



**A Meeting of Batheaston Parish Council is to be held
at 7:15pm on Tuesday 13th July 2021**

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

**To conform with current Coronavirus Restrictions, the number of members of the
public who can attend will be limited to 12.
Please contact the Clerk if you wish to attend.**

AGENDA AND NOTICE OF MEETING

PROCEDURAL MATTERS

- 1. Public participation** regarding matters on the agenda.
- 2. To receive** apologies for absence.
- 3. To receive** any declarations of interest from Councillors.
- 4. Minutes of Previous Meetings**
 - 4.1. To approve** the minutes of the extraordinary meeting of Council held on 9th March 2021 (Clerk, A).
 - 4.2. To approve** the minutes of the meeting of Council held on 23rd March 2021 (Clerk, A).
 - 4.3. To approve** the minutes of the extraordinary meeting of Council held on 30th March 2021 (Clerk, A).
- 5. Annual Governance and Accountability Return (AGAR) (Clerk)**
 - 5.1. To receive** a report from the Clerk summarising the process for submission of the AGAR (A)
 - 5.2. To receive** the Internal Auditor's Report and Recommendations (A)
 - 5.3. To approve** the submission of the Annual Governance and Accountability Return (AGAR) (A).

VILLAGE MATTERS

- 6. Playground Working Group (Cllr Lea, A)**
 - 6.1. To receive** a progress report from Cllr Lea.
- 7. Riverside Working Group (Cllr James)**
 - 7.1. To receive** a progress report.

8. Parking Working Group (Cllr Peachey)

- 8.1. To receive** a progress report.

9. Grow Batheaston Liaison (Cllr Pavlou)

- 9.1. To receive** a verbal report from Cllr Pavlou, on collaboration with Grow Batheaston, including the Community Sports Day on 26th June 2021.

10. Highways (Cllr McCarthy)

- 10.1. To receive** a verbal report from Cllr McCarthy on matters relating to Highways.
- 10.2. To note** the further development of Penny's Pantry which is held at the Rhymes Pavilion, and the plans for developing this.
- 10.3. To note** discussions with the proprietor of the new Spar shop on the High Street, and the request for support to run the Post Office in this shop.

FINANCE MATTERS

11. Grant Application for the Village Art Trail

- 11.1. To approve** an application for funding of £500 for the Village Art Trail.

12. Potential Procurement of Land

- 12.1. To nominate** three Councillors to work with the Clerk to assess the possibility of procuring the land next to the Batheaston Surgery, and if appropriate, to develop a proposal for consideration at a future Council meeting.

13. Finance Update

- 13.1. To receive** a verbal report from the Clerk regarding progress in implementing the new finance system, and reclaiming VAT.

STANDING ITEMS AND REPORTS

14. Planning Applications

- 14.1. To review** the following planning application from Bath and North East Somerset Council
- 14.1.1. Application Reference: 21/02341/FUL
Address: Upper Northend Farm, Northend, Batheaston, BA1 8ES
Proposal: Internal and external maintenance and repair works to dwelling, stable, shed and boundary walls.
- 14.1.2. Application Reference: 21/02342/LBA
Address: Upper Northend Farm, Northend, Batheaston, BA1 8ES
Proposal: Internal and external maintenance and repair works to dwelling, stable, shed and boundary walls.

- 14.1.3. Application Reference: 21/02618/FUL
Address: Roseland Cottage, Fosse Lane, Batheaston, BA1 7JS
Proposal: Erection of two storey side extension
- 14.1.4. Application Reference: 21/02624/LBA
Address: 24 Northend, Batheaston, BA1 7EN
Proposal: Internal alterations for the installation of pine floorboards throughout lounge and hall to first floor.
- 14.1.5. 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 including the installation of a new window.
- 14.1.6. 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.
- 14.1.7. Application Reference: 21/02705/FUL
Address: 10 Eagle Park, Batheaston, BA1 7HS
Proposal: Construction of rear extension, dormers and internal alterations. Widening of driveway and ground works to improve access to garden (Resubmission).
- 14.1.8. Application Reference: 21/02877/FUL
Address: 37 Northend, Batheaston, BA1 7EG
Proposal: Erection of single storey rear extension.
- 14.1.9. 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.
- 14.1.10. 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 paint from dressed stone window masonry on 2no. first floor windows reveals and mullions, following inspection of small chimney making good, as necessary, of flashing and soakers and repairs and cleaning to boundary wall.
- 14.1.11. Application Reference: 21/02962/FUL
Address: Wing Of The Hill, Northend, Batheaston, BA1 8EN
Proposal: Conversion of outbuilding attic and house attic to bedroom accommodation.

- 14.1.12. Application Reference: 21/02996/LBA
Address: Gather Cafe Batheaston, 229 London Road East, Batheaston, BA1 7NB
Proposal: Repainting of the exterior features in a green: garage doors; front doors; plat band; timber window frames and the gable elevation.
- 14.1.13. 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.
- 14.1.14. Application Reference: 21/03176/FUL
Address: 1 Hawkerys Yard, Batheaston, BA1 7BY
Proposal: Erection of a single storey rear extension.
- 14.2.** To note the following decisions on planning applications have been notified by Bath and North East Somerset Council:
- 14.2.1. Application Reference: 21/00549/FUL
Address: 280 High Street, Batheaston, BA1 7RA
Proposal: Change of use of part of shop/store into 2no dwellings.
Decision: Permit
- 14.2.2. Application Reference: 21/01107/FUL
Address: 12 High Bannerdown, Batheaston, BA1 7JY
Proposal: Proposed refurbishment with ground floor extension, addition of new first floor, and associated car-port with independent accommodation over, and including storage for refuse, recycling and bicycles.
Application Withdrawn
- 14.2.3. Application Reference: 21/01241/FUL
Address: 7 Warleigh Drive, Batheaston, BA1 7PT
Proposal: Erection of single storey annexe ancillary to existing dwelling, and render front elevations of existing dwelling.
Decision: Permit
- 14.2.4. Application Reference: 21/01437/FUL
Address: Northam, Bannerdown Road, Batheaston, BA1 7PJ
Proposal: Erection of new rear balcony and modifications to ground floor openings at rear
Decision: Permit
- 14.2.5. Application Reference: 21/01579/LBA
Address: White Lion, 229 London Road East, Batheaston, BA1 7NB
Proposal: External alterations for the removal of the previous tenant's signage (hanging sign and fascia board covering the original plat band); reinstatement of the gable elevation (east elevation) sign with a painted 'Gather' and the addition of entrance sign to the lintel of the south elevation.
Decision: CONSENT

- 14.2.6. Application Reference: 21/01596/VAR
Address: Church Hall, School Lane, Batheaston, BA1 7EP
Proposal: Variation of conditions 13 (Materials and details) and 17 (Plans List) of application 19/00405/FUL (Erection of one and a half storey village hall following demolition of existing Church Hall)
Decision: Permit
- 14.2.7. Application Reference: 21/01695/FUL
Address: 4 Kyrle Gardens, Batheaston, BA1 7RE
Proposal: Erection of single space garage for car storage
Decision: Permit
- 14.2.8. Application Reference: 21/01698/FUL
Address: 1-2 Fairhaven Cottages, Northend, Batheaston, BA1 8ES
Proposal: Erection of a rear extension, side porch as well as internal alterations following demolition of existing conservatory (Resubmission).
Decision: Permit
- 14.2.9. Application Reference: 21/01711/TCA
Address: 276 High Street, Batheaston, BA1 7RA
Proposal: T1 Cherry-Fell. T2 Pear-Fell.
Decision: No Objection
- 14.2.10. Application Reference: 21/01893/FUL
Address: 115 Catherine Way, Batheaston, BA1 7NZ
Proposal: Alterations to existing dwelling and proposed new dwelling.
Application WITHDRAWN
- 14.2.11. Application Reference: 21/01923/CONDLB
Address: 1 Coronation Cottages, Batheaston, BA1 7DZ
Proposal: Discharge of conditions 2, 4, 5, and 7 of application 20/04604/LBA
Condition Discharged/Obligation
- 14.2.12. Application Reference: 21/02132/FUL
Address: Ferndale, Bannerdown Road, Batheaston, BA1 7PJ
Proposal: Erection of a new carport.
Decision: Permit
- 14.2.13. Application Reference: 21/02374/COND
Address: Site Of The Copse, Bannerdown Road, Batheaston,
Proposal: Discharge of condition 10 of application 18/00179/FUL (Erection of 5no dwellings with access and associated works following demolition of existing dwelling).
Decision: Condition Discharged

14.3. To note the following decisions with respect to appeals of decisions:

- 14.3.1. **Application Reference:** 20/04544/VAR
Address: Brook Lodge, 199 London Road East, Batheaston, BA1 7NB
Proposal: Variation of condition 5 (plans list) of application 20/02625/LBA (Internal and external alterations for the erection of a single storey rear extension following demolition of existing attached lean-to structure).
Appeal Decision: REFUSE

14.4. To note that an appeal has been filed with respect to the following Planning Application:

- 14.4.1. Enforcement Ref: 19/00612/UNDEV
Site Location: Parcel 4481 Ramscombe Lane Batheaston Bath
Nature of Breach: Without planning permission, the erection of a building.
Appeal Ref: 21/00049/ENFAPL.

15. Clerks Report

15.1. To approve the following actions undertaken by the Clerk during the period of delegated authority. Note that for all of these the Clerk sought informal views of appropriate members of Council:

- 15.1.1. Repairs to the House on the Batch, damaged by a branch falling from the Jubilee Oak
- 15.1.2. Clearing and Sanitisation of the Changing Rooms at the Rhymes Pavilion, in preparation for them to be brought back into use for the football club.
- 15.1.3. Additional hours for the Booking Clerk, to assist in financial administration.
- 15.1.4. Clearance of Giant Hogweed and Japanese Knotweed on Council land in the Parish.

15.2. To receive a report from the Clerk. (A)

15.3. Re Interest in Land to the North side of Batheaston Medical Centre

15.4. To note the action plan for the Clerk, as discussed with the Chief Executive Officer of the Avon Local Councils Association, including the following specific items:

- 15.4.1. The Clerk will give priority to the prompt publication of minutes
- 15.4.2. Council should seek to reduce the number of Extraordinary Meetings
- 15.4.3. Plans are in place to complete the process of reclaiming VAT for the past 3 years.
- 15.4.4. The recommendation that the Finance Committee be replaced with an HR Committee.

15.4.5. Working Groups should be established to undertake other work and projects undertaken. These cannot make decisions, but should nevertheless be publicised and open to the community.

15.4.6. Wherever possible the Council should seek to adopt model / standard policies.

15.5. Clerk Training

15.5.1. **To approve** that the Clerk will register for the "CILCA" (<https://www.slcc.co.uk/qualification/cilca/>) training course, which he will then need to complete within 12 months.

15.6. Training Session for Council

15.6.1. **To approve** the scheduling of a follow-on training session, with the Chief Executive Officer of the Avon Local Councils Association.

16. To receive an oral report from the Chairman.

Upcoming Meetings: -

Parish Council Meeting, 7:15pm on Tuesday 27th July 2021

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: 8th July 2021