

WESTFIELD PARISH COUNCIL

Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 12th March 2012 commencing at 7pm

Present: Chair of the Committee: Cllr E Newman
Councillors: Cllr G Fuller, S Russell, P Wilkinson and B Wallbridge.

In Attendance: Kerry Coe and Chrissie of Luckington Carnival
Mr Olpin, local resident
Mrs L J Welch (Parish Clerk)

Comments from the Public

The Chairman welcome Kerry Coe and Chrissie from Luckington Carnival and, with the Committee's agreement, brought item 7.1 Fete at Westhill Recreation Ground, to the top of the agenda.

65. Events: Fete at Westhill Recreation Ground in June

Kerry Coe outlined Luckington Carnival Club's proposal to hold a Fun Day or Fete at Westhill Recreation Ground. The primary reason was to bring back a Fun Day to this site, which in recent years has not been held. Additionally it would be a small fund raiser for the Luckington Carnival Club and help get this smaller Club's name known.

The day would include Show Tractors, Majorettes, displays from the Fire Brigade, possibly the Police and other Carnivals. There might be a car boot sale at the car park. This would not be a charged event. There would be stewards/ marshalls from the Carnival Club. The events on the field would run from approximately 10am to 4pm. And, if Westhill Sports Club were free they would like to possibly book a band in the evening.

Luckington Carnival Club has public liability insurance. They would require an events risk assessment and the Parish Council could provide them with a generic risk assessment to adapt for their needs.

The Committee was supportive of the proposal and felt that a joint event at Westfield Recreation Site would be beneficial to the community. Movement of vehicles on the field would be limited by the weather conditions and should avoid the football pitch.

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

RESOLVED To recommend to the full Parish Council that a joint event is held at Westhill Recreation Ground in June.

66. Apologies for Absence

Apologies for absence due to another engagement were received from Cllr Appleyard.

67. Declarations of Interest

There were no declarations of interest.

68. Minutes of the last meeting

The minutes of the meeting held on 13th February 2012 were agreed as a true record and signed by the Chairman.

69. Matters arising

There were no matters arising from the minutes.

70. Planning Applications for Consideration

70.1 There were no objections to the following applications:

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| 12/00862/TCA | Fell to ground one large and two small Lawson Cypress trees on boundary to Welton Road, fell to ground one Conifer tree in lawn in front of property | Melvaig, Welton Road, BA3 3UD |
| 11/01772/FUL | Residential-led mixed use redevelopment comprising of the erection of 169 no. dwellings, community facilities, offices, town centre link, formal green space and associated works. | Site of Alcan Factory, Nightingale Way. |
| 12/00795/FUL | Erection of bin store/car port (including bat migration) | Linden Homes, site of Alcan Factory, Nightingale Way. |

70.2 The Committee raised concerns about the following application:

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Signed Dated

Westfield Parish Council

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|--------------|---|---|
| 12/00321/FUL | Erection of 58 no. C3 dwellings, 65 bed C2 care home to serve the elderly and 57 C2 extra care units also for the elderly | Parcel 6781 Cobblers Way, Westfield, Radstock BA3 3SA |
|--------------|---|---|

The Committee heard the concerns of the local resident from Lincoln Avenue, who was attending having spoken to his neighbours. The houses backing on to the area of development have a four foot drop between the land to be developed, down to their back gardens. This means, for example, that a six foot fence erected on the site for development would create a 10 foot height for the local resident. The same issue of the site level also raised queries about being overlooked. It was not possible to ascertain the exact site levels from the plans. The Committee agreed to object to the application on the grounds that the site levels were not clear and could potentially cause great difficulties for the local residents.

70.3 The Committee raised concern about the following application:

| | | |
|--------------|--|--------------------------|
| 12/00107/FUL | Erection of 4no. four bed detached dwellings, 2no. two bed dwellings and 1no. three bed detached dwelling following demolition of existing industrial buildings. | Oval Estates (Bath) Ltd. |
|--------------|--|--------------------------|

The Committee noted the written concerns of two local residents and agreed to object to the application on the same grounds as previously, in that the access and egress to the development would be severely hampered by the volume of new homes.

For transparency it was noted that Oval Homes is Westfield Parish Council's office landlord.

71. Planning Decisions

The Committee noted the recent planning decisions in the Parish.

72. Events

72.1 *Queen's Diamond Jubilee 4th June:* Cllr Fuller reported that he was following up the flag poles and would report back to the next meeting.

RESOLVED To recommend to the full Parish Council that 12 Union Flags 3' x 2' be purchased at a cost of £2.99 each plus delivery of £1.85.

In the meantime the Clerk was asked to ascertain the spacing of the eyelet holes so the flag poles could be made accordingly.

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The Committee discussed the provision of mugs to children attending the schools in the Parish and noted the quotes for 546 mugs. Given the pressures on the precept it felt that it was not appropriate to spend such a large proportion on this item.

RESOLVED To recommend to the full Parish Council that instead of mugs, the Parish Council offers to plant a small tree in Westfield Primary and Fosseyway Schools, with an accompanying plaque to mark the Diamond Jubilee.

72.2 *Carnival in Westfield 15th November:* The Committee received positive feedback from the Carnival Association allowing them to take a stall near the local shops.

73. Time capsule and plinth by the living Christmas tree

73.1 *Time Capsule:* The Committee noted the agreement of the Finance and Personnel Committee to purchase a time capsule to last 100 years at a cost of £458.00.

RESOLVED To go ahead and order the time capsule.

73.2 *Stone Plinth:* Cllr Fuller would chase the quote from the stone mason and bring the information to the next meeting.

73.3 *Living Christmas Tree:* The Clerk reported that a 6' Brewers Spruce would cost £104, plus £100 delivery and £155 planting. The Committee asked for revised costings for a 12' tree.

74. Community Plan for Westfield

It was noted that the first meeting of the Steering Group was to be held on 21st March at 7pm in the Oval Office.

75. Website

The Committee noted that the Finance and Personnel Committee had agreed its recommendation to invest £700 (£600 for the website and £100 for hosting) for a new website with Quick and Simple.

RESOLVED To purchase and install the new website.

76. Land adjoining Westfield Industrial Estate

The Committee received notification that Lord Hylton's Kilmersdon Estate had lodged a section 31(6) notice with BANES to confirm that no public access rights exist over estate land in Westfield.

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RESOLVED To seek advice from BANES as to why these pathways, some of which have been used for years, are subject to a section 31(6) notice, the implications of such notice and the reasons behind it. Clarification on the legal process regarding the recognition of a legal right of way would be appreciated, since one of the pathways had been used since at least the early 1960's.

77. Items for the next agenda

There were no new items raised for the next agenda.

The meeting closed at 8.20pm.

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Signed Dated