, A)
- 10.5. **To approve** a proposal that the Clerk arrange a meeting with representatives of CURO to discuss matters of common interest.

## **FINANCE MATTERS**

### **11. Audit Action Plan**

- 11.1. **To approve** an updated action plan arising from the Internal Auditor's Report to the Council. (Clerk, A)

### **12. Finance Update**

- 12.1. **To receive** a verbal report from the Clerk.
- 12.2. **To approve** the charges for booking the Rhymes Pavilion and the Council's sports facilities.

- 12.3. **To approve** the renewal of the Council's annual insurance (Clerk, A)
- 12.4. **To approve** up to 5 more cuts of the Council's areas of grass the football pitch, playground and the Riverside, or the remainder of this calendar year, at a cost approximately £1,650 + VAT
- 12.5. **To approve** a proposal to establish a dedicated reserve fund for the Playground Project. (Clerk, A)

## GOVERNANCE MATTERS

### 13. Strategic Plan

- 13.1. **To approve** the establishment of a sub-group to develop a Strategic Plan. (Cllr Squire, A)

### 14. Co-option Policy

- 14.1. **To approve** a new policy for Co-opting Councillors. (Clerk, A)

### 15. Human Resources (HR) Committee

- 15.1. **To receive** a verbal report from the Clerk.

## STANDING ITEMS AND REPORTS

### 16. Planning Applications

- 16.1. **To review** the following planning application from Bath and North East Somerset Council
  - 16.1.1. Application Reference: [21/03847/LBA](#)  
Address: Swifts Cottage, 2 Avonvale Place, Batheaston, BA1 7RF  
Proposal: External works to render over the existing roughcast render on the top half of the front elevation using a lime render and lime wash, as well as the erection of front door bell, house name plaque, safety light and window bar for flowers
  - 16.1.2. Application Reference: [21/04018/FUL](#)  
Address: 204 High Street, Batheaston, BA1 7QZ  
Proposal: Erection of lower ground rear extension.
  - 16.1.3. Application Reference: [21/04045/FUL](#)  
Address: 47 High Bannerdown, Batheaston, BA1 7JZ  
Proposal: Erection of first floor extension
  - 16.1.4. Application Reference: [21/04058/FUL](#)  
Address: Weston House, Bannerdown Close, Batheaston, BA1 7JN  
Proposal: Erection of 2no single storey extensions to the south and north-west elevations, installation of dormer window east elevation and replacement glazing and openings onto the garden at the south-west.

- 16.1.5. Application Reference: [21/04102/FUL](#)  
Address: 15 Barnfield Way, Batheaston, BA1 7PW  
Proposal: Conversion of existing store/garage into garage, utility and living room.
- 16.1.6. Application Reference: [21/04126/TCA](#)  
Address: Avondale Garage, High Street, Batheaston, BA1 7DW  
Proposal: Ash - cut back overhanging branches, 20% reduction of branches and 1.2 m cut back.
- 16.1.7. Application Reference: [21/04159/NMA](#)  
Address: 45 Bailbrook Lane, Lower Swainswick, BA1 7AL  
Proposal: Non-Material Amendment to application 18/04021/FUL (Proposed combined garage & workshop in garden).
- 16.1.8. Application Reference: [21/04231/TCA](#)  
Address: 177 High Street, Batheaston, BA1 7DW  
Proposal: Ash T3 - fell Sycamore T3 - fell Willow T3 – fell
- 16.1.9. Application Reference: [21/04269/FUL](#)  
Address: 3 Bannerdown Drive, Batheaston, BA1 7JW  
Proposal: Erection of single storey infill extension, replacement windows, new rooflights and solar PV panels, render and cladding to areas of existing walls, new garden gates and walls, new garage cladding, windows and doors
- 16.1.10. Application Reference: [21/04342/FUL](#)  
Address: Damson House, 4 Damson Orchard, Batheaston, BA1 7AF  
Proposal: Erection of small side link extension, rear covered canopy and minor modifications to existing fenestration pattern.
- 16.1.11. Application Reference: [21/04344/CONDLB](#)  
Address: 244 High Street, Batheaston, BA1 7RA  
Proposal: Discharge of conditions 2 and 6 of application 21/02700/LBA (Internal and external alterations for the conversion of a store room to an apartment including the installation of a new window.)
- 16.1.12. Application Reference: [21/04358/COND](#)  
Address: 244 High Street, Batheaston, BA1 7RA  
Proposal: Discharge of condition 2 of application 21/02699/FUL (Internal and external alterations for the conversion of a store room to an apartment.).

16.1.13. Application Reference: [21/04419/CONDLB](#)  
Address: Upper Northend Farm, Northend, Batheaston, BA1 8ES  
Proposal: Discharge of condition 2 (Mortar Mix (Bespoke Trigger)) of application 21/02342/LBA (Internal and external maintenance and repair works to dwelling, stable, shed and boundary walls).

**16.2. To review** the re-submitted application that Council previously reviewed:

16.2.1. Application Reference: 21/03092/FUL  
Address: 17 Eagle Road, Batheaston, BA1 7HL  
Proposal: Erection of a single storey rear and two storey side extension with associated internal alterations to existing house.

**16.3. To note** the following decisions on planning applications have been notified by Bath and North East Somerset Council:

16.3.1. Application Reference: [21/02889/LBA](#)  
Address: Brook Lodge, 199 London Road East, Batheaston, BA1 7NB  
Proposal: Internal alterations for the partial demolition of an existing wall to increase the width of an existing doorway by approximately 900mm.  
Decision: REFUSE

16.3.2. Application Reference: [21/02699/FUL](#)  
Address: 244 High Street, Batheaston, BA1 7RA  
Proposal: Internal and external alterations for the conversion of a store room to an apartment.  
Decision: PERMIT

16.3.3. Application Reference: [21/02700/LBA](#)  
Address: 244 High Street, Batheaston, BA1 7RA  
Proposal: Internal and external alterations for the conversion of a store room to an apartment including the installation of a new window.  
Decision: CONSENT

16.3.4. Application Reference: [21/02961/LBA](#)  
Address: 189 High Street, Batheaston, BA1 7DP  
Proposal: Internal and external alterations to include installation of 2no. new roof dormer windows and 1no. new attic bedroom window, and erection of scaffolding for access, replacement pointing to the front roadside elevation of main cottage, removal of old ...  
Decision: CONSENT

16.3.5. Application Reference: [21/03176/FUL](#)  
Address: 1 Hawkers Yard, Batheaston, BA1 7BY  
Proposal: Erection of a single storey rear extension.  
Decision: PERMIT

16.3.6. Application Reference: [21/03424/FUL](#)  
Address: 7 Hawkers Yard, Batheaston, BA1 7BY  
Proposal: Erection of detached carport with storage  
Decision: PERMIT

- 16.3.7. Application Reference: [21/03503/FUL](#)  
Address: 115 Catherine Way, Batheaston, BA1 7NZ  
Proposal: Alterations to existing dwelling and proposed new dwelling (Resubmission)  
Decision: PERMIT
- 16.3.8. Application Reference: [21/03561/NMA](#)  
Address: Crosslands, Bannerdown Road, Batheaston, BA1 7PJ  
Proposal: Non-Materials Amendments to application 18/05488/FUL (Erection of two storey side extension with new rear balcony with associated internal alterations following demolition of existing single garage and erection of new double garage)  
Decision: APPROVE
- 16.3.9. Application Reference: [21/03611/COND](#)  
Address: Upper Northend Farm, Northend, Batheaston, BA1 8ES  
Proposal: Partial discharge of condition 4 of application 21/02341/FUL (Internal and external maintenance and repair works to dwelling, stable, shed and boundary walls).  
Decision: Split decision - check file/certificate
- 16.3.10. Application Reference: [21/04231/TCA](#)  
Address: 177 High Street Batheaston BA1 7DW  
Proposal: Ash – fell; Sycamore – fell; Willow – fell  
Decision: Tree Consent not required
- 16.4.** **To note** that an appeal has been made to the Planning Inspectorate regarding the refusal of planning application reference, 21/00411/FUL, at Eagle Farm House Northend Batheaston.
- 16.5.** **To note** that Bath and North East Somerset Council have initiated a process to investigate alleged breaches of planning at Charmydown Barns
- 16.6.** **To note** that Bath and North East Somerset Council have served an enforcement notice on the owners of Parcel 0096 Ramscombe Lane, Batheaston, requiring that the building be demolished or dismantled.

## **17. Clerks Report**


- 17.1.** To receive a report from the Clerk, including the following specific items.  
(Clerk, A)
- 17.1.1. **To note** that regular distribution of emails has started, incorporating previous subscribers to the “BREDAC” list.
- 17.1.2. **To approve** the future schedule of meetings.
- 17.1.3. **To approve** proposals for a tree survey.

**18. To receive** an oral report from the Chairman.

**Upcoming Meetings: -**

To be decided

Council meetings are open to the public, and members of the public are welcome to join and may speak by invitation

Signed: -  Parish Clerk

Date issued: 10<sup>th</sup> October 2021