

Batheaston Parish Council

Minutes of the Online Meeting of Batheaston Parish Council

7:15pm on Tuesday 21st April 2020

Present: Councillors James Jeffery (Chairman). Derek Greener (Vice-Chairman), Paula Day, Catherine Gregory, Hannah Hughes, Andrew Jeffries, Catherine McCarthy, Alexis Pavlou, Matt Tovey, Patrick Vandesteen.

In attendance: Richard Maccabee (Clerk), Mr Kevin Guy and Ms Sarah Warren (both Ward Councillors; Sarah joined after item 8) and 5 members of the Public.

- 1. There were no Apologies for absence.**
- 2. Declarations of interest from Councillors.**
 - 2.1.** Councillor McCarthy declared an interest in respect of item 9, as she is a Trustee of Batheaston New Village Hall (BNVH).
- 3. Council approved** the Chairman's proposal to defer agenda items 3; 7.1 and 7.2; and 9.2.
- 4. Minutes of Previous Meetings**
 - 4.1.** The minutes of the meeting held on Tuesday 10th March 2020 were duly approved and will be submitted to the Chairman for signature.
- 5. Public Participation regarding matters on this agenda.**
 - 5.1.** Mr. Andrew Mercer attended to support his planning application as owner of The Vine House (Application number: 20/01255/D6A).
 - 5.2.** A resident gave a short presentation to object to the foregoing planning application.
 - 5.3.** Mr. George Riley attended to give the Council a brief update on behalf of the Batheaston New Village Hall (BNVH) Trustees.
 - 5.3.1.** He indicated the desire of the Trustees to forge a new collaborative relationship with the Council
 - 5.3.2.** Recent meetings with Cllr Vandesteen (who leads the Council's Working Group for the New Village Hall) have been very constructive, and have produced a set of principles for future collaboration.
 - 5.3.3.** He hopes that this will lead to a shared long-term vision, to develop the BNVH and "Green Corridor" as a coherent and coordinated plan for the centre of the village, to best use the public money that will be invested by each party.
- 6. Planning Applications**
 - 6.1.** The Council considered the following applications:

Reference Number: 20/01255/D6A
Application Address: The Vine House, Bailbrook Lane, Lower Swainswick, Bath, BA1 7AB
Proposal: Discharge of S106 obligations - Schedule 1 and 2 attached to planning permission 10/01067/FUL.
Name of Applicant: Mr A Mercer Case Officer: Trudy Gallagher

Councillors expressed concern that this application comes after over 12 years of development and there have been a number of applications and developments to this and related properties over this period which substantively change the original plans and undertakings.

Council felt quite strongly that it was important to set this application in the broad context of all of these incremental changes, ideally by asking for a new “master plan” which consolidates all of these changes and sets out the future intentions as compared to the original plans and undertakings

In that context, Councillors took the view that although this application is to discharge S106 obligations, it should be seen as being effectively a planning application for a new build, of either Vine House or Bath Springs.

This will allow the planning process to be carried out in a clear and transparent manner, in accordance with current planning policies.

It was also noted that there are a number of errors in the application (we can provide details) that hamper proper evaluation and should be corrected before the application progresses.

It was resolved to oppose this Planning Application on the basis of these concerns.

Clerk

Reference Number: 20/01343/FUL
Application Type: Full Application
Site Location: 11 Bannerdown Close Batheaston Bath BA1 7JN
Description of Proposal: Erection of double garage.
Name of Applicant: Mr Ted McDonald Case Officer: Thomas Boyle

It was resolved not to oppose this Planning Application

Clerk

Reference Number: 20/01381/LBA
Application Type: Listed Building Consent (Alts/exts)
Site Location: 278 High Street Batheaston Bath BA1 7RA
Description of Proposal: Internal alterations to replace existing kitchen floor with tiles on limecrete with underfloor heating.
Name of Applicant: Mr & Mrs Laville Case Officer: Caroline Waldron

It was resolved not to oppose this Planning Application

Clerk

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

Application Type: Full Application

Site Location: 6 Brookside Close Batheaston Bath BA1 7HW

Description of Proposal: 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. (Resubmission of 19/00040/FUL)

Name of Applicant: Mr Kevil Day

Application Number: 19/05290/FUL

Case Officer: Robert Warren

Decision: - PERMIT

Application Type: Full Application

Site Location: Orchard Spring Church Lane Batheaston Bath

Description of Proposal: Construction of two-bedroom rural worker's cottage on farmland

Name of Applicant: Mr & Mrs Taylor

Application Number: 20/00106/FUL

Case Officer: Rae Mepham

Decision: - PERMIT

Application Type: Full Application

Site Location: 1 Eagle Park Batheaston Bath BA1 7HS

Description of Proposal: Erection of single storey garden room extension with covered area.

Name of Applicant: Mr Rivington

Application Number: 20/00611/FUL

Case Officer: Isabel Daone

Decision: - PERMIT

7. Governance Matters

7.1. The Clerk reviewed the current arrangements and thanked Councillors for their input and support in carrying out his delegated powers. Councillor Guy described the way in which similar arrangements are in place for Bath and North East Somerset Council.

7.2. **Council approved** the extension of delegation of powers to the Clerk for as long as the "lockdown" continues.

8. Finance Committee

8.1. **Council noted** that the Finance Committee will meet 28th April. Councillor Gregory (Chairman of the Committee) reiterated that this will be an open, public meeting, and undertook to ensure that all Councillors are notified when the agenda is published.

Councillor Gregory

9. Batheaston New Village Hall (BNVH)

9.1. **Council noted an** update from Councillor Vandesteen on behalf of the BNVH Working Group. The plans for the New Village Hall are well advanced, with the building work about to start. Taking this into account, the Council should support the development fully, and aim to complement it as well as possible, in taking forward development of the centre of the village.

- 9.2. Councillor Vandesteen** indicated that he will bring forward specific proposals for approval by Council to put this into effect.

Councillor Vandesteen

10. Maintenance of Trees

- 10.1. Council resolved** to pay £324 to Bathford Nursery for 18 x £18 summer hanging baskets - 12 for the pavement and 6 for the High Street.

Clerk

- 10.2. Council resolved** to pay £20 for 4 x £5 each new hanging baskets as 4 were vandalised and damaged at Christmas.

Clerk

11. Items for decision and approval

- 11.1.** The Clerk indicated that he had commissioned Mr Tom Ledbury to cut the grass in the Secret Garden earlier this month, as Bath and North East Somerset Council had indicated that they did not intend to.

- 11.2. Council approved** the proposal to continue to use Mr Ledbury's to cut this grass for the remainder of this year.

Clerk

12. Items to Note

- 12.1. Council received** an update from Councillor Jeffryes on the evaluation of new Business Systems for the Council. He is optimistic that a strong business case can be made, as the expected costs are low. He indicated that he will bring forward specific proposals to implement a new system at a future meeting.

Councillor Jeffryes

- 12.2. Council received** an update from Councillor Jeffryes on the process for updating the council website.

12.2.1. He highlighted the importance of accessibility standards for websites, which is a legal requirement on the Council, with an absolute deadline for compliance by 1st September 2020.

12.2.2. He indicated that he will bring forward specific proposals to implement a new website system at a future meeting.

Councillor Jeffryes

13. Clerk's Report

- 13.1. Council received** a report from the Clerk outlining the various changes to activities and operations due to the Coronavirus / Covid-19 outbreak, and in particular the lockdown.

13.1.1. He highlighted an initiative of the Councils and residents of Bathampton and Bathford Parishes to provide online meetings for people who are self-isolating and possibly lonely. He invited Councillors to contact him if they wish to support this.

13.1.2. He also drew attention to the changes in working patterns and reduction in workload of Council Staff. He indicated that it might be possible for them to be diverted onto other tasks during the lockdown.

13.2. Council noted that the internal audit will be postponed by two months to Tuesday 23/6/20 as a result of delays in preparation due to the activities outlined.

14. Chairman's Report

14.1. The Chairman thanked everyone for attending this online meeting.

The meeting closed at 8:45 pm

Forthcoming Meetings

Parish Council Meeting, 7:15pm on Tuesday 12th May 2020 online

Parish Council Meeting, 7:15pm on Tuesday 16th June 2020 – venue to be advised

Parish Council Meetings are open meetings; members of the public are welcome to attend and may speak by invitation.

Signed.....

Dated.....