

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 13th January 2014 commencing at 7pm

Present: Cllrs A Butcher (Chair), R Appleyard, A Clarke, D Cooper, and G Fuller.

Attending: 11 members of the public
Mrs L Welch (Parish Clerk)

Comments from the Public

13/05202/FUL Erection of a single storey side extension at 1 The Leaze – The applicant outlined his planning application and the grounds on which the BANES Planning Officer was proposing to refuse the application. He confirmed that his neighbour was happy to write a letter to the effect that they had no complaint with the proposed extension, and he felt that it was not unfitting with the surrounding area.

13/03786/EFUL and 13/02436/EOUT Former GWR railway line in Radstock – Cllr Eleanor Jackson reported that there had been significant changes and many improvements to the proposals on this land and since the end of November the developer had submitted a continuous flow of new material, hence an extended deadline for comments of 23rd January 2014.

She invited the Council and residents to a Railway Debate on 27th January at 7pm at the Radstock Methodist Church. If the development goes ahead in its current format then plans to develop a railway link to London could not go ahead.

Cllr Jackson concluded by outlining the conditions which Radstock Town Council had requested for this application.

13/05256/FUL Provision of new building to accommodate Post 16 teaching area at Fosse Way School - Local residents raised concerns about the fact that the application makes no provision for parking whatsoever and would exacerbate the problem of 80-90 cars parking daily on Longfellow Road and surrounding roads. Since the last application in 2008 a café offering computer courses, catering, events etc has been built with no provision for parking. A turning bay for taxis has been installed which is used by parents, thus gridlocking the road and causing long back logs. The safety of children was at risk due to limited vision created by cars parking on both sides of the road and on junctions. A proper survey to understand exactly what is required was essential before a serious injury occurred. Residents, supported by the Parish Council had met Jacob Rees-Mogg MP the previous week and he was to visit the site on 7th February. The human rights which the residents felt were being abused were outlined at the meeting.

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Signed **Dated**

120. Apologies for absence

Apologies for absence were received and accepted from Cllr Wilkinson who was unwell and Cllr Wallbridge who had a work commitment.

121. Declarations of Interest and dispensations

- Cllr Appleyard declared an interest in item 7 Allotments Risk Assessment, as a member of the Westfield Allotment and Garden Society (WAGS).
- Cllr Butcher declared an interest in planning application 13/05256/FUL Provision of new building to accommodate Post 16 teaching area at Fosse Way School, as a resident of St Peters Road.

122. Minutes of the last meeting

The minutes of the meeting held on 9th December 2013 were agreed as a true record and signed by the Chairman.

123. Planning Applications for Consideration

123.1 There were no objections to the two planning applications below.

13/04366/AR	Display of two external fascia signs, replacing the signage at the main entrance and add logos to its new North Side building	Norton Radstock College, Wells Road
13/05202/FUL	Erection of single storey rear extension	1 The Leaze

13/05202/FUL Erection of a single storey side extension at 1 The Leaze –
The Committee felt the application was not out of keeping with the surrounding area and Cllr Appleyard voiced his intention to request that this application is determined by Committee.

123.2 The following two applications at the Former GWR Railway Line, Frome Road Radstock were considered.

13/02436/EOUT Demolition and redevelopment of former railway lands to provide mixed use development including up to 210 residential units of varying sizes, up to 695 sq m of retail business floor space (use classes A1-A5 and B1); up to 325 sq m of use B1 floor space or for community uses (use of D1) conversion of the Brunel rail shed for use class B1 or D1 car parking and new bus stops; works to various existing roads within the town and establishment of new roads to service the development including new bridge structures; new public realm works, upgrading of below ground utilities; new children's play areas;

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establishment of new Sustrans route and diversion of existing public right of way.

13/03786/EFUL Demolition of existing structures and redevelopment of former railway land to provide mixed use development including 70 residential units, up to 282 sq m of retail floor space (use classes A1-A5) up to 84 sq m of community uses (use class D1), public car park, associated highways works, ground remediation, alterations to ground levels, works to trees and existing habitat areas; upgrading below ground utilities

The Committee was grateful for the background information and Radstock Town Council's view. Traffic on the Wells Road has a serious impact not just on residents of Westfield but it is also a main route into Bath for traffic from Shepton Mallett. The Committee reiterated its view that (1) at the proposed roundabout at the bottom of Wells Hill there will be constant traffic from the right, creating long tail backs regularly up Wells Hill; (2) new housing developments in Westfield mean that traffic from Westfield down Wells Hill is increasing and will continue to do so over the next years. This should be considered fully when determining the road layout now; (3) experience has shown that if a fully loaded HGV tries to turn right at the bottom of Wells Hill then due to the camber and space restrictions of the road it will either get stuck or be in serious danger of falling.

123.3 *13/05256/FUL Provision of new building to accommodate Post 16 teaching area, Fosse Way School.*

Whilst supporting the aims and aspirations of the school, the Committee strongly objected to the application because it does not make provision for parking and exacerbates an already intolerable parking problem. When the last planning application was approved in 2008 only minimum parking was required, this balance needs to be redressed and further parking provision made to accommodate the new teaching area. Whilst the application states that no new staff will be required, increased teaching will at the very minimum require existing staff to work longer hours, thus impacting on cars parked on the local roads. The Committee strongly advises that this application is not considered until a full traffic and parking survey has been undertaken in the area. Furthermore, consideration should be given to the fact that, if approved, the new building will block access for future parking on school grounds.

123.4 *Building works at the top of Cobblers Way*

The Committee noted that BANES Planning Enforcement had visited the site. There is no commencement of works and a small hole has been dug which is necessary to gain information for one of the conditions stipulated when the planning application was agreed in 2011.

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124. Planning Decisions

The list of Planning Decisions was noted.

125. Norton Hill Play Area

The Committee noted the position on grants and discussed the need to progress work at this site.

RESOLVED (1) that quotes for tarmacking and edging the entire area should be obtained;
(2) equipment should be bought as and when possible for the site using the £4,000 which the Norton Hill Trust had put aside for this purpose.

126. Allotments Risk Assessment

The Chairman of the Westfield Allotment and Garden Society gave an update of work at the site and invited members to a site meeting. They would issue an invitation in due course.

The Committee received the report of the Clerk outlining the need for a meeting with the Westfield Allotments and Garden Society simply to confirm procedural matters, as raised in the risk assessment.

127. Community Centre at Westhill Trust to include changing rooms

A Community Centre for Westfield was high on the list of aspirations of the Westfield Questers and is a facility which is sorely missing in the parish. The Committee discussed the possibility of obtaining funds from s.106 or the Community Infrastructure Levy. The matter would be put on the next agenda.

128. Larch Court Consultation

The Committee discussed the results of a consultation with residents of Larch Court pertaining to the square of green land, currently in the ownership of Taylor Wimpey, who were in discussion with BANES for its adoption.

The vast majority of respondents wanted the land to be kept as it is but cut on a regular basis. However, a significant minority had outlined problems where young people had behaved inappropriately causing huge problems for people whose gardens back on to this ground. As a result, in liaison with the BANES Councillors the grass stopped being cut, making the area unattractive for football etc and the problems disappeared.

RESOLVED (1) that Taylor Wimpey and BANES should be advised that the majority of people wanted the grass to be cut again.
(2) that Cllr Appleyard contacts the residents who experienced the problems to advise them of this decision.

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129. Silver Street Crossing

Cllr Fuller advised that there was no further update to the plea from the Parish Council and Midsomer Norton Town Council for a crossing at Silver Street.

130. Christmas 2014

Christmas Tree and Noticeboard – Cllr Fuller outlined a suggestion for a Christmas Tree (without roots) and a noticeboard at Nightingale Way. This was considered a good idea and costings would be brought to a future meeting.

Christmas Fair 2014 – Cllr Fuller suggested that at the Lights Switch on event a Christmas Fair is organised.

RESOLVED that a recommendation be put to the Parish Council for a Christmas Fair and a request be made for involvement from Councillors in its setting up.

131. Westfield Flag

The Clerk reported that artwork was being produced for a new flag as requested at the last meeting.

132. Placemaking Plan

Cllr Butcher reported that he and Cllr Wallbridge were to meet to finalise the Placemaking Plan.

133. Noticeboard

Cllr Fuller reported that he was trying to set up a site meeting with Norton Radstock College to determine the size, style and siting of the noticeboard.

134. Items for the next agenda

- Speed signs (Cllr Butcher)
- Gap in the yellow lines in St Peters Road (Cllr Butcher)

It was agreed to exclude the press and public on the grounds that in view of the confidential nature of the business to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw.

135. Landscape Contracts 2014/15

The Committee received the report of the Clerk.

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RESOLVED

(1) that the landscape contracts with Greensward with respect to Norton Hill Recreation Ground and Westhill Recreation Ground be extended for 2014/15 and 2015/16, as per their quotation submitted last year.

(2) that the Flowers in Public Places specification be amended as outlined in the report, to include the watering of the hanging baskets (which should be 18" in diameter), daily where necessary, and that this contract goes out to tender for the current year.

There being no further business the meeting closed at 8.55pm.

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