



**A Meeting of Batheaston Parish Council is to be held
at 7:15pm on Tuesday 18th January 2022**

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

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 Co-option meeting of Council held on 30th November 2021 (Clerk, A).
 - 4.2. **To approve** the minutes of the meeting of Council held on 30th November 2021 (Clerk, A).

VILLAGE MATTERS

5. **Highways**
 - 5.1. **Streetlights**
 - 5.1.1. **To note** that the seven streetlights that the Council maintains around School Lane, Muddy Lane, and the Playground were upgraded shortly before Christmas.
 - 5.1.2. **To approve** expenditure of up to £500 to repair the light on the Batch and the lights on the Car Park
 - 5.1.3. **To approve** the £190+VAT to move the planter from London Road West to the Riverside.
6. **Playground**
 - 6.1. **To note** the upgrade is proceeding and should enable the Clerk to request that BANES release the Section 106 it is holding for this purpose.
 - 6.2. **To approve** expenditure of £477 (+VAT) from the Playground Reserve for the removal of the tree and bush branches overhanging the playground.

7. Riverside

- 7.1. To approve** retrospectively the repairs of the coin-operated door of the toilet at a cost of £250 (+VAT), which the Clerk commissioned as a matter of urgency.
- 7.2. To approve** expenditure of £700 (+VAT) for the following works:
 - 7.2.1. To dig out and remove a damaged pedestrian guard rail
 - 7.2.2. To supply new pedestrian guard rail and install it in place of the old one
 - 7.2.3. Dig out the old plastic bollard next to the toilet block and tarmac over
 - 7.2.4. For the removable bollard at the entrance of the Secret Gardens – to clean out socket of debris to get bollard working in the socket.
- 7.3. To approve** up to £500 (projected maximum cost) for the annual pruning of bushes, including the lime walk, in the Secret Garden.
- 7.4. To approve** up to £1,000 (projected maximum cost) to pollard the willow trees in the Secret Garden, which are overhanging the listed wall and the pavement of the High Street.

8. Car Park

- 8.1. To note** that the Clerk has arranged a consultation (free-of-charge) with specialist contractors to discuss the implementation of the plans.

9. Queens Platinum Jubilee

- 9.1. To approve** the establishment of a Working Group to develop plans for a celebration.

FINANCE MATTERS

10. Community Grant

- 10.1. To approve** a grant of £9,500 to Batheaston Youth Club (Clerk, A)

11. Precept

- 11.1. To receive** a report from the Clerk outlining the financial position of the Council (Clerk, A).
- 11.2. To approve** the Precept to be set for 2022/23.

12. Finance Update

- 12.1. To receive** a verbal report from the Clerk.
- 12.2. To approve** £727 (+VAT) for a Licence to play music in the Rhymes Pavilion, for the two-year period from 15/12/20.
- 12.3. To approve** up to 2 additional Councillors to be signatories to authorise payments for the Council's bank.

GOVERNANCE MATTERS

13. Co-option Policy

- 13.1. To approve** a draft Co-option Policy presented by the Clerk (Clerk, A).

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. Reference Number: 21/05458/FUL
Application Type: Full Application
Site Location: Prospect Villa 11A Seven Acre Lane Batheaston Bath BA1 7HE
Description of Proposal: Single-storey side extension to the south elevation.
 - 14.1.2. Reference Number: 21/05496/FUL
Application Type: Full Application
Site Location: 274 High Street Batheaston Bath BA1 7RA
Description of Proposal: Change of use from existing garage into family dwelling including single storey front and rear extensions to the land rear of no. 274 (Resubmission).
 - 14.1.3. Reference Number: 21/05536/FUL
Application Type: Full Application
Site Location: 15 Victoria Gardens Batheaston Bath BA1 7RD
Description of Proposal: Installation of raised decking at house level at the front elevation of the property.
 - 14.1.4. Reference Number: 21/05561/FUL
Application Type: Full Application
Site Location: Victory Gardens Bannerdown Drive Batheaston Bath BA1 7JW
Description of Proposal: Erection of five detached dwellings.

- 14.1.5. Reference Number: 21/05567/FUL
Application Type: Full Application
Site Location: Wyndcliffe Bannerdown Road Batheaston Bath BA1 7PJ
Description of Proposal: Replace and slightly extend existing raised terrace to rear of property to provide ancillary accommodation below. Replace existing lean-to rear porch with enclosed stair to new lower ground floor and garden level, plus addition of small single-story garden office to rear of upper garden.
- 14.1.6. Reference Number: 21/05623/FUL
Application Type: Full Application
Site Location: Charmydown Hill House Charmydown Lane Swainswick Bath BA1 8AB
Description of Proposal: Erection of a full storey rear extension, following demolition of the existing residential annexe and the erection of a garden wall.
- 14.1.7. Reference Number: 22/00002/FUL
Application Type: Full Application
Site Location: Braemar 4 Morris Lane Batheaston Bath BA1 7PP
Description of Proposal: Erection of two storey side extension following demolition of existing garage. Erection of lower ground and ground floor rear extension following demolition of existing structures and raised deck. Erection of new attached store and workshop. Construction of new vehicular access and associated external landscaping following removal of existing vehicular access.
- 14.1.8. Reference Number: 22/00054/FUL
Application Type: Full Application
Site Location: 3 High Bannerdown Batheaston Bath BA1 7JY
Description of Proposal: Erection of extension to existing single garage to include additional garage to side and office/gym above with dormer/Velux windows to front and rear.

14.2. To note the following decisions on planning applications have been notified by Bath and North East Somerset Council:

- 14.2.1. Application Number: 21/02996/LBA
Application Type: Listed Building Consent (Alts/exts)
Site Location: Gather Cafe Batheaston 229 London Road East Batheaston Bath
Description of Proposal: Repainting of the exterior features: garage doors; front doors; plat band; timber window frames and the gable elevation.
Decision: CONSENT.

- 14.2.2. Application Number: 21/03271/FUL
Application Type: Full Application
Site Location: 12 High Bannerdown Batheaston Bath BA1 7JY
Description of Proposal: Proposed refurbishment with ground floor extension, new first floor, associated car-parking, and storage for refuse, recycling and bicycles (Resubmission).
Decision: PERMIT
- 14.2.3. Application Number: 21/04342/FUL
Application Type: Full Application
Site Location: Damson House 4 Damson Orchard Batheaston Bath
Description of Proposal: Erection of small side link extension, rear covered canopy and minor modifications to existing fenestration pattern.
Decision: PERMIT
- 14.2.4. Reference Number: 21/04946/TCA
application Type: Tree Works Notification in Con Area
Site Location: 220 - 222 High Street Batheaston BA1 7QZ
Description of Proposal: Beech - Reduce north side by 5-8m reduce south side by 2-3m to shape.
Decision: No Objection
- 14.2.5. Reference Number: 21/04437/FUL
Application Type: Full Application
Site Location: Charmydown Barn Charmydown Lane Swainswick
Description of Proposal: Changes to the plan form of studio building and reduction in volume, and increase in width to the subterranean area of main barn (Retrospective).
WITHDRAWN
- 14.2.6. Application Number: 21/04438/LBA
Application Type: Listed Building Consent (Alts/exts)
Site Location: Charmydown Barn Charmydown Lane Swainswick
Description of Proposal: Internal and external alterations to include changes to the plan form of studio building and reduction in volume, and increase in width to the subterranean area of main barn (Regularisation Works)
WITHDRAWN
- 14.2.7. Application Number: 21/04445/FUL
Application Type: Full Application
Site Location: Chilcombe House Chilcombe Bottom Batheaston Bath
Description of Proposal: Lowering sill on window and turning window into French doors.
Decision: PERMIT

14.2.8. Reference Number: 21/05201/TPO
Application Type: Tree Works subject to TPO
Site Location: 9 Bannerdown Road Batheaston BA1 7ND
Description of Proposal: Lime (T1) - Reduce height and spread to previous reduction points (approx. 2 - 3 metres), remove deadwood, thin crown by removing epicormic growths along main stem; Yew (T2) - reduce crown spread over the lane to approx. 1.5m out from retaining wall, shape back into the top, remove lowest limb on downhill side.
Decision: CONSENT

15. Clerk's Report

15.1. **To receive** a report from the Clerk, including the following specific items.
(Clerk, A)

16. Chairman's Report


16.1. **To receive** an oral report from the Chairman.

Upcoming Meetings: -

Council Meeting, 15th February 2022

Council Meeting, 15th March 2022

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: 13th January 2022