

Westfield Parish Council



The Oval Office, St Peter's Business Park
Westfield, BA3 3BX

Phone: 01761 410669

Email: council@westfieldparishcouncil.co.uk

Chairman: Cllr G Fuller Parish Clerk: Ms L J Close FSLCC

Established 2011

All Council Meetings are open to the Public and Press

6th December 2021

TO: (a) All Members of the Environment and Development Committee

Cllrs Brian Wallbridge (Chair), Diana Cooper (Vice Chair), Geoff Fuller, Ron Hopkins, James Honess, Eleanor Jackson, Steve Pritchard, Pat Williams

(b) All other Members of the Council for information

Dear Councillor,

You are summoned to attend a meeting of the **Environment and Development Committee** of Westfield Parish Council on **Tuesday 14th December 2021 at 9.30am in the Car Park, Oval Office, Cobblers Way, Westfield.**

This is preceded with a consultation meeting for Councillors and the public on Zoom on **Monday 13th December at 7pm on Zoom.**

Join Zoom Meeting

<https://us06web.zoom.us/j/96768631321?pwd=VzZKVVBREFLdnV0eUF3SmRXNVpQZz09>

Or by phone: 0203 481 5240

Meeting ID: 967 6863 1321

Passcode: 572276

The meeting will consider the items set out below.

Ms L J Close
Parish Clerk

Before the meeting there will be a 15-minute public session to enable residents of Westfield to ask questions, and make comments.

AGENDA

1. **Apologies for absence and to consider the reasons given** Council to receive apologies for absence and, if appropriate, to approve the reasons given.
2. **Declarations of interest and dispensations** Members to declare any interests they may have in agenda items, in accordance with the requirements of the Council's Code of Conduct. The Parish Council may consider agreeing a dispensation, providing the request is put in writing and the dispensation is allowed on the grounds set out in s.33 of the Localism Act 2011.
3. **Minutes of the last meeting** – To agree the minutes as a true and accurate record of the meeting held on 9th November 2021 (**Pages 1-3**)
4. **Planning applications for consideration (Page 4)**
5. **Planning application outside the Parish boundary at Beauchamps Drive (Pages 5-7)**
6. **Planning decisions (Page 8)**
7. **WECA consultation on the A367 (Page 9)**
8. **Request for a lights crossing at the Pedestrian Crossing where the trading estate meets the A367.** (Cllr Cooper)
9. **Recreation Ground – Norton Hill**
10. **Recreation Ground – Westhill**
 - Quote for legal work at Westhill in relation to a lease with Westhill Club – costs between £765 and £1020 and land registry fees of £30. (**Page 10**)
 - Request for small goal posts (Cllr Fuller) Quote from Greensward: These need to be robust so I would recommend the 76mm steel heavyweight socketed goals, the youth (as opposed to the full sized goals) is 6.4m wide x 2.13m high. To supply, deliver and install a pair of these would cost £797.00 plus vat.
11. **Trees on unadopted land**

To consider whether to get quotes for undertaking desirable tree works at Cherry Tree Close, or wait until they are essential (**Pages 11-12**)
12. **Westfield Heritage Trails** Waymarker signs – now that the boards are being replaced with the new route, to look at replacing the waymarker signs.
13. **Waterside Valley Risk Assessment** – RoSPA quote - The cost for the inspection will be £450 plus VAT. We will receive a full photographic and written report with risk ratings. The inspection will take place within six weeks of receipt of an order.
14. **Mobile CCTV and Mosquito Device** – The Clerk is arranging a meeting at Norton Hill Recreation Ground with the Police to discuss location.

15. **Update on Westfield in Bloom** (Cllr Jackson)
16. **Events** – verbal update
Christmas Lights Switch On – 25th November – feedback

Westfield Parish Council

**Minutes of the Environment and Development Committee Meeting held in the
car park of the Oval Office, Cobblers Way, Westfield on
Tuesday 9th November 2021 commencing at 12pm.**

Present: Cllrs Cooper, Hopkins and Jackson.

Attending:

Cllr Jackson proposed and was seconded by Cllr Hopkins that all the decisions recorded below at the consultation meeting on Zoom the previous evening be agreed. This was agreed unanimously.

**Decisions made at the Zoom meeting held at 7pm on Monday 8th
November 2021.**

Present: Cllrs Bryan Wallbridge (Chair), Diana Cooper, Geoff Fuller, James Honess, Ron Hopkins, Eleanor Jackson, Steve Pritchard and Pat Williams.

Also attending: Lesley Close, Parish Clerk and Tracey Stephens, Admin Assistant

76. Apologies for absence and to consider the reasons given

There were no apologies.

77. Declarations of interest and dispensation

- Cllr Jackson declared an interest in item 3 – Planning applications, 21/04792/TPO – as the tree surgeon is doing some work for her.
- Cllr Fuller declared an interest in item 3 – Planning applications because he works for one of the applicants.

78. Minutes of the last meeting

The minutes of the last meeting held on 11th October 2021 were agreed as a true record and would be signed by the Chair.

79. Planning applications for consideration

There were no objections to the following applications:

21/04637/FUL	46 Waterside Road	Erection of a first floor side extension over existing garage to create additional bedroom on first floor. Front and rear dormer extension to create head height for new first floor areas. Existing conservatory roof removed and replaced
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Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

		with tiled roof at greater pitch. Various internal reconfigurations
21/04792/TPO	37 Nightingale Way	4-5 x Ash (G1) fell – Ash dieback
21/04837/VAR	26 Nightingale Way	Variation of condition 2 (Plans List) of application 21/02561/FUL (Erection of two storey rear extension)

80. Planning Decisions

The Planning decisions were noted. Cllr Jackson to make enquiries of B&NES regarding the variation on Condition 5 in application 21/03785/VAR at 39 Nightingale Way.

81. Recreation Ground – Norton Hill

Planting of Silver Birch trees

Resolved: (1) to go ahead with the installation of the Silver Birch Trees by Greensward and accept the quote for T-Bar stakes of £15.98 each from Ornamental Trees Nurseries

(2) to accept the quote for tree guards of £4.05 each from Ashridge Nurseries

82. Recreation Ground - Westhill

A member of the public had requested a tarmac path from Ash Tree Court to the running track.

Resolved: To advise the resident that we won't lay a track due to lack of funds.

83. Westfield Heritage Trails

The Heritage trail boards needed to be replaced due to one of the routes being diverted.

Resolved: to accept the quote from Colour Studios for £275 to print new boards, remove the old ones and install the new ones.

84. Waterside Valley

It was noted that the meeting on 10th November was cancelled due to high covid numbers in the area. The consultant would be working on the plan and meeting with interested parties in January.

85. Mobile CCTV and Mosquito Device

The Clerk was awaiting an answer from Mardons about whether the device would be useful to them. Cllr Cooper advised there would be a committee meeting on Thursday. If the device does not go to Mardons then it could

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

usefully be used at the side of Norton Hill Recreation Ground not currently covered by CCTV.

86. EVENTS

Christmas Lights Switch on

There was some concern over the high number of covid cases in the area.

Resolved: The Clerk to send an email on Monday 15th to Councillors for a vote on a final decision on whether the event would take place.

The meeting closed at 8pm.

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council Planning Applications – DECEMBER 2021

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	Response By
11.11.2021	21/05045/FUL	Mr and Mrs Smith	19 Fosseway Gardens	Pippa Brown	Erection of a single storey rear extension	2 nd December – extension requested
18.11.2021	21/05150/FUL	Mr Alex Morgan	13 St Peter's Road	Rebecca Robinson	Erection of 1 and 1/2 storey dwelling	9 th December – extension requested

☐ Indicates application received since agenda printed

From: Eleanor Jackson (Cllr) <Eleanor_Jackson@BATHNES.GOV.UK>
Sent: 18 November 2021 14:40
To: parishclerk@westfieldparishcouncil.co.uk; 'Bryan Wallbridge'; 'Diana Cooper'; 'Geoff Fuller'; 'James Honess'; 'Lesley Mansell'; 'Pat Williams'; 'Phil Wilkinson'; 'Robin Moss'; 'Ron Hopkins'; 'Steve Pritchard'
Subject: RE: Another major development

Dear All

This is unsurprising. Would you like me to liaise with B&NES and find out what line they are taking?

Would you like me to represent Westfield Parish Council's views, if that is possible, because I do not think we sent in an objection originally. I can find out. We need to get a statement in by 13 December. I can draft something, if you like.

I would like to know where the local labour force is to build this development, given how many projects in BANES are already stalled for lack of skilled workforce.

Best wishes

Eleanor

Terms and conditions of Bath and North East Somerset Council's data protection policy apply.

From: parishclerk@westfieldparishcouncil.co.uk <parishclerk@westfieldparishcouncil.co.uk>
Sent: 18 November 2021 08:56
To: 'Bryan Wallbridge' <bryan.wallbridge@westfieldparishcouncil.co.uk>; 'Diana Cooper' <diana.cooper@westfieldparishcouncil.co.uk>; Eleanor Jackson (Cllr) <Eleanor_Jackson@BATHNES.GOV.UK>; 'Geoff Fuller' <geoff.fuller@westfieldparishcouncil.co.uk>; 'James Honess' <james.honess@westfieldparishcouncil.co.uk>; 'Lesley Mansell' <lesley.mansell@westfieldparishcouncil.co.uk>; 'Pat Williams' <pat.williams@westfieldparishcouncil.co.uk>; 'Phil Wilkinson' <phil.wilkinson@westfieldparishcouncil.co.uk>; 'Robin Moss' <robin_moss_@hotmail.com>; 'Ron Hopkins' <ron.hopkins@westfieldparishcouncil.co.uk>; 'Steve Pritchard' <steve.pritchard@westfieldparishcouncil.co.uk>
Subject: FW: Another major development

Lesley

Lesley Close
Parish Clerk
Westfield Parish Council
01761 410669

Please note my working hours are Monday to Thursday 9am to 2pm.

www.westfieldparishcouncil.co.uk
Twitter: @westfield_pc
www.facebook.com/westfieldparishcouncil

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Gleeson Strategic Land Ltd. put forward plans in late-January to build 75 homes on Beauchamps Drive, in the neighbouring parish of Stratton-on-the-Fosse.

Mendip District Council refused the plans in late-May, arguing it represented “an urban encroachment of housing into the open countryside” which could undermine the area’s natural beauty.

The developer appealed this decision, with the Planning Inspectorate now confirming the matter will be settled via a virtual public inquiry, scheduled to begin on February 22, 2022. The site lies on the northern side of Beauchamps Drive, a short distance from both Norton Down Methodist Church and the White Post Inn.

Access to the site would be from Beauchamps Drive, with a large amount of green space being retained at the eastern edge, near the White Post roundabout.

The developer indicated that 23 of the new homes would be affordable – just over the council’s 30 per cent target for any new development of ten homes or more.

A spokesman for Origin3 (representing the applicant) said: “Mendip District Council is failing to deliver homes, as is demonstrated by its inability to demonstrate a five-year housing land supply.

“Midsomer Norton is an identified growth area in the emerging Local Plan Part II, and the location of two emerging housing allocations in proximity to the site at Beauchamps Drive provide the opportunity for this site to be developed, extending housing development further southwards to the natural boundaries of Beauchamps Drive, Wells Road and the A367, and round off the settlement of Midsomer Norton.

“This scheme offers the opportunity to contribute to the housing shortfall in Mendip, whilst delivering 23 much-needed affordable homes.”

The land to the north of the site is being considered for 270 homes under a separate application, submitted by Waddeton Park Ltd. in August.

This latter site is included in the council’s Local Plan Part II, which is expected to be formally adopted by Christmas – but the Beauchamps Drive site is not included.

Julie Reader-Sullivan, the council’s head of service for planning and growth, stated in late-May that the benefits the development would bring (including local employment during construction) did not outweigh the harm to the local landscape.

She said: “The proposal will result in an urban encroachment of housing into the open countryside in a location where development of this nature is strictly controlled.

“This will create a harmful urbanising impact which does not preserve the intrinsic character of the countryside for its own intrinsic value and beauty, failing to respect the distinctive rural character of the wider area and landscape setting.

“The benefits of bringing forward housing supply (including affordable housing) and the limited economic and social benefits do not in this case significantly and demonstrably

outweigh the adverse impacts on the natural environment, landscape character and visual amenities of the area that would arise from the development."

Ms Reader-Sullivan added that the developer had provided "insufficient information" about how the new homes would impact on road safety, given the narrow nature of Beauchamps Drive and the close junction with the B3139 Wells Road.

The virtual planning inquiry to decide the fate of the plans will begin on February 22nd, 2022 and is expected to last up to four days, including a formal site visit.

To make a formal statement to the Planning Inspectorate on this matter, visit www.acp.planninginspectorate.gov.uk, quoting appeal reference 3285335, by December 13th.

A separate inquiry into 95 new homes in the neighbouring village of Chilcompton is due to begin on December 7th.

Daniel Mumby, LDRS

Regards,
Ron Hopkins
..... Sent from my iPad

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From: Alison Wells <Alison_Wells@BATHNES.GOV.UK>
Sent: 23 November 2021 19:50
Subject: WECA Consultations: A37 and A367 and Supported Bus Services

Dear Forum members

Just a reminder of the forthcoming Somer Valley Forum meeting this Thursday as well as two consultations from WECA (details below).

WECA - A37 and A367 Consultation

We were advised this evening that the West of England Combined Authority (WECA) consultation on the A37 and A367 has commenced. It will be open until 19 December.

WECA want to hear from people who live near, or travel along, the A37 and A367 for work or leisure, including anyone whose main route into Bristol or Bath is via the A37 and A367. They want to find out the issues currently being experienced and what improvements residents would like to see. The feedback they receive will help them prioritise how they use the funding they have available for the route.

Please do share this widely with your own networks and encourage local residents to complete the survey as well as responding yourselves.

Further details and the link to complete the survey on line can be found on WECA's website here:

<https://consultation.westofengland-ca.gov.uk/infrastructure/a37a367survey/>

WECA - Supported Bus Services Consultation

We were also advised that WECA is currently undertaking a survey to help understand how supported bus services can be improved. The deadline for this consultation is the 28 November. They would like to know how supported bus services can be improved, what would encourage residents to use bus services more often and what bus services might look like in the future.

<https://consultation.westofengland-ca.gov.uk/infrastructure/west-of-england-supported-bus-services-survey/>

Somer Valley Forum – 25 November, 6pm

The next Somer Valley Forum meeting is this Thursday 25 November at 6pm. The meeting will focus on how Bath & North East Somerset Council and the Clinical Commissioning Group are planning for winter and how local residents and communities can help reduce pressures on key services.

The link and log in details are:

Join Zoom Meeting

<https://bathnes.zoom.us/j/96569526461?pwd=aXp6ZVpQVUg4SFM0ZU14SEY5aG12QT09>

From: Neil Howlett <neil.howlett@harris-harris.co.uk>
Sent: 11 November 2021 11:58
To: parishclerk@westfieldparishcouncil.co.uk
Cc: tracey.stephens@westfieldparishcouncil.co.uk;
financeofficer@westfieldparishcouncil.co.uk; 'Geoff Fuller'; Christopher Jones
Subject: RE: Further information in relation to the deed of dedication and lease at Westhill Sports Club
Attachments: HH LLP Terms of Business.pdf; PEP-Form.pdf; Proof-of-Identity-Requirements.pdf

Dear Lesley

Thank you for the additional information.

I have had a quick look at the Opinion from the barrister. That was not conclusive, and asked for further enquiries to be made. Do you know if they were and the results? It also refers in paragraph 92 the Charity Commission wanting the Town Council as trustee to regularise the situation. I will need to see that correspondence and any other correspondence with the Charity Commission.

I have already spent a significant amount of time on this, and have discussed it with my colleagues who specialise in work for charities.

We would like to help you achieve the outcome you have described. However, we have significant doubts about whether the mechanism you propose is suitable, or permissible under the Charities Act.

This is clearly a very complicated situation, in which we need to establish with confidence who presently has the legal title to the land, what restrictions apply to what they can do with it, and how best to achieve the outcome you want. If that is not done there is a danger that we will all set off in the wrong direction, and incur costs trying to achieve something which is not achievable by that route.

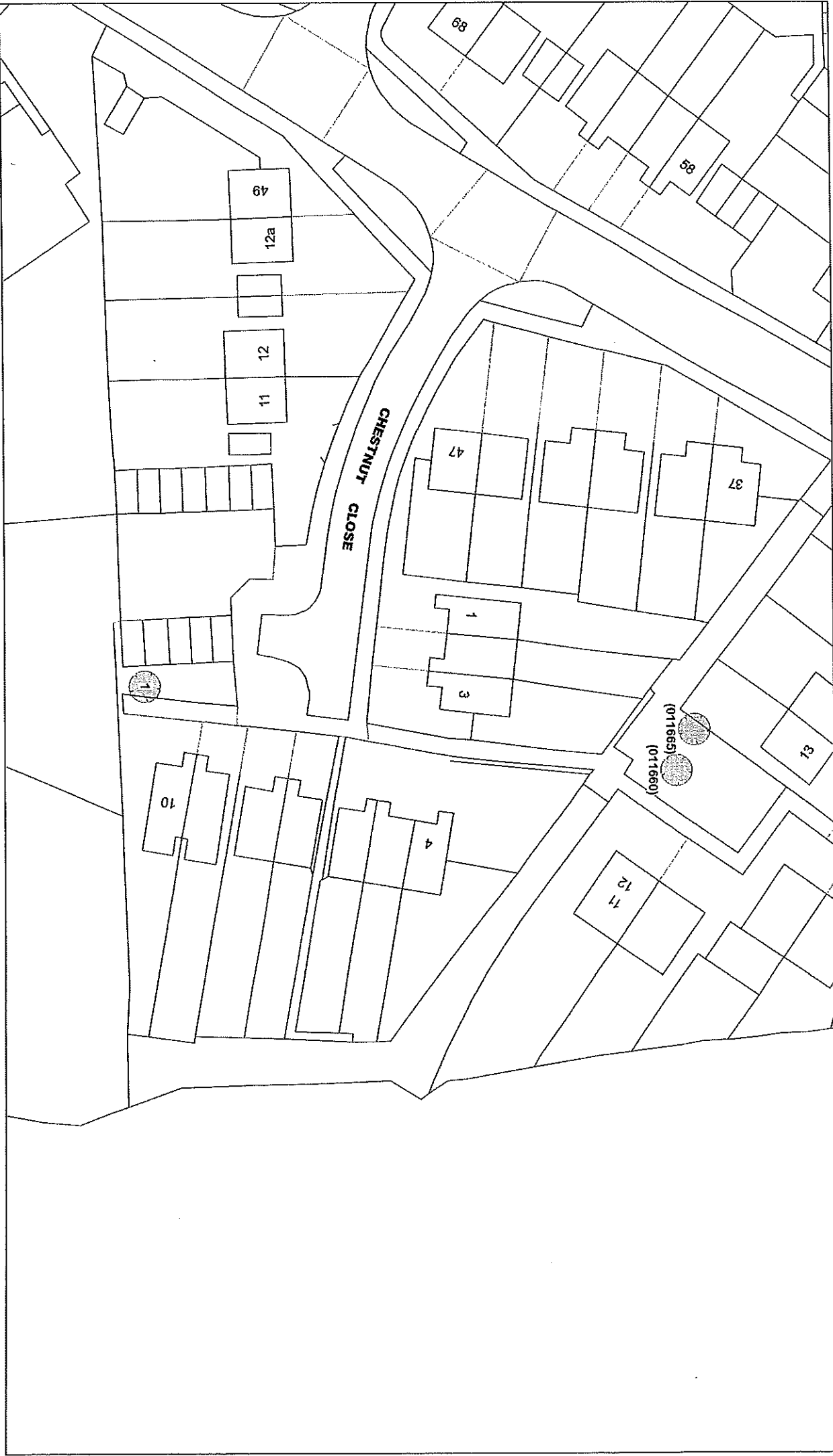
Therefore, my recommendation to the council is that we are instructed to investigate and establish those things, and advise you on the best way to achieve your outcomes. That would include options and the costs of those options, and the other parties with whom you would need to deal.

I think that would take three or four hours of my time. My charging rate is £255 per hour plus VAT so you would be looking at costs of between £765 plus VAT and £1020 plus VAT. In addition, I am likely to need to make enquiries with the Land Registry for which their fees are not likely to exceed £30 including VAT.

If you instruct us I will be the Solicitor responsible for this work. I am a Consultant employed by Harris & Harris. My work would in this case be supervised by Christopher Jones who is a partner who specializes in Charity Law.

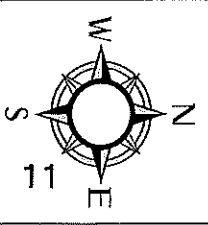
I will be acting for Westfield Parish Council for whom we have not acted before. Therefore, I must go through our regulatory process for a new client.

This work will be done in accordance with Harris & Harris's **Client Care Information and Terms of Business** attached. These are also available on our website with details of our Complaints Procedure. Please print and sign one copy of the Terms of Business and let me have those on behalf of the Council.



Cherry Tree CI Works, Westfield 21 - Work Schedule
Work Schedule - Cherry Tree CI Works, Westfield 21

Scale	Unknown
Date	03/11/2021



Tree Details

Dated: 03/11/2021 at 15:36

Page 1

Cherry Tree CI Works, Westfield 21 - Work Schedule

Type/Code	Tree Id	Species	Height	Maturity	Conditions	Recommendations	Priority
Sgl/011660		Betula Species	5 to 10 meter	Early-maturity	Die back Dying Major dead wood Stressed	Fell Grind out stump Plant replacement	Desirable
Sgl/011665		Betula Pendula	5 to 10 meter	Early-maturity	Stressed	Raise canopy over adj prop. to 4m Reduce limbs over adj prop. by 1m	Desirable
Sgl/968750	1	Sorbus aucuparia	5 to 10 meter	Early-maturity	Crossing branches Stressed Staked Tree	Remove crossing branches Formative and corrective pruning Remove stake	Desirable

Notes:-

Overall total:

3 trees

