

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 8th September 2014 commencing at 7pm

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

Absent: Cllrs Appleyard, Clarke and Wilkinson.

Attending: 1 member of the public; Julie O'Rourke and Neil Best of BANES' Planning Department.
Mrs L Welch (Parish Clerk).

Comments from the public

Mr Sebastian attended to talk about anti social behaviour at the basket ball court at Norton Hill Recreation Ground and the effect on his family and neighbours. The court was used as a football ground with the ball constantly kicked against the fence causing noise nuisance. Since the height of the fence was increased he estimated that the problem of balls coming over the fence had decreased by about 40% but was still a problem. Young people congregate at the table tennis table and picnic table up to around midnight. He was concerned that the lack of street lighting next to their parked cars would escalate the problems. The Committee discussed possible ways of addressing the items. Cllr Fuller provided his contact details in order to be kept informed. BANES would be asked to look at the possibility of extending the street lighting, so that the parked cars might be lit but not the park, and the item would be put on the next agenda.

Finally Mr Sebastian asked if the cycle path was going to be built from Upper Court into the Recreation Ground, only the vegetation was becoming extremely overgrown. The Clerk would contact Oval Homes about this work.

58. Apologies for absence

Apologies were received from Cllr Butcher for lateness.

59. Declarations of Interest and dispensations

Cllr Fuller declared an interest in item 7 Planning application number 14/03702/FUL, in that he knew the applicant.

60. Minutes of the last meeting

The minutes of the meeting held on 14th July 2014 were agreed as a true record and signed by the Chairman.

61. Placemaking Plan Westfield

Minutes subject to approval at the next meeting.

Signed **Dated**

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The Chairman welcomed Neil Best and Julie O'Rourke of BANES' planning department. Neil Best was leading on the Site Allocation Work and Julie O'Rourke on Neighbourhood Plans. Since the BANES Core Strategy was adopted in July there had been no legal challenges and was now fully adopted. The Placemaking Plan reviews the remaining local policies, updates and replaces them. There were two parts to this work (1) Development Management Policies such as shop frontages, retail policies etc and (2) Site allocations in terms of allocating sites for specific usages such as housing, retail etc.

BANES no longer needs to allocate any greenfield housing sites, but is looking for brown field sites which can be given better usage – this will be different for each area.

There will be a six week consultation period in November to highlight potential options and sites. This would lead to a Draft Plan in September 2015.

The Committee gave strong feedback in that no more housing was wanted in Westfield. The emphasis for Westfield should be on retail sites, jobs, a community centre and employment related initiatives. Westfield has already made a massive contribution to the housing stock without any accompanying boost to the infrastructure and should not be viewed as suburbia for Bath. Westfield has a good solid history and community, but as a result of all the new housing sites without any consideration for employment and community facilities, we are seeing a dissolution of the community.

There are two sites in Westfield which have been highlighted. One is the site behind the Oval Homes building which has a long history of pre application discussions and the other is Norton Radstock College where they want housing and playing fields. The importance of allocating usage which is the right mix for the area was discussed. Severe traffic congestion in Westfield due to the Radstock Re-Development was an important consideration.

There was a discussion about the extension of the Industrial Estate, which would be difficult because the land is topographically challenging and was a former Council tip.

The Committee discussed the advantage of undertaking its own Neighbourhood Plan in that it would elicit 25% of CIL funding, compared with 15% for those who do not have Neighbourhood Plans. The disadvantage was that Neighbourhood Plans cost in the region of £30,000 to produce. A good way forward appeared to be to work with BANES on the development policies and site allocations through the Placemaking Plan, and then to look towards creating a Neighbourhood Plan with the help of the information generated from the Placemaking Plan and the Community Plan.

Cllr Butcher showed Neil Best and Julie O'Rourke the Westfield Placemaking Plan which he intended to finish shortly.

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Resolved: That Neil Best and Julie O'Rourke should attend another meeting shortly outside of a Committee, fully dedicated to moving this forward.

62. Review of Housing Development Boundaries

It was noted that Westfield was on the HDB Review list.

63. Draft Community Infrastructure Levy Charging Schedule

The consultation from BANES was noted.

64. Planning Applications for consideration

There were no objections to the planning application below.

14/03671/FUL	Erection of first floor side extension.	17 Swallow Close
14/03702/FUL	Erection of detached 3 bedroom dwelling (Re-submission)	40 Bryant Ave

It was further noted that application 14/03702/FUL 40 Bryant Avenue appeared to fit well within the street scene and the existing community and that there was a precedent for this type of development in the area. It was requested that this item be determined by Committee.

65. BANES Public Footpath Creation Order

It was noted that the Order for the creation of the section of public footpath commencing from public footpath CL24/7 and continuing to Chaucer Close, comes into effect on 10th September 2014.

66. Parking at Larch Court

It was noted that BANES had discovered that the land does not belong to the Crown but to Persimmon Homes, and they had made contact with the company accordingly.

Resolved: that BANES be requested to clean up the green square of land at the back of the site as it was becoming a dumping ground.

67. Parking on the corner of Linden Close

The request by local residents for white lines on the corner of Linden Close to address the parking issues was noted.

Resolved: that the request be conveyed to BANES.

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68. Hazel Terrace

The Committee received an update from Cllr Appleyard via e mail regarding speeding and parking on the pavement at Hazel Terrace.

69. Parking at Cobblers Way

The Committee received an update from Cllr Appleyard via e mail regarding problems of parking at Cobblers Way. White lines had been requested at this location and a response was awaited.

70. Fosseway School

The Committee received a response from Cllr Appleyard via e mail regarding the traffic issues in front of the school. It was noted that Westfield Primary School has a robust travel to school plan which firmly indicates parental responsibility in delivering children safely to school.

71. Norton Hill Recreation Ground

(1) Anti Social Behaviour – The Committee received a report from PCSO Mandy Ware regarding large groups of youths congregating at Norton Hill Recreation Ground. They were meeting in the car park with cars and motorcycles, revving engines and playing music. She suggested a barrier or gate at the entrance to the car park.

Resolved: that this item be put to the Parish Council for wider discussion.

(2) Verti draining the pitches in the autumn – the Committee received a quote from its contractors Greensward in the amount of £650 for both sites or £350 for Norton Hill alone.

Resolved: To undertake the verti draining at both sites.

72. Westhill Recreation Ground

A possible source of grant funding from BANES' TRY Active to develop outdoor fitness in this area was noted. It was further noted that a meeting was to take place the following day with Halsall and Westfield Club to try to resolve the difficulties faced by the Club, all Councillors were welcome.

73. Reinstatement of footpath adjacent to stream and woodland on Waterside Farm

The Committee received the report of dog walker and local resident, Dan Corbett. He highlighted the need to provide protection from cattle and to keep the abundance of blackthorn under control.

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74. Space at the end of 35 Fosseway Gardens

The Committee was pleased to receive a letter from a local resident congratulating the Council on the flower display in Westfield this year and asking if a wild flower bed might be created in the space at the end of Fosseway Gardens.

Resolved: that BANES be contacted to find out if a wild flower bed at this location is feasible.

75. Flower tubs above the Pharmacy at the top of Elm Tree Avenue

The Committee was supportive of a suggestion for flower tubs on the flat roof above the Pharmacy.

Resolved: that costs be sought for this work and it be brought back to Committee for consideration of its inclusion in next year's Flowers Contract.

76. Feedback on the Front Gardens Competition

The Committee was pleased to note that this had been a successful competition, won by David Preston of 27 Glebelands. The then Admin Assistant, Emily Merko, was thanked for the excellent article and work she had put in to make the Competition a success.

77. Christmas Lights In Westfield

The Committee received correspondence from Alison Wells of BANES asking if the Parish Council had plans for festive lighting on the 12 lamp posts in Westfield adapted for Christmas Lights.

Resolved: that BANES be asked for an indication of the costs and ongoing costs for such lights, and that this be brought back to Committee.

78. Christmas Fair and Lights Switch On Event 27th November 2014

The Christmas Lights Working Group reported that the voltage had been deemed sufficient next to the Christmas Tree to accommodate the needs of the event. The event would start with the grants presentation at the Methodist Church Hall, with tea and biscuits offered at the start. Father Christmas would be in situ from the very beginning, located in the Carnival Coach next to the Christmas Tree. After the grants presentation there would be a gathering around the Christmas Tree. Cllr Fuller would introduce the Switch On and thank all the relevant people and companies. Rev Andrew Pottage would be asked to give a short talk and introduce the singing, which would be led by the Westfield Ladies Choir and the Silver Band. Two local school children would be asked to turn on the lights. The event would end with mulled wine and

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mince pies from the Parish Council gazebo. Cllr Cooper would secure an urn for this purpose. The Clerk would purchase fairy lights for the gazebo. An application for a Temporary Events Licence had been submitted.

79. Land North of Fosseway Gardens

Cllr Fuller made the suggestion that the Parish Council works towards preserving this land for use as a public park or wildlife area. An indication of the value of the land was required and this information would go to the full Parish Council for a wider discussion.

80. Date of the November E&D meeting

It was noted that the November E&D meeting clashed with the Carnival. There was a discussion about the Parish Council's involvement in the Carnival and Midsomer Norton Town Council's offer to share an invitation to Councillors from all three authorities and other Dignitaries to meet at Midsomer Norton Town Hall for a drinks reception hosted by the Town Council, followed by a tea and sandwich buffet at Westfield Methodist Church, hosted by Westfield Parish Council. The Town Council would pay for a bus to convey everyone from the one venue to the other. Midsomer Norton Town Council was also throwing an after party for the carnival clubs etc until 1am at the Somer Centre, to which all Parish Councillors were invited.

- Resolved:**
- (1) to move the E&D meeting to Wednesday 12th November 2014.
 - (2) To thank Midsomer Norton Town Council for including the Parish Council in the celebration plans for the Carnival. It was agreed that the Parish Council would host the 8pm tea and sandwich buffet at Westfield Methodist Church.

81. Items for the next agenda

There were no items indicated and the meeting closed at 9.10pm.

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Signed **Dated**