

Batheaston Parish Council

Minutes of a Meeting of Batheaston Parish Council is held at 7:15pm on Tuesday 27th September 2022, at the Rhymes Pavilion.

Present: Councillors Hannah Squire (Chair of Council), Wesley Hallam, Peter Lewis, Catherine McCarthy, Alexis Pavlou, Sue Peachey, and Kate Skelton.

In attendance: Richard Maccabee (Clerk).

PROCEDURAL MATTERS

1. Public participation regarding matters on the agenda.

1.1. A resident attended to comment on the Planning Application for the proposed development of the site of the former Avondale Garage (Item 15.1.7)

1.1.1. He expressed his objections to the planned development. He noted that there are a large number of objections already lodged.

The two properties at the back of the development, abutting green belt, landslip, water courses. There is a variety of wildlife on the site, including , bats, slow worms, and badgers.

Responding to a Cllr's question: he said that the privacy of adjacent houses would be reduced.

Responding to a Cllr's question: he felt that too many houses (5) were being proposed for the site, and that there really was not room for the 2 properties at the back of the site.

1.1.2. The Chair brought this item forward.

15.1.7 Council reviewed planning applications from Bath and North East Somerset Council, reference number: 22/03145/FUL.

Councillors commented that various specialists in BANES had already made comments, and that a large number of residents had lodged objection. Many of these covered matters which it was not appropriate for the Parish Council to comment on, but the issue of infringing privacy of neighbouring properties was a concern.

It was also noted that the plans envisaged 2 parking spaces for each property, which should be adequate (being more than the average number of cars per property in the area).

Council resolved to oppose the planning application, as it infringes the privacy of neighbouring dwellings. The Council also notes the considerable number of objections of residents.

2. Council accepted apologies for absence from Cllr Peter Bryant.
3. To receive any declarations of interest from Councillors.
4. Minutes of Previous Meetings



- 4.1. **Council approved** the minutes of the meeting of Council held on 28th July 2022.

VILLAGE MATTERS

5. Playground

- 5.1. **Council approved** the urgent repairs of safety-critical faults on the playground: the fence and baby swing
- 5.2. **Council received** an update on plans for Phase 2, including the online survey of residents and the Park Party Event, a community engagement, on 1st October, 1pm-4pm
- 5.2.1. It was noted that there have been over 100 replies to the online survey seeking residents' views on the redevelopment of the playground
- 5.2.2. Councillors are optimistic of a good turnout for the event, as there are other events in the Village, and it has been well advertised.

6. Rhymes Pavilion and Penny's Pantry

- 6.1. The Clerk apologised that he had not been able to complete the paper to review of options for continuation of Penny's Pantry, and asked that the item be deferred.
- 6.1.1. It was noted that options are being reviewed for the structure and ownership of Penny's Pantry, and that it was now quite urgent for the Council to determine its position.
- 6.1.2. A stable, permanent arrangement should be in place by the start of 2023.
- Clerk
- 6.2. The Clerk apologised that he had not been able to complete the paper to review of options for the Rhymes Pavilion.
- 6.2.1. Councillors took the view that there was no need for a paper; that it was clear that a substantial refurbishment (at least) of the Pavilion was required.
- 6.2.2. They asked that establishment of a Working Group to take this forward be included on the agenda of the next meeting.

Clerk

7. Car Park

- 7.1. **Council approved** the restoration of the Car Park boom, and to note progress on the installation of signage in the Car Park.

Clerk

8. Riverside

- 8.1. Council discussed actions regarding the issue of sewage in St Catherine's Brook.



- 8.1.1. Councillors discussed their concerns about the quality of water in the River Avon in Batheaston, and the fact that sewage is apparently discharged into the river from St Catherine Brook (originating at the pumping station on Coalpit Road).
- 8.1.2. Cllr Lewis noted that there are warning signs at Warleigh Weir which are triggered when levels of pollution exceed acceptable thresholds. It would be good, if possible, to have a similar arrangement for the Riverside in Batheaston.
- 8.1.3. If that is not possible, then static signs might be provided.

Clerk / Cllr Lewis

9. Christmas Events

- 9.1. Council approved funding for the pavement Christmas lights and riverside tree lights, as follows:
 - 9.1.1. up to £100 to provide 6 pavement Christmas trees
 - 9.1.2. up to £250 for 12 pavement hanging baskets which accompany the lights
 - 9.1.3. up to £500 to set up and take down the pavement Christmas lights and tree light opposite in the Riverside
 - 9.1.4. £200 for refreshments and other expenses for a resident party gathering for turning the lights on
 - 9.1.5. In respect of the last of these, it was noted that there is a proposal to coordinate the event to switch on the lights with Grow Batheaston's scheduled Pop-up Market at the Riverside, on Saturday 3rd December 2022. Cllr McCarthy to progress.

Cllr McCarthy

10. Suffragette Memorial

- 10.1. This item was withdrawn, as it duplicates Item 11.2 below.

11. Highways

- 11.1. Council approved the following funding for streetlights:
 - 11.1.1. To decommission the light on West View Road (up to £1,000)
 - 11.1.2. To decommission the light on Northend, near Fairhaven Cottages (up to £1,000)
 - 11.1.3. Retrospectively, the investigation of action to repair the light on Vale View Terrace (up to £300), and



11.1.4. The repair of the light on Vale View Terrace light at a cost of up to £1,500

Clerk

11.2. Council approved up to £300 to complete the Suffragette Memorial in the phone box at Eagle Road.

11.3. Council received an update on actions to address the problem of speeding on the High St and Northend from Cllr McCarthy.

11.3.1. Cllr McCarthy has met the PCSO Gary Williams to identify 3 locations where volunteers can undertake speed monitoring, to be proposed to the Police Force.

11.3.2. This exercise would lead to escalation of the matter, with permanent signs and/or formal police monitoring.

11.3.3. She reported that Ward Cllr Kevin Guy has instructed BANES officers to provide more 20mph signage.

11.4. Council deferred the item regarding the clearing and cleaning of the Batheaston Horse Trough on the High Street.

11.4.1. Cllr McCarthy will have discussions with the owner of the Horse Trough.

12. Grants to Community Groups

12.1. Council approved a grant of £500 to the Cotswolds Volunteers, noting the excellent contribution that they do for the community.

GOVERNANCE MATTERS

13. Audit Action Plan

13.1. Council noted the considerable progress made on the action plan.

13.2. Council approved the minutes of the Council Meeting of 23rd March 2021.

13.3. Council approved the draft Reserve Policy and actions to establish a specific fund for the Playground Project.

13.3.1. The Clerk will action this, creating the General and Playground Reserves as specified.

Clerk

FINANCE MATTERS

14. Finance Update

14.1. Council received a report from the Clerk.

14.1.1. He noted that he had not been able to provide a report on the budget and the actual spend to-date, and that he would do so as a matter of urgency.



- 14.1.2. **Council resolved** that Cllr Lewis will take on the role of collecting coins from the Riverside Public Conveniences
- 14.1.3. **Council approved** delegation to allow Cllr Lewis or the Clerk to allow free use of the toilet for events or other special circumstances, notifying Council at the first opportunity.
- 14.1.4. **Council approved** the redirection of the grant to Grow Batheaston for the sharing shed to Art Trail.
- 14.1.5. **Council considered** the item to approve up to £1,350 for the Autumn edition of the Batheaston Times.
- 14.1.5.1. Councillor noted however that the approval of the same amount for the Summer Edition (at its June Meeting) had been given "the expectation that will be that costs [of future editions] are covered"
- 14.1.5.2. **Councillors approved** an amendment to the motion, "to ask Cllr Squire to make clear that the Parish Council will take ownership of the financial aspects of the Batheaston Times henceforth, with the expectation that it will become self-funding"
- 14.1.5.3. **Councillors approved** the amended motion.
- Cllr Squire**
- 14.1.6. **Councillors noted** that the closure statement for the audit of 2021-22 has been received from the external auditor. They thanked the Clerk for his work on this, and for achieving this outcome.
- 14.1.7. **Councillors approved** the renewal of insurance, noting that the price may rise considerably this year.
- 14.1.8. **Councillors noted** the actions the Clerk is taking to re-procure electricity contracts.

14.2. Council approved the payments made since 26th July.

14.2.1. The Clerk noted that payments before that had been approved at the previous Council meeting.

14.3. The item to nominate a Councillor to authorise banking transactions in place of Cllr Squire was withdrawn. She and the Clerk will seek to reinstate her log on credentials.

Clerk/Cllr Squire

STANDING ITEMS AND REPORTS



15. Planning Applications

15.1. Council reviewed the remaining planning applications from Bath and North East Somerset Council (having taken item 15.1.7 at the start of the meeting) and **resolved not to oppose** them.

- 15.1.1. Reference Number: 22/02504/FUL
- 15.1.2. Reference Number: 22/02505/LBA
- 15.1.3. Reference Number: 22/02931/FUL
- 15.1.4. Reference Number: 22/02798/LBA
- 15.1.5. Reference Number: 22/03104/FUL
- 15.1.6. Reference Number: 22/03123/FUL
- 15.1.8. Reference Number: 22/03149/FUL
- 15.1.9. Reference Number: 22/03233/VAR
- 15.1.10. Reference Number: 22/03423/FUL
- 15.1.11. Reference Number: 22/03258/TPO
- 15.1.12. Reference Number: 22/03583/FUL
- 15.1.13. Reference Number: 22/03661/TCA

15.2. Council noted the following decisions on planning applications have been notified by Bath and North East Somerset Council:

- 15.2.1. Application Number: 21/05496/FUL Decision: PERMIT
- 15.2.2. Application Number: 22/01392/FUL Decision: PERMIT
- 15.2.3. Application Number: 22/02621/FUL Decision: PERMIT
- 15.2.4. Application Number: 22/02263/FUL Decision: PERMIT
- 15.2.5. Application Number: 22/02264/LBA Decision: CONSENT
- 15.2.6. Application Number: 22/02462/FUL Decision: PERMIT
- 15.2.7. Application Number: 22/02702/FUL Decision: PERMIT

15.3. Council noted that all of these decisions align with the recommendations of the Parish Council.

15.4. Council noted that the Clerk has made contact with the Clifton Diocese of the Catholic Church to concerning the sale of the Catholic Church site on Northend to seek to ensure that the site is used to the benefit of the community.

15.4.1. He reported that the Diocese are duty-bound to seek the highest value for the site.



16. Clerk's Report

16.1. The Clerk commented that he had nothing further to add.

17. Chairman's Report

17.1. Likewise the Chair, conscious that the meeting had been long and busy, closed the meeting without further delay.

The meeting closed at 9:23pm

Upcoming Meetings:

Council Meeting, 18th October 2022
HR Committee Meeting, 1st November 2022

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

Signed by Cllr Hannah Squire, Chair of Council:

Date:



A large, stylized handwritten signature in black ink, appearing to read 'Hannah Squire', is written over the signature line. The signature is highly cursive and extends across most of the width of the page.

DRAFT UNAPPROVED