

Batheaston Parish Council

**Minutes of the Meeting of the Batheaston Parish Council held in
The Rhymes Pavilion on Tuesday 14th FEBRUARY 2017 at 7-15 pm**

Present :- Cllrs G Riley(Chair), E Adams, P Burcombe, N Clutterbuck, P Corley, S Frayling, J Jeffrey, C McCarthy, D Redding and M Townley (Clerk)

Attending:- Messrs B Pollard, C Dance, W Beese, E Hume-Smith, R Alvis, T Sherborne, P Giles, C Martin, H Hodges and Mr & Mrs R Powlesland.

C-277 (a) Public Participation - Presentation on Hawkers Yard – Brent Pollard (BP) & C Dance (CD)

A Booklet describing the benefits and drawings of the proposals were distributed to all Councillors and attending residents. BP explained that his purpose in purchasing Hawkers is to modernise and develop the business. There has been some notable success and awards won. But the premises must be updated and moved, hence this development is for 7 x Dwellings – replacing all the Joinery buildings.

Removal of the unsightly old buildings will reduce the brownfield site by 31% and provide some 66% more 'green' land through soft landscaping and creation of an ecology buffer. The land will be decontaminated and harmful asbestos materials removed. Resiting the Joinery facilities will preserve this 98 year old Business and retain employment for 19 + 2 x apprentices.

All Councillors and residents were invited to – and did - question the proposals.

The Parish Council would like to thank Mr Brent Pollard for the full and detailed presentation he gave, it was very helpful to Councillors in making their decision.

(b) IPublic Partipation – W Beese

Noted that the B&NES Highways Department has 'destroyed' part of the Monks Path and, on behalf of the Batheaston Society, urges restitution as soon as possible.

C-278 Apologies for Absence

Cllrs P Bennett, S Cast, D Greener, S Hagen, R Mimmack

C-279 Declarations of Interest

Cllr S Frayling declared his interest in the Hawkers Yard development

C-280 Minutes of Meeting held 17th JANUARY 2017

Proposed	S Frayling	}	RESOLVED	- That the Minutes be formally approved as presented.
Seconded	C McCarthy			

C-281 Matters Arising from the above Meeting

- (a) Original 'Scenic Map' recovered – for re-working. **GR/MT**
- (b) Renovations to the Riverside Footpath are programmed for early March.
- (c) The Planning Officer for the BNVD Hall Replacement Application has been urged to provide a Decision – now set for the DCC hearing on 8th March.

C-282 Receipt of Standing Committee Reports

(a) Planning applications – Cllr Steve Frayling

i The site visits are speeding up application recommendations and future PAC Meetings will become more ad-hoc.

17/00187/FUL Hawkers Orchard Ltd Hawkers Yard Batheaston BA1 7NZ	Erection of 7 x dwellings following demolition of existing industrial buildings. <i>(PO Chris Griggs-Trevarthen)</i>
--	---

SUPPORT (7x 'Yes', 1 x 'No' 1 x 'Abstention') Also supported by the 3 x Ward Councillors

- 1 The BPC is encouraged by the applicant's efforts to produce a development in keeping with the area of Northend.
- 2 It is appreciated that some 25% of the Paddock has 2 x dwellings sited there, but this 'loss' is compensated by removal of the "brownfield" parking and some 66% of land will be returned to the Green Belt and ANOB.
- 3 This development will remove contaminated land and asbestos and is a significant improvement to this area of the Village.
- 4 Satisfies policies D2 and D4
- 5 The proposal also requires a detailed assessment of traffic impact both during construction and after the development is completed.
- 6 Monies are promised for "affordable housing".
This Council recommends that these monies be spent in Batheaston.

(b) Highways (HFL) – Cllr Catherine McCarthy

ii Gateway Signs Order raised for 3 x new signs. B&NES will install in April.

iii Penthouse Steps. B&NES has had to delay Steps repairs until March

iv Parking Review. TRO received today does NOT include any changes on the Estate – as promised nearly 2 years ago. The Estate changes to be advised again to B&NES. **SF/MT**

(c) General Strategies – Cllr Emma Adams

v Legal papers for the Car Park CAT now promised from B&NES early March.

vi B&NES has declared its options for the P&R East of Bath.

A legal challenge is being considered IF a planning application is issued.

This Decision has been referred to the Scrutiny Panel by Cllr Millar.

There is a service in St Johns this Sunday at 2-00pm for "Save the Meadows"

vii The Neighbourhood Plan Working Party are investigating Needs and Requirements.

The architect who supported the Hawkers Yard application might be able to assist.

Proposed	P Corley	}	RESOLVED -	That the above Reports are accepted as presented.
Seconded	P Burcombe			

C-284 Presentation of Unaudited Accounts for January 2017

(a) January Accounts – verified by Cllr E Adams.

April	May	June	July	Aug	Sept	Oct	Nov	Dec	JAN
-------	-----	------	------	-----	------	-----	-----	-----	------------

Income	27382	572	580	572	1328	610	23382	572	572	1260	£5400 More than Budget
Expenditure	4735	4128	3396	3021	2751	4024	12361	2767	6461	5920	£9080 Less than Budget

(b) Special Payments

Toilet CCTV Units £500, Annual Report £250

(c) Cheque Signatories

Agreed that Cllrs E Adams and S Frayling replace Bond and Gledhill as Signatories

Proposed	N Clutterbuck	}	RESOLVED -	That the January Accounts, Special Payments and Cheque Signatories, are approved as presented.
Seconded	J Jeffery	}	(Unanimously)	

C-285 Parish Councillor Vacancies

- (a) The 4 x sets of the paperwork for new Councillors posted to the B&NES Electoral Office
 (b) A known lady to be approached.

CMcC

C-286 Handyperson Vacancy

- (a) Advertisements posted and 2 x inquiries received to date.
 (b) This Meeting agreed that B Poole's hours be increased to 50 per month.
 Time sheets should now record "Hours worked" and "Holiday Hours" taken.

C-287 Council Structure Review (BPC/BLA)

- (a) Copies of recent BLA/BPC Meeting issued to all Councillors.

(b)	Proposed	S Frayling	}	RESOLVED -	This Meeting agreed to cancel the Lease Agreement on 1 st April 2017.
	Seconded	E Adams	}	(Unanimously)	

- (c) Need BLA approval also.
 (d) A re-draft of Standing Orders, to reflect the above, should be available for the 14th March BPC Meeting.

**DR
NC**

C-288 B&NES Core Strategy Modifications

- (a) The Place-Making section checked. Now progressing the "Green Spaces" proposals.

EA

C-289 Councillors – Representations & Concerns

- (a) B&NES is replacing Street Lights with LED units. The BPC has asked for our 16 x Lights to be included. To be urged.
 (b) A Judicial Review for a P&R application might cost £40,000. BPC support will be sought.
 (c) Upgrading the School Path is being investigated by Cllr Cast.
 Monies might be available from the Cycling/Disabled organisations.
 (d) A local Quiz to support Dorothy House to be posted to our noticeboards.
 (e) The HFL to maintain investigations for improved signage for the new Bannerdown Road pavement.
 (f) The noticeboard on Elmhurst collapsed 2 years ago. Replacement will be arranged.
 (g) Much detritus washed down to the bottom of Steway Lane. Council Connect to be advised.
 (h) Gates at Catherine Way/Steway Lane damaged. Repair to be requested.

**SF
PB
MT**

C-290 Chairman's Report

- (a) BREDAC is 'creaking'.

C-291 Clerk's Report

- (a) B&NES/ALCA Liaison Meeting set for Wednesday 15th February in Keynsham. No Councillors able to attend.
Apologies sent Wednesday 15th February
 (b) The Annual Report to be sent to the "Local Look" by 10th March.
 All Chairmen to advise 90 word "reports" to GR by Tuesday 7th March.

Chairs

C-292 Communications

A resident has volunteered as Webmaster and an enhancement of our Website might commence this March.
 How to incorporate BREDAC should be considered.

EA

C-293 Date of next Meeting :-

Tuesday 14th MARCH 2017 at 7-15 pm in The Rhymes Pavilion

Chairman.....Date.....