

## Batheaston Parish Council

### Minutes of the Meeting of Batheaston Parish Council be held at 7:15pm on Tuesday 10<sup>th</sup> September

**Present:** Denise Craig, Derek Greener, James Jeffery, Patrick Vandesteen, Paula Day, Andrew Lea and Sarah Orme (clerk). Several members of the public and Ward Councillor Sarah Warren attended.

1. Emily Wright, the previous Chair, has resigned from the council. As Vice Chair, Derek Greener chaired the meeting until the election of the new chair. **James Jeffery was elected as chairman** and signed an acceptance of office. James chaired the remainder of the meeting.
2. It was not necessary to elect a new vice chairman.

### 3. Public Participation

#### 3.1. Statement by Bathampton Meadows Alliance (BMA) Working Group

BMA are the core of the group that saw off the park and ride on the meadows. There are 11 volunteers, all from the local area. The group have moved from defending the meadows to preserving the Meadows for the future generations, in a positive way. It's a long journey. They are keen to engage with parish councils and local people to enable all to have a say in decisions. They want to establish a relationship with the National Trust on the basis of the pledge the Lib Dems gave in their manifesto. They would like our views and support. They would like to return in January to talk about progress.

Three main goals: -

- 1) Preserve the meadows from development.
- 2) Protect and strengthen the natural environment, working with bodies which have expertise.
- 3) Sympathetically extend the public benefit of the meadows. Some areas are less well known. They have been surveying the area and have gained a good understanding. The area is more than 75 acres. Many people don't realise that you can walk the whole length, and not necessarily along the towpath. There are many footpaths that are not currently in use.

The Bathampton Meadows website has a graphic representation of the site, but it's only an initial version. They are working with a planner who is producing a map that would express the vision in spatial and practical terms. There are 8 wide-ranging outcomes in the vision, and there are measures relevant to those. They don't want to change the character of the meadows, but promote access through from Bathford into the city for walkers and cyclists. It's about working cooperatively with landowners.

A bridge or two, if the West of England Combined Authority is spending on walking and cycling, might help a lot. The West of England Nature Partnership are also worth engaging with. Avon Wildlife Trust are also active at the Bathford end of the meadows.

They would like us to raise support locally and with B&NES, and they want to hear from the public. <http://bathamptonmeadowsalliance.org.uk/>

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Several members of the public spoke about planning applications on the agenda.

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Brin the treasurer and George the chair of BNVH made a statement regarding their progress and need for additional funds to complete the project.

4. Apologies were received from Alexis Pavlou and Catherine McCarthy.
5. Derek Greener declared a conflict of interest with planning item 19/03797/FUL. Andrew Lea declared a conflict of interest with the other two planning applications.
6. The minutes of the meeting held on 23<sup>rd</sup> July, 2019 were agreed to be an accurate record and signed in the presence of the meeting.
7. Andrew Lea reported on his attendance at the Bathavon North Forum. Dine, leader of the council, had spoken about their plans and about how they want to support Bathavon North ward. A rep from Bathscape spoke about their policies. There were also presentations from the Police. There were questions about whether the meeting is worthwhile. It needs to be specifically about local issues. Key areas that came up were climate change emergency, transport of people and freight and the right format for the meeting to generate ideas. There was a good turn-out, but it was the usual councillors and community volunteers. We need to involve more young people. Ward Councillor Sarah Warren wants to know if it's a useful format for bringing all the Bathavon North villages together to address shared issues. How can we make it more fruitful? Please email ideas to her.

## 8. Working Groups Update

- 8.1. Patrick Vandesteen took an action at the end of July to review the WGs and survey opinions in Batheaston. He's done 17 interviews and will conduct more as time permits. His report will be the basis of the working group review meeting on 23<sup>rd</sup> September.

The consensus is that it's a good village, infrastructure has been improved and the neighbourhood plan is popular. However, almost all villagers rated our communications as poor. We should be using various means to communicate and invite residents to participate. Many villagers are not motivated to get involved. The parish council has special powers, but we're not organised to use the experience in the village to use the powers that we have. There's an opportunity to add value. We have to manage for involvement.

- 8.2. **It was resolved** to set up a communication working group. Patrick Vandesteen was appointed as co-ordinator.
- 8.3. **It was resolved** to hold a working group review meeting on Monday 23<sup>rd</sup> September at 7:15pm in the Rhymes Pavilion.

### 8.4. Highways Working Group

- 8.4.1. **It was resolved** to pay up to £200 to repair the noticeboard damaged by arson.

### 8.5. Play Area Working Group

- 8.5.1. After Emily's departure, James will act as pro-tem coordinator.
- 8.5.2. Most repairs to the play area have been carried out. (Post meeting note: There is a problem with the auto-close on the gate, for which clerk is obtaining a quote.)

### 8.6. Riverside

- 8.6.1. **It was resolved to pay** £34,793 + VAT to AJ Rich for Accessible Pathways work. Catherine Gregory has done a fantastic job managing this project. Without her it would not have been done. The council would like to express their thanks to Catherine for all her hard work. The garden is looking beautiful and there have been many positive comments, including from those using mobility aids.

**Ask B&NES to carry out a final safety check**

**Clerk**

- 8.6.2. The text for the display board has been tweaked / reordered slightly.

**8.6.3. It was resolved** to hold the opening celebration on Saturday 28<sup>th</sup> September in the afternoon. Catherine Gregory has arranged for a special guest, Andrew Grant, to attend. The leader of B&NES council might also attend. This is an open event, and all are welcome.

## **9. Planning**

### **The following planning applications from B&NES were reviewed**

#### **5 Barnfield Way Batheaston Bath Bath And North East Somerset BA1 7PW**

Erection of 1no 4 bed property

Name of Applicant: Mr Kevin Hawkins

Reference Number: [19/03481/FUL](#) Case Officer: Thomas Boyle

(B&NES will accept our response after the deadline)

Revised plans are to be submitted, so we will return to this application at a future date.

#### **10 High Bannerdown Batheaston Bath Bath And North East Somerset BA1 7JY**

Erection of single storey extension following demolition of existing conservatory

Name of Applicant: Mr & Mrs Greener

Reference Number: [19/03797/FUL](#) Case Officer: Anna Jotcham.

**It was resolved** not to object to this application.

Office to Residential PD Notification

Pending Consideration (Awaiting BPC input)

**Barn, Bailbrook Lane, Lower Swainswick, Bath,**

Proposal: Prior approval request for a change of use from office (Use Class B1a) to dwelling (Use Class C3).

Agent Name: No Agent

Case Officer Name: Rae Mephram

Reference Number: [19/03218/ODCOU](#)

**It was resolved** to object to this application.

### **The following decisions by B&NES were noted: -**

#### **Upton Grey , 13 High Bannerdown, Batheaston, Bath, BA1 7JY**

Demolition of side garage and front porch, construction of two storey side extension, new front porch, alterations to rear single storey extension, terrace modifications, internal modifications, windows and rainwater goods replacement

Application reference: 19/02484/FUL

**Application Permitted**

#### **203 London Road East Batheaston Bath Bath And North East Somerset BA1 7NB**

External alterations to replace existing artificial slates to main mansard roof

and rear lean to roof with natural Spanish slates. Replace existing painted timber casement window to second floor bedroom, to include new slimline double glazing.

Name of Applicant: Mr & Mrs Maxwell

Application Number: 19/02768/LBA Case Officer: Wendy Tomlinson

**CONSENT**

#### **17 The Batch, Batheaston, Bath, Bath And North East Somerset, BA1 7DR**

Replacing non original windows and doors, replace and relocate boiler vent/flue, replace back door canopy and roof terrace.

Application reference: 19/02135/FUL received on 14/05/2019

**Application Permitted**

#### **6 Brookside Close Batheaston Bath Bath And North East Somerset BA1 7HW**

Erection of extension to north elevation to facilitate annexe ancillary to

main dwelling. Installation of extended balcony to the south elevation. Construction of retaining wall to form a raised terrace and installation of a garden store.

Application Number: 19/00040/FUL  
**WITHDRAWN**

Tree Works Notification in Con Area

**Cherry Tree Cottage 46 Northend Batheaston Bath Bath And North East Somerset**

Goat willow (T1) - fell

Application Number: 19/03460/TCA Case Officer: Jane Brewer

**No Objection**

**276 High Street Batheaston Bath Bath And North East Somerset BA1 7RA**

Description of Proposal: Erection of two storey detached annexe with garage and ancillary accommodation in rear garden

Application Number: 19/02977/FUL Case Officer: Rae Mephram

**PERMIT**

**10. Bank reconciliations** for July and August have been checked by Derek Greener.

**11. The accounts for July and August and YTD position were received and approved.**

**12. It was resolved to pay the following: -**

- 12.1. £70 invoice 1228 Chris Raithby Wasp Nest Treatment Play Area
- 12.2. Up to £50 to resolve problem with the light fitting in the public toilet centre room.
- 12.3. Up to £50 to fit a lock to the CCTV cupboard door at Riverside (GDPR).
- 12.4. Up to £3,000 for any tree work deemed urgent by Tree Maintenance Ltd Report (not yet received). Quotations will be sought.
- 12.5. Standard hours wages on 26<sup>th</sup> September as calculated by payroll company.

**13. The Following Grant Requests were Considered**

- 13.1. *Original agenda motion: To receive a proposal (presented by BNVH Trustees) to conduct a referendum of the residents of Batheaston concerning BPC taking out a Public Works Loan of £200,000 in order to grant funds to BNVH, and to Resolve to agree to apply for the loan if the result of that referendum is in favour. The loan will be part of the Precept payable over 25 years at a fixed rate of interest via the Public Works Loan Board. (Clerk was asked to insert this agenda item with this wording)*

Council discussed its fiduciary responsibilities regarding the provision of a loan or grant to the BNVH Trust and an amended motion was passed.

**Amended motion passed:** It was resolved to delegate Andrew and Patrick to formulate a possible referendum question for review in a future council meeting. It was noted that this was urgent.

*Post meeting note: the clerk is liaising with SLCC, PWLB and ALCA for further advice.*

- 13.2. Friends of Batheaston School** are seeking £2,000 towards a £10,000 project to AstroTurf part of the school playground for school and community group use.

Concerns were expressed about the safety and environmental impact of AstroTurf-type surfaces. BPC would like to discuss further with the Friends of Batheaston School and welcome them to attend a future meeting.

- 13.3. Friends of Bathampton Meadows** Riverside are seeking £600 to pay Avon Wildlife Trust to provide a series of local training sessions on Environmental / Wildlife topics.

The council would like to know the broader context so we can gain a better appreciation of the benefit of this training. We welcome further discussion.

**14. Clerk's Report**

- 14.1. Tree survey – all maps have been provided and the full tree survey commissioned. Reports not yet received. Clerk is chasing.
- 14.2. James and Bert have kindly agreed to strim the edge of the field by Coalpit Road to save money.
- 14.3. Hogweed and Japanese knot weed have been treated again.
- 14.4. Electricity bill sent to wrong address, but we're hopefully getting near the end of clerk-handover issues!
- 14.5. Historic documents. Staff have been sifting old paperwork. There is more work to do.
- 14.6. Website update – emails have been set up for councillors. Email clerk for help.
- 14.7. Audit update – auditors had some questions about year-to-year changes and audit has moved to next stage.

15. CURO's housing update was discussed.

16. There was no chairperson's report.

**Upcoming Meetings: -**

**Our next meeting will be on Tuesday 24<sup>th</sup> September at 7:15pm in the Rhymes Pavilion.**

Members of the public are welcome and may speak in the public participation at the start of this meeting.

Signed.....

Dated.....