

**Minutes of a Meeting of Batheaston Parish Council
held at 7:15pm on Tuesday 17th June 2025
at the Rhymes Pavilion**



**Present: Cllrs Alexis Pavlou (Vice Chair of Council),
Peter Bryant, Arif Butt, Peter Lewis,
Catherine McCarthy and Sue Peachey**

PROCEDURAL MATTERS

- 1. Council accepted** apologies for absence from Cllrs Gray, Squire and Skelton.
- 2. Council received** a declaration of interest from Cllr Butt in respect of Item 11.1.1, a planning application.
- 3. Public participation** regarding matters on the agenda.
 - 3.1. A number of residents attended to comment on Item 11.1.1, Reference Number: 25/02702/FUL, at 39 High Bannerdown, Batheaston.
39 High Bannerdown, Batheaston, BA1 7JZ.
 - 3.1.1. They made comments objecting to the application, noting its: excessive size and height, which would dominate the locality; design and use of materials which are out of keeping with the vicinity; negative impact on nature, including trees and wildlife; and extensive external lighting.
 - 3.1.2. They also raised concerns about the disruption that would be caused by the construction project, including damage to the roadway.
 - 3.1.3. Furthermore, they believe that the house is not structurally unsound to the extent that demolition is warranted, as is apparently claimed in the application.
 - 3.1.4. The Chair brought the item forward.
 - 11.1.1 To resolve** to submit responses on the following Planning Application to Bath and North East Somerset Council: Reference Number: 25/02702/FUL
Site Location: 39 High Bannerdown, Batheaston, BA1 7JZ
Description of Proposal: Erection of replacement dwelling and associated landscaping.
 - 11.1.1.1 Councillors discussed the issues raised, expressing concern regarding particularly its size and massing and the materials; out of character with the established vernacular; its impact on privacy.
 - 11.1.1.2 They noted residents' concern about the process: the apparent lack of notification of neighbours; and the incompleteness and/or inaccuracy of elevations. They asked the Clerk to raise this with the Planning Officer.



- 11.1.1.3 **Council resolved to object** to the application. The proposed development is of excessive scale and height. Its bulk, height and use of modern materials would create a visually dominant building, wholly out of keeping with the established vernacular of High Bannerdown.

Councillors also noted the proposed development has generated strong objections from many residents who are concerned about overdevelopment, harm to the character of the area, and significant loss of privacy through overlooking of neighbouring properties.

Clerk

4. Minutes of Previous Meetings

- 4.1. **Council approved** the minutes of the Meeting of Council held on 15th July 2025.

FINANCE

5. Annual Governance and Accountability Return

- 5.1. **Council received** a report from the Clerk detailing the External Auditor's Comments and the responses he has made.
- 5.1.1. He noted that he had made an error in transcribing the figure for "balance brought forward" from the 2023/24 to the form submitted for 2024/25. This is corrected in the form presented today.
- 5.1.2. Similarly, he had reverted to the valuation of Assets using the preferred method of the Auditors.
- 5.1.3. Auditors had asked for more detail on the "Explanation of variances" form for the change in "Total Other Receipts", which he had now added.
- 5.1.4. He had provided clarification of the sum carried forward in the Council's Current Account.
- 5.2. **Council approved** updated versions of:
- 5.2.1. The Accounting Statements.
- 5.2.2. The Explanation of Significant Variances.

6. Finance Operations Matters

- 6.1. The Clerk commented that the public record of transactions for June, July and August 2025 was not yet available. He will publish these on the Council's website in the next few days.
- 6.2. He informed Council that it has £131k in its general reserve and current accounts, with second instalment of the Precept, £67.6k, due at the start of October.



WORKING GROUPS

7. Highways Transport and Planning Working Group

7.1. **Council received** a verbal report from Cllr McCarthy.

7.1.1. She commented that there had been problems with poor parking on Northend. The Working Group have requested a meeting with B&NES Ward Cllrs Warren and Guy and relevant Officers to discuss the “art of the possible” to address the problems.

7.1.2. There has been no progress regarding the bus stop on High Bannerdown, which provides no safe place for waiting for buses. The Clerk will follow up.

Clerk

7.2. **Council noted** the statement made by the Working Group regarding the plans for the Church of the Good Shepherd. (A)

7.2.1. Cllr McCarthy commended the work that Cllr Lewis has done in liaising with residents and understanding the issues in some detail.

7.2.2. Council noted that the application to register the Church as an Asset of Community Value had been submitted to B&NES. It has been validated and passed for evaluation, with a decision expected by 3rd November.

7.3. **Council noted** other developments relating to Applications to which the Parish Council has previously objected:

7.3.1. Vine House, Bailbrook Lane (25/02637/FUL).

7.3.2. Charmydown Barns (23/00429/FUL); an application to modify Public Rights of Way.

7.3.2.1. Council noted that there has been no response to the letter it jointly submitted to B&NES in February. They asked the Clerk to follow this up.

Clerk

8. Nature and Environment Working Group

8.1. **Council received** a verbal report from Cllr Lewis.

8.1.1. He commented that there have been issues with the grass cutting contractor. This service will be reprocured for next year.

8.1.2. The addition of contactless payment and radar key access to the toilet door is under discussion with the suppliers.

8.1.3. He asked the Clerk to address the excessive weeds on the pavement roadside on Northend and around the school.

Clerk



- 8.1.4. Work is ongoing to commission tree surgery work, especially to the Mulberry tree in the Secret Garden

9. Communication and Community Working Group

- 9.1. As Cllr Skelton was absent there was no report from the Working Group.

- 9.1.1. **Council noted** the forthcoming Autumn Edition of the Batheaston Times.

- 9.1.2. They asked that the Clerk provide a report on the financial position of the publication

Clerk

10. Local Plan

- 10.1. **Council received** a report from the Clerk.

- 10.1.1. He outlined the process that B&NES are undertaking to reset the Local Plan. There will be formal consultation on the Local Plan Options Document from will take place from 2nd October to 13th November. This would therefore allow Council to review a response at its next two scheduled meetings.

- 10.1.2. Councillors discussed the comments in the document provided, noting possible changes and addition, regarding:

- 10.1.2.1. Bus services, which has improved in the past year or so

- 10.1.2.2. The possibility of a large development on Charmy Down

- 10.1.2.3. The extension of the Housing Development Boundary to include the all-weather court.

- 10.2. They approved the report and asked the Clerk to consult as widely as possible given the short time frame.

Clerk

STANDING ITEMS AND REPORTS

11. Planning Applications

- 11.1. **To resolve** to submit responses on the following Planning Applications to Bath and North East Somerset Council:

- 11.1.1. Reference Number: [25/02702/FUL](#)
Item taken earlier



- 11.1.2. Reference Number: [25/03113/FUL](#)
28 Catherine Way Batheaston BA1 7NY
Description of Proposal: Formation of a single parking bay with EV charging point to the front garden area.

11.1.2.1. Councillors noted that it is their understanding that this proposal would not involve removing an on-street parking space, and thereby reduce the demand for on-street parking by one car.

11.1.2.2. On that basis, **Council resolved not to oppose** the application.

11.2. **To note** the following decision which has been notified by Bath and North East Somerset Council since the last meeting.

11.2.1. Application Number: 25/02043/FUL Decision: PERMIT

11.2.2. Application Number: 25/02491/FUL Decision: PERMIT

11.2.3. Application Number: 25/01972/FUL Decision: PERMIT

11.3. **To note** that these accord with the Parish Council's submission

12. Clerk's Report

12.1. **Council received** a report from the Clerk.

12.1.1. He highlighted that its application to take part in the "Energy in your Community" Project being run by B&NES had been successful. He will progress this with St Catherine Parish and other local organisations that had expressed interest.

12.1.2. Cllr Pavlou volunteered to be the informal sponsor of this initiative.

12.2. Council noted the proposed dates for 2026 meetings, including the Annual Village Meeting. The Clerk will publicise these.

13. Chair's Report

13.1. **To receive** a verbal report from the Chairman.

Meeting Closed at 9:01pm
Forthcoming Meetings:

Parish Council Meeting, 14th October 2025

Council meetings are open to the public, and members of the public are welcome to join and may speak by invitation.

Signed: -

A handwritten signature in blue ink that reads "Richard Maccabee".

Parish Clerk

Date issued: 15th September 2025