

Westfield Parish Council

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

Present: Cllrs B Wallbridge (Chair), A Butcher, D Cooper, G Fuller and P Wilkinson.

Absent: Cllrs Appleyard and Clarke.

Attending: Martin Bates, Chair of the Westfield Allotment and Gardening Society (WAGS) and nine other members of WAGS;
4 members of the public;
Mrs L Welch (Parish Clerk).

Comments from the public

14/03849/OUT and 14/04120/FUL Hazeldene, Hazel Terrace: Neighbours of this proposed application raised serious concern that (1) they had only been consulted on the first application and (2) the impact of either application was immense. They have a nine foot wall on two sides of their property and their house is already four foot lower than the proposed house(s). If either one of the applications went ahead they would be completely overlooked, creating a 'tunnel effect' so great would be the difference in height between the new house(s) and their property.

82. Apologies for absence

Apologies were received from Cllr Clarke who was not in the area.

83. Declarations of Interest and dispensations

- Cllr Fuller declared a personal interest in item 18 Carnival Arrangements, as a member of the Carnival Association;
- Cllr Cooper declared a personal interest in item 19 Snow Warden, as a Snow Warden and item 5 Planning Applications 14/03861/FUL Plot H, Third Ave, Construction of a lorry and trailer park, as a property owner on the Westfield Industrial Estate.

84. Minutes of the last meeting

The minutes of the meeting held on 8th September 2014 were agreed as a true record and signed by the Chairman.

85. Westfield Allotments

The Chairman welcomed Martin Bates, Chair of WAGS and nine ploholders. The allotments are working really well thanks to the hard work of the ploholders. The polytunnel is up and staging arranged for delivery. Bulbs had been donated for planting in the empty plots for people with disabilities

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and would be distributed to charities. They would like to put up tables outside the gates to give produce to those walking by, particularly those visiting the adjacent surgery and this was confirmed by the Committee as a good idea. There was 100% take up on the 24 plots and three of the plots for people with disabilities had been allocated. A Tool Manager was reviewing the state of the tools, none of which were electric and therefore in need of PAT testing, and funding had been set aside for maintenance / purchase of new tools. Plot Managers were looking at hazards, keeping paths clear etc and a portfolio on the polytunnel was being compiled.

The Committee congratulated WAGS on the tremendous work at the site, which had once been desolate land. They should be justly proud. WAGS would liaise with the Clerk with a suggested date for all Councillors to visit the site.

Cllr Butcher arrived at 7.15pm.

86. Planning Applications for consideration

There were no objections to the four planning application below.

14/03861/FUL	Construction of a lorry and trailer park.	Plot H, Third Ave
14/02702/FUL	Erection of single storey rear extension	1 Elm Terrace
14/04072/CLEU	Use of one bedroom bungalow as a domestic dwelling	32 Westhill Gardens
14/04389/FUL	Single storey front extension	12 Wells Square

14/02702/FUL Erection of 2 semi detached houses and 14/04120/FUL Erection of 1 four bed dwelling, both at Hazeldene, Hazel Terrace: The Committee objected to both applications on the grounds that neighbouring properties were already four foot below the level of the proposed development and either planning application would be completely overbearing. In addition, the Parish Council would like to protest at the lack of notification to residents regarding the second application no 14/04120/FUL.

14/04003/OUT 91 residential dwellings and associated works, land at former St Peters Factory, Cobblers Way: There were no objections to the application in principle, but there were serious concerns which the Committee would like addressed. In the Design and Access Statement it is implied that the cycle path and footpath will run along the eastern boundary, against the rear gardens of Lincombe Road. As the land is considerably higher than the rear gardens this raises problems of security and privacy. Both the cycle path and footpath allow people easy access and lines of sight to the rear of houses and gardens in Lincombe Road. The site plan appears to show a hedge against the boundary. Is this the limit of the screening? If so it is not sufficient

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as it will take years to grow to a height at which it will become effective. Clarification on the route of the cycle path from the southern aspect of the site to the junction shown on the plan of Lincombe Road is required, along with information about the route of the footpath that will take the place of the existing trackway, the height of the cycle path and footpath in relation to the ground in Lincombe Road and finally exactly what screening will be provided. The Parish Council would also like to raise the issue of CIL and the need for funding to improve the infrastructure of the Parish to accommodate the new homes. The Parish is developing a Community Plan and the Parish Council would welcome liaison with BANES to ensure that funding is set aside to help meet the needs of the parish.

14/04032/RES Approval of reserved matters with regard to outline application 13/00127/OUT planning permission for up to 165 dwellings at the Parcel of land 5400 Fosseyway South: Whilst this application is outside the Westfield Boundary the Parish Council would like to stress the impact it will have on the infrastructure of the parish. The Parish is developing a Community Plan and the Parish Council would welcome liaison with BANES to ensure that funding is set aside to help meet the needs of the parish.

87. Planning Decisions

The Planning Decisions were noted along with an Appeal Decision regarding Radstock Co-op, 3 Wells Road 3no internally illuminated signs on existing stone pillar. The appeal was dismissed.

88. Neighbourhood Plan / Placemaking Plan

Resolved: (1) that the information on the Neighbourhood Plan / Placemaking Plan be noted;
(2) that a meeting be arranged with Julie O'Rourke and Neil Best on Tuesday 2nd December at 7pm.

88. Naming of 10 Dwellings at Westhill Road

Resolved: that the Committee disputes the need for a new road/terrace name for the houses on Westhill Road. This would cause confusion and BANES was asked to re-look at the feasibility of numbering the houses.

89. Wildlife Area / Park at land north of Fosseyway Gardens

The Committee discussed joining up to the proposed Midsomer Norton Town Park in order to preserve the area as wildlife / park land.

Resolved: To obtain quotes from a negotiator to contact the landowner for an indication of whether they would sell the land and to give an idea of the cost and to put this information to the full Parish Council for further consideration.

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90. Its Your Neighbourhood

The Committee discussed the Its Your Neighbourhood section of South West in Bloom which was a straightforward scheme for volunteer led community gardening projects which are focused on cleaning up and greening up their local area.

WAGS expressed an interest in becoming involved, not just for the allotments but also to help the wider community, for example by raising plants in the polytunnel for hanging baskets etc.

Resolved: To provide more information to WAGS, the schools and churches, encouraging them to become involved in the scheme and to have an article in the next Westfield Warbler encouraging residents in small groups to take part.

91. Hanging Baskets

Resolved: To include two long tubs above the Pharmacy roof in the Flowers Contract for next year.

92. Wildflowers in Westfield

The Committee received a response from BANES on the triangle of wildflowers requested by residents at 35 Fosseway Gardens.

Resolved: To suggest to the residents that they contact neighbours to look at working together to make this part of the In Your Neighbourhood Scheme.

93. Norton Hill Recreation Ground

The Committee received a quote to eliminate the slight trip hazard at the roundabout. The Committee also discussed the second spate of vandalism to the new benches and photos were circulated.

Resolved: (1) To accept the quote for the trip hazard in the amount of £260;
(2) To move the metal table and have it secured into the ground between the two trees (photo circulated at the meeting) at a cost of £120.
(3) In liaison with Mr Cooper to consider moving the benches to the garage until they can be repaired and put back once CCTV is in place.

94. Westhill Recreation Ground

The Council received correspondence from Westhill Club regarding the disruption caused by the building works across the road.

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Resolved: That the correspondence be noted and meetings had taken place with the Club to try to help in this difficult situation, and support would continue to be given.

95. Christmas Tree Festival

The Committee an invitation to take part in the Westfield Methodist Church Christmas Tree Festival.

Resolved: That the Parish Council asks if the tree it puts on the Church porch might be its contribution to the Festival, with possibly a plaque with appropriate wording.

96. Christmas Lights on Lamp posts

The Committee received an indication of costs as requested at the last meeting.

Resolved: Since opinion was divided, to put the subject for wider discussion at the next Parish Council meeting, bearing in mind that the discussion would be for the 2015 display.

97. Christmas Lights Switch On arrangements

The Committee received and noted a draft running order for the event.

98. Carnival arrangements

Cllr Fuller outlined a recent meeting where the rolling road closure was confirmed, the parking of the floats had changed so that the A367 could be kept open and Midsomer Norton Town Council had had an Event Plan drawn up.

The Committee discussed the arrangements for the Parish Council's input in the Carnival this year.

Resolved: (1) that the Clerk arranges a sandwich type buffet with cold soft drinks at Westfield Methodist Church Hall.
(2) that the Parish Council's contribution of £3,500 is earmarked against specific items such as the Marshalls (£3,000) and half the cost of the barriers (£500).

99. Annual Meeting of the Snow Wardens

The Committee considered the need for a meeting of the Snow Wardens this year and was sad to note that Diana and Tony Cooper were standing down as Snow Wardens this year. The gritter had been returned to the Norton Hill Garage.

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Resolved: (1) that an article be put in the next Westfield Warbler regarding the need for Snow Wardens, particularly on the estates.
(2) that a meeting be held if new Snow Wardens come forward, but if not, then a letter be sent to all existing Snow Wardens regarding arrangements for this winter.

100. Items for the next agenda

There were no items indicated and the meeting closed at 8.25pm.

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Signed Dated