

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 14th May 2018 commencing at 7pm

Present: Cllr B Wallbridge (Chair), R Hopkins, J Honess, E Jackson and P Williams.

Apologies: Cllrs A Butcher, D Cooper, K Docherty, G Fuller, L Mansell.

Also attending: Lesley Welch, Parish Clerk

1. ELECTION OF CHAIR

Cllr Bryan Wallbridge was elected Chair.

2. ELECTION OF VICE CHAIR

In her absence, Cllr Diana Cooper was elected Vice Chair.

3. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Apologies were received and accepted from Cllrs Andrew Butcher, Diana Cooper, Kevin Docherty , Geoff Fuller, Ron Hopkins and Lesley Mansell.

4. DECLARATIONS OF INTEREST AND DISPENSATIONS

- Cllr Jackson declared a personal interest in item 9 Draft HELAA sites as her allotments overlooked a HELAA site.
- Cllr Williams declared a personal interest in item 15 Proposed Larch Court allotments due to her son living close by.

5. MINUTES OF THE LAST MEETING

The minutes of the meeting held on 9th April 2018 were agreed as a true record and signed by the Chair.

6. PLANNING APPLICATIONS FOR CONSIDERATION

There were no objections to the following applications:

18/01705/FUL	24 Chaucer Road	Erection of first floor side extension
18/01670/FUL	15 Larch Court	Formation of new driveway/parking area including dropped kerb
18/01966/FUL	65 Beech Terrace	Erection of two storey rear extension

18/01744/FUL Conversion of former Mass centre to provide 8 no. residential units with associated car parking and incidental works of demolition, St Hugh's RC Church, Wells Road – The Committee referred to

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

the Westfield Submission Draft Neighbourhood Plan and, whilst this Plan has not yet been to referendum, it requested that the principles within it are taken into consideration in the Parish Council's objection to this planning application.

The Committee drew attention to the unacceptably high density of housing which will have an impact on the volume of traffic accessing the site from the steep, narrow and curved part of Wells Road. For this reason it draws attention to Policy 1 items 1,2 and 3 of the Submission Draft Neighbourhood Plan as follows:

Policy 1 Residential infill and backland development

Planning permission for residential development proposals on infill and backland sites will be permitted within the housing development boundary subject to the following criteria:

- 1 Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.
- 2 Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.
- 3 New buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through their windows or by obstructing the path of direct sunlight to a once sunny garden or window.
- 4 Development must not unacceptably reduce the level of private amenity space provision for existing residential properties. This policy also applies to applications for two or more properties on a site previously occupied by a single property.
- 5 There is potential within Westfield to build 1 or 2 bedroom homes replacing existing under-used and derelict garage blocks. The Neighbourhood Plan is in favour of such developments provided that it is in keeping with the street scene and parking is provided in accordance with Parking Policy 20 in the Highways section of this Plan.

The Committee requests that in line with the Submission Draft Neighbourhood Plan that the Housing Accessibility Standards are met as follows:

Policy 2 Housing Accessibility Standard

For market housing, new dwellings should be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make this impracticable. Accessibility standards for Affordable Housing (Part M4(2) and M4(3)) will be applied in accordance with the B&NES Planning Obligations Supplementary Planning Document, or successor guidance.

The Committee requests that, in line with the Submission Draft Neighbourhood Plan, the Housing Design within the development be met as follows:

Policy 3 Housing Design

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

Each new development application shall demonstrate the following:

1. It is designed to a high quality which responds to the heritage and distinctive character outlined and illustrated in the Westfield Context of this Plan and reflects the identity of Westfield as defined in terms of height, scale, spacing, layout, orientation, design and materials of buildings, the scale, design and materials of the public realm (highways, footways, open space and landscape).
2. It is sympathetic to the setting of any heritage assets.
3. There should be a variety of garden sizes to reflect the spectrum of garden sizes embodied in the various housing estates over time.
4. Where possible, existing landscape features should be included in the design and landscaping
5. It incorporates energy efficient design and climatic resilience into the design in the following ways.
 - (1) New build development will be required to achieve a 19% reduction in CO2 emissions from a baseline of Part L compliance.
 - (2) Extensions and change of use: Applicants will be expected to install simple, cost effective energy efficiency measures to be carried out on the existing building if possible and practical.
 - (3) Electric vehicle charging and cycle parking: Developments must:
 - a) Ensure that 1 in 5 new parking spaces provide an electrical charging point or are future-proofed to provide a charging point with installations of appropriate wiring.

18/01885/FUL Provision of new vehicular access and hard standing for parking on front of neighbouring terraced houses – In order to retain the precedent of 3 Ruskin Road, the Committee objected to this application on the grounds of loss of green space which will spoil the look of this area, it is out of keeping with the street scene and contrary to the principles of urban design in the area. There is also no evidence of permission from the landowner.

7. PLANNING DECISIONS

The planning decisions were noted.

8. PLANNING APPEAL

The planning appeal 18/00024/RF, 3 Ruskin Road was noted

9. DRAFT HELAA SITES

The draft HELAA sites in Westfield were noted, all of which had been highlighted by BANES as unsuitable with the exception of WF01 which was assessed as 'suitability not proven'.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

Resolved: To undertake a site assessment of WF01 once the final toolkit was circulated, in line with the training attended by Cllr Hopkins and the Clerk.

10. BANES DRAFT SUPPLEMENTARY PLANNING DOCUMENT LOCAL LIST OF HERITAGE ASSETS

Resolved: To respond to the effect that the process should refer to Neighbourhood Plans. In the case of Westfield heritage assets were documented as the Railway Inn, the Pill boxes, the Engine House, Fosse Way Public Footpath and the Pit Pony Stables.

11. RURAL TRANSPORT WORKSHOP ACTIONS

The actions were noted.

12. REVIEW OF GAMBLING ACT 2005 STATEMENT OF PRINCIPLES

The review was noted.

13. STREET TRADING POLICY CONSULTATION

The consultation was noted.

14. TELEPHONE BOX

Cllr Hopkins reported that he had conveyed to BANES that there is no trace of transfer of the telephone box to the Parish Council, along with the fact that there is a risk to children due to the broken glass and the fact that chip shop debris accumulates in there and fires are occasionally started. The Committee thanked Cllr Hopkins for his work to date.

15. PROPOSED LARCH COURT ALLOTMENTS

There was a meeting at the proposed site the previous week with WAGS , who are undertaking costing for the s.106 application. Residents adjacent to the site would be updated once this preparatory work has been done.

16. RECREATION GROUND – NORTON HILL

There were no items to discuss regarding Norton Hill.

17. RECREATION GROUND – WESTHILL

There were no items to discuss regarding Westhill.

18. EVENTS

Fun Day 3rd June: the sign up sheet was circulated.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

Royal Wedding 19th May: it was agreed that it was too late to arrange a community event.

19. DEFIBRILLATORS

The fourth defibrillator is on order for outside of the Doctors Surgery on Waterford Park. This is to be checked weekly by WAGS and installed free of charge by Tony Dennings.

20. WESTFIELD PARISH COUNCIL ACTION PLAN

The action plan was noted.

21. AIR POLLUTION ON THE A367

Cllr Hopkins highlighted the problem of diesel particulate emissions on the A367 through Westfield. Whilst BANES has acknowledged that these levels are higher than anticipated and noted the proximity of the school, there are only three sensors in BANES, two of which are on the London Road and one is in Keynsham.

22. ASK BANES TO ENHANCE THE AREA AROUND THE WAR MEMORIAL/TIME CAPSULE STONE IN WESTFIELD AS PART OF THE CLEAN UP OF MEMORIALS IN BATH

Resolved: To request that funding be provided for a wildflower bank, planted with poppies next to the war memorial/ time capsule stone.

23. CONCERN OVER THE MAN ENGINE EVENT AT BATH COLLEGE

It was noted that Cllr Jackson was meeting the Principal of Bath College on 22nd May and she was happy to be joined by the Chair and Vice Chair.

24. OWL SCULPTURES

Resolved: Not to pursue the owl sculptures project because of the cost, but to recommend that they approach RADCO in case they would wish to take part.

25. ITEMS FOR THE NEXT AGENDA

- Grass cutting next to the Christmas Tree at top of Elm Tree Avenue (Cllr Hopkins)
- Elm Tree in Meadow View – propagation of cuttings (Cllr Jackson)
- Defective gate at the Methodist church wall (Cllr Hopkins)

The meeting closed at 8.30pm.

Minutes subject to approval at the next meeting.

Signed **Dated**