

**Westfield Parish Council**

**Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 14<sup>th</sup> January commencing at 7pm**

**Present:** Cllrs B Wallbridge (Chair), A Butcher, D Cooper, J Honess, R Hopkins, E Jackson and P Williams.

**Absent:** Cllrs K Docherty and G Fuller

**Also attending:** Cllrs Colin Currie and Gary Dando of Radstock Town Council and one member of the public.  
Lesley Close, Parish Clerk.

**Comments from the public**

Two members of Radstock Town Council and a member of the public outlined their concerns about the RADCO planning application, focussing on parking issues and the visual impact.

**119. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Apologies were received and accepted from Cllrs Fuller and Mansell who werer unwell.

**120. DECLARATIONS OF INTEREST AND DISPENSATIONS**

- Cllr Jackson declared an interest in item 4 Planning application **18/05623/OUT** as a member of the BANES Development Control Committee, a RADCO shareholder and a member of Radstock in Bloom.
- Cllr Hopkins declared an interest in item 4 Planning application **18/05623/OUT** as a neighbour to the proposed development.
- Cllr Williams declared an interest in item 10 Ownerless land at May Tree Road, Holly Walk as her son lives in a road which has also stopped being cut by BANES.

**121. MINUTES OF THE LAST MEETING**

The minutes of the meeting held on 10<sup>th</sup> December 2018 were altered at item 114 in that RADCO should read Fosseyway Co op. With this amendment the minutes agreed as a true record and signed by the Chair.

**122. PLANNING APPLICATIONS FOR CONSIDERATION**

***18/05623/OUT - Hybrid planning application for the mixed-use redevelopment of the Co-Operative store and associated car park in Radstock comprising - 1. Full planning permission for the demolition of existing store and construction of 1795sqm retail floorspace including replacement store (Class A1), 722sqm office floorspace (Class B1) and***

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**Signed .....**      **Dated .....**

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***28 dwellings (Class C3) with associated car and cycle parking, works to existing access, landscaping, public realm, drainage and infrastructure.  
2. Outline planning permission for construction of 27 dwellings with associated car parking, landscaping, drainage and infrastructure (access, scale, and landscaping determined, all other matters reserved).***

Westfield Parish Council is highly supportive, in principle, of planning application no 18/05623/OUT, but raises the following concerns.

1. Parking is a deep concern. The application does not reach the BANES' standard on parking and certainly not the Westfield Neighbourhood Plan standards of parking. Clarity on exactly how many parking spaces are for residents and how many for commercial parking is required.

2. Loss of amenity in the local area. Insufficient parking on site for residents and retail means that those using the site will park elsewhere in the town, adding to the already significant pressure of lack of parking.

3. Visual impact from a heritage perspective. There is concern that the buildings fronting the site will obscure the skyline which includes the historic shambles. Is it possible please for the design to be looked at with the view to creating a roofline more in keeping with the character of the local area?

**123. PLANNING DECISIONS**

The planning decisions were noted.

**124. BANES CONSULTATION ON THE DRAFT COMMUNITY ASSET TRANSFER POLICY**

The consultation was noted.

**125. RECREATION GROUND – NORTON HILL**

Norwest Bowls Club – There was an update on the progress of two insurance claims following the three break ins at the Club. A quote for a triangulated heightening of the car park fence closest to the Club would be chased. This item was continued in Part 2.

**126. RECREATION GROUNDS – WESTHILL**

Stand alone pavilion – quotes were due in for the feasibility study for the stand alone pavilion at the end of the month.

**127. EVENTS**

Remembrance Day Poppies – The Committee agreed that lorry poppies were the type required for the green fencing around the Christmas Tree and Jubilee

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Green. Cllrs Hopkins and Cooper to take a look and bring back an estimate of the number required.

**128. OWNERLESS LAND AT MAY TREE ROAD AND HOLLY WALK**

A meeting was being arranged with Mark Cassidy and Paul Pearce of BANES and would be reported back to the next meeting.

It was noted that BANES was no longer cutting the grass at Larch Court. However, this land belongs to Persimmon Homes and all enquiries should be directed to them.

**129. HANGING BASKETS BY SHOPS AT ELM TREE AVENUE**

Having agreed the quote for the trenching work at a previous meeting, it was noted that tenders would be in at the end of the month for project managing the works. In the meantime a quote of £2,450 in total for the hanging basket trees, from the same manufacturer as the Ruskin Road and Nightingale Way trees, was agreed. It was further agreed that planters beneath the hanging baskets were not required.

**130. ITEMS FOR THE NEXT AGENDA**

- Public Phone Box (Cllr Hopkins)
- Housing Policy, CURO (Cllr Jackson)

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.

**131. NORTON HILL RECREATION GROUND**

The rent review of Norwest Bowls Club by the solicitors had prompted a draft letter from them which was agreed by the Committee.

The meeting closed at 8.20pm

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