

Westfield Parish Council



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

Established 2011

All Council Meetings are open to the Public and Press

1st March 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, 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 **Monday 8th March 2021 at 7.00pm**, online via Zoom.

Westfield Parish Council is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/96768631321?pwd=VzZKVVBRMEFLdnV0eUF3SmRXNVpQZz09>

Meeting ID: 967 6863 1321

Passcode: 572276

Or dial in by phone 0203 481 5240, using the Meeting ID and Password above when prompted.

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 8th February 2021 (**Pages 1-3**)
4. **PLANNING APPLICATIONS FOR CONSIDERATION (Page 4)**
5. **PLANNING DECISIONS (Page 5)**
 - To note the decision to permit application 21/00068/VAR – 12 Milton Road (Pages 6 – 11)
6. **MENDIP LOCAL PLAN PART II (Pages 12 – 13)**
7. **RECREATION GROUND – NORTON HILL**
8. **RECREATION GROUND – WESTHILL**
9. **SOMER VALLEY REDISCOVERED INITIATIVE OF POSTERS IN EMPTY SHOPS** Feedback on progress.
10. **LITTER BINS AT FIVE ARCHES CYCLE TRACK AND SALT BOXES ON THE PIT PATH (Cllr Fuller)**
11. **GOOD FRIDAY WALK** To consider any actions necessary if this item is agreed at Parish Council on 1st March 2021.
12. **MAY WESTFIELD WARBLER** To consider including an update of the Business Directory which was published last year giving free advertising to Westfield businesses. The additional cost for an extra 8 pages into the magazine and time for the review of the details/add any new businesses is £395 +vat. There is £375 left of Robin's grant money. We will also have around £1,250 unspent in this year's budget which could be allocated.
13. **FLOWERS IN PUBLIC PLACES CONTRACT FOR 2021-22 (Page 14)**
14. **EVENTS - REQUEST FOR A FUNFAIR AT NORTON HILL RECREATION GROUND IN MAY**

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held
remotely on Zoom on
Monday 8th February 2021 commencing at 7pm

Present: Cllrs B Wallbridge (Chair), D Cooper, G Fuller, J Honess,
R Hopkins, E Jackson and P Williams

Also attending: Cllrs L Mansell and P Wilkinson, Lesley Close, Parish Clerk and
Tracey Stephens, Admin Assistant.

98. APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

There were no apologies for absence.

99. DECLARATIONS OF INTEREST AND DISPENSATIONS

There were no declarations of interest.

100. MINUTES OF THE LAST MEETING

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

101. PLANNING APPLICATIONS FOR CONSIDERATION

There were no objections to the following applications:

21/00318/FUL	19 Westfield Terrace	Erection of a single storey garage after demolition of existing
21/00167/FUL	Westfield Surgery, Waterford Park	Extension and alteration to existing doctors' surgery to provide additional consulting rooms, a wheelchair accessible toilet and improvements to the parking area

21/00068/VAR - Variation of condition 7 (Plans list) of application 19/01114/FUL (Erection of two storey, 3 bed dwelling attached to existing property at 12 Milton Road)

The committee reiterated its objection to the original planning application 19/01114/FUL on the grounds that it contravenes Policy 1 of the Westfield Neighbourhood Plan - Residential infill and backland development. It was felt that there was overdevelopment of the site, it was out of keeping with the surrounding area and there was loss of amenity for neighbouring properties.

102. PLANNING DECISIONS

There were no planning decisions to note.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

103. RECREATION GROUND – NORTON HILL

There were no items to note.

104. RECREATION GROUND – WESTHILL

There were no items to note.

105. LOCAL PLAN PARTIAL UPDATE OPTIONS CONSULTATION

Discussion was held about a response from the Parish Council to the consultation. Councillors wanted to avoid more commuting traffic and, as B&NES had declared a Climate Emergency, it seemed to make sense not to increase emissions.

Resolved: to respond to the consultation to say that economic development should go hand in hand with housing development and that no new housing should be added to the area without the jobs to go with them.

106. JUBILEE GREEN

The Committee discussed the potential transfer of land at Jubilee Green.

Resolved: To recommend to the Parish Council that a working group is set up for the negotiations with B&NES.

Waterside Valley –

- Resolved:**
- (1) to appoint Crossmans as Conveyancing Solicitors at £550 plus disbursements and £170 per hour to research and report on the anomalies relating to the land.
 - (2) to appoint Cooper and Tanner as surveyors at a cost of £600 for a valuation and basic survey.
 - (3) to recommend to the Parish Council that a working group is set up to oversee the negotiations.
 - (4) to ask the Finance and Personnel Committee to consider the funding of the purchase at its next meeting.

107. DAMAGE TO GREEN SPACE AT 3 RUSKIN ROAD

It was noted that Highways of B&NES were investigating solutions.

108. SOMER VALLEY REDISCOVERED INITIATIVE OF POSTERS IN EMPTY SHOPS

The feedback of the meeting on 19th January was noted, with sites in Westfield for the poster being investigated.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

109. WESTFIELD IN BLOOM

Cllr Jackson proposed that Westfield Parish Council enters South West in Bloom, Cllr Cooper seconded.

Resolved: to enter South West in Bloom and to recommend to the Parish Council that a working group is set up.

110. LIVEABLE NEIGHBOURHOODS

Cllr Jackson advised that this is a B&NES initiative and proposed that the Parish Council moves to explore the possibilities of achieving funding for some projects in Westfield. Cllr Honess seconded. Vote was 6 for, one against.

Resolved: Cllr Jackson to contact B&NES to explore working towards liveable neighbourhoods in the Westfield ward.

111. WESTFIELD PARISH COUNCIL'S 10TH ANNIVERSARY

Cllr Hopkins proposed that the Parish Council advertises heavily in the press and the Westfield Warbler that it is the 10th anniversary of the council this year, but that due to COVID the celebrations will be held back to a future date. Cllr Fuller seconded. Vote was unanimous.

Resolved: to put pieces in all areas of local media and social media to let people know about the anniversary.

112. WESTFIELD FUN DAY

Resolved: to postpone this year's Fun Day due to the covid pandemic and uncertainty of how soon restrictions will be lifted.

113. WESTFIELD SNOW WARDEN SCHEME

Councillors were given an update on the condition of gritters for snow wardens

Resolved: to accept the offer of a volunteer to repair one of the gritters held in the pavilion.

114. RENEWAL OF THE YOUTH CONNECT CONTRACT 2021/22

Resolved: to sign the contract for 2021/22 in the budgeted amount of £10,462.17.

The meeting closed at 8:17pm

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council Planning Applications – MARCH 2021

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	Response By
15.02.20	21/00615/FUL	Mr A Hancock	19 Highfields	Christopher Masters	Erection of porch to front door entrance	9th March
25.02.20	21/00564/FUL	Mr Sean Carter	16 Linden Close	Nicola Little	Erection of two storey detached dwelling on land adjacent to 16 Linden Close	18th March
26.02.20	21/00514/FUL	Mr Stuart Crane	16 May Tree Road	Hayden Foster	Erection of an attached 2.5 storey dwelling	19th March

Indicates application received since agenda printed

Westfield Parish Council Planning Decisions – MARCH 2021

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	BANES Decision
24.02.2021	20/03947/FUL	Sun Chemical	Old Pit Road	Chloe Buckingham	Widening of existing site access road to create a series of hard surfaced passing places	PERMIT

Indicates decision received since agenda printed

CHAIRMAN DELEGATION DECISION FORM

Application No: 21/00068/VAR	Address: 12 Milton Road Westfield Radstock Bath and North East Somerset BA3 3XH	Proposal: Variation of condition 7 (Plans List) of application 19/01114/FUL (Erection of two storey, 3 bed dwelling attached to existing property at 12 Milton Road).
Ward: Westfield	Officer: Chloe Buckingham	Expiry Date: 05.03.2021
Reason for seeking Chair's Decision:	<p>Westfield Parish Council: The committee reiterated its objection to the original planning application 19/01114/FUL on the grounds that it contravenes Policy 1 of the Westfield Neighbourhood Plan Residential infill and backland development. It was felt that there was overdevelopment of the site, it was out of keeping with the surrounding area and there was loss of amenity for neighbouring properties.</p> <p>Cllr Jackson: Milton Road is part of the 'Poets estate' which was laid out in the 1960s with very distinctive features of urban design – wide grassy verges for example. It is very close to the bus stops at Elm Tree Avenue, with the frequent service along the A367 (the Fosseway) so it is debatable whether so much parking space is required, but apart from that this extension upsets the aesthetics of the estate, and is far too intrusive for the neighbours, especially those in the sheltered bungalows in Wesley Avenue. The extension and the other changes represent overdevelopment of the site. There is also the policy in the Westfield Neighbourhood Plan, which I am afraid I do not have to hand, that developments should be consistent with the prevailing urban design of each street. If you are minded to permit this application, the application should be called in to committee.</p>	

<p>Comments and Key Issues</p>	<p>Principle</p> <p>The site is located within a defined housing development boundary where the principle of development is accepted subject to compliance with all other policies. The principle is also established in the previously permitted application reference 19/01114/FUL.</p> <p>Character and appearance</p> <p>The main change to the design is the change from an end-terrace property to a detached dwelling. The other changes proposed are a smaller lean-to rear extension and the addition of a front porch canopy. The width and eaves are slightly smaller in measurements and the height and length are slightly larger.</p> <p>The changes proposed are still considered in-keeping within the streetscene and the dwelling still has a similar design, materials and proportions as the neighbouring properties.</p> <p>Here it is considered that there is ample space in this location to accommodate a detached dwelling. The size of the plot is similar to the existing plots in the street and there is sufficient outdoor amenity space to the rear of the property and sufficient off-street parking spaces to the front. Therefore, the proposal is considered to be of a similar density to properties in the immediate area.</p> <p>Whilst the proposal is considered compliant with policy 1 of the Westfield Neighbourhood Plan and policies D2, D3, D4 and D5 of the Placemaking Plan (2017), a condition will be re-attached to the permission regarding materials samples in order for the Council to further assess the suitability of the materials proposed to be used.</p> <p>Residential amenity</p> <p>Comments have been received to explain that the two-storey dwelling will create significant over-looking and loss of privacy for the neighbouring property. However, the two-storey element follows the building line of the neighbouring property. Whilst it is agreed that there will be some loss of privacy for the neighbouring dwelling this is not considered to be a significant and detrimental loss of privacy due to there being a sufficient distance between the dwellings. Furthermore, this is a built-up residential area where you would expect some degree of loss of privacy due to the proximity of the dwellings to each other and the resulting levels of privacy are considered normal for built-up residential areas such as this.</p> <p>It is considered that the amount of private amenity space leftover for both the host and proposed dwelling is acceptable and suited to the size of the property.</p> <p>The proposal is compliant with policy D6 of the Placemaking Plan (2017) and policy 1 of the Westfield Neighbourhood Plan.</p> <p>Highway Safety and Parking</p> <p>The proposed parking area to the front of the existing and proposed dwellings is of sufficient size to provide two 4.8-metres by 2.4-metres off-street car parking spaces per dwelling which is acceptable and in accordance with policy 19 of the Westfield Neighbourhood Plan and policy</p>
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ST7 of the Placemaking Plan (2017). A number of conditions were recommended by the highways officer; however, the parking compliance condition is not considered necessary as the applicant has specifically shown that two parking spaces can fit within the site. Furthermore, the pre-commencement drainage condition is not considered to be necessary as the site isn't in a high flood risk zone and the hardstanding will be conditioned to be permeable. A further condition that is thought necessary is to ensure bicycle storage for two bikes to allow for sustainable transport options in line with policy ST7 of the Placemaking Plan (2017).

Sustainable Construction

The application has a completed sustainable construction checklist which is compliant with policy CP2 of the Core Strategy (2014).

Local food growing and water efficiency

There is sufficient outdoor space to grow plants and vegetables and so it is considered that the proposal would comply with policy LCR.9.

Policy SCR5 explains that all dwellings will be expected to meet the national optional Building Regulations requirement for water efficiency being 110 litres per person per day. Rainwater harvesting or other methods of capturing rainwater for use by residents eg) water butts will be required for all residential development. This will be secured by condition on the permission.

Conclusion

For the reasons set out above, it is recommended that this application is granted permission subject to conditions as set out in the decision notice. All previous conditions from application reference 19/01114/FUL shall be re-attached to the scheme as none have been discharged.

<p>No. of Third Party Objections and Key Issues</p>	<p>Comment on previous application:</p> <p>Highways: no objection subject to four conditions and an advisory.</p> <p>Contaminated Land: No objection subject to 1 condition and 1 advisory.</p> <p>Wales and West Utilities: Wales & West Utilities has pipes in the area. Apparatus may be affected and at-risk during construction works.</p> <p>Should the planning application be approved then the applicant of these works needs to contact WWU directly to discuss requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable. You must not build over any of WWU plant or enclose WWU apparatus.</p> <p>Third party comments: 1 support and 1 objection comment received. The main points being:</p> <p>Support:</p> <ul style="list-style-type: none"> • As the owner of 11 Milton road I would like to commend this change to the plans for 12 Milton road as this would enhance the street. <p>Objection:</p> <ul style="list-style-type: none"> • The development would look directly into to the garden and bungalow of the neighbouring property causing detrimental loss of privacy and over-looking.
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Officer Recommendation and Brief Comments	It is recommended that this application is granted permission subject to the conditions as outlined in this report and attached to the previous application.
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Vice - Chair's Decision : Yes Delegated
 Committee

Reason for Decision: I have looked at this carefully including the history of the site, WPC objection comments & Ward Cllr planning committee request, I also note third party & statutory consultees comments.

The requested variation to the approved scheme on the site has been explained & assessed against relevant planning policies including the neighbourhood plan which it does not contravene therefore I recommend the application be delegated to Officers for decision.

Signed: ... *Sally Daw's* Date: ...24.02.2021.....

Chair's Decision : x Delegated
 Committee

Reason for Decision: I have looked at this application and the extant permission, in the light of the issues raised by consultees. The principle for a development here has been established. The variation to that permission has been assessed against the relevant policies, to which it complies.

Signed: Matt McCabe Date: 26/2/21

The Case Officer confirms that the Councillor who called the application to Committee or the relevant Parish or Town Council which triggered the application being referred has been informed of the decision of the Chairman.

Signed: Chloe Buckingham Date: 26/02/2021

Mendip Local Plan Part II: Sites and Policies: Consultation on Additional Main Modifications

8th February 2021

Dear Sir/Madam,

Following the examination hearings completed in December 2020, the Inspector has advised the Council on his next steps before issuing his final report.

The Inspector has requested the Council consult on specific changes to address the following matters:

1. Reference to phosphate mitigation on some development allocations in the Plan as agreed with Natural England. This largely affects the western half of Mendip (west of Wells, Shepton Mallet, Street and Glastonbury)
2. The deletion of draft allocation RD1 (Rode) put forward as a Main Modification.

This is explained in the Inspectors Progress Note (Examination Document) ED48 which is available at website at <https://www.mendip.gov.uk/localplanexamination>

The Council have published a Schedule of Additional Main Modifications and is inviting representations on these changes. This schedule of modifications and response forms can found at <https://www.mendip.gov.uk/amm> together with supporting information and an updated 'track change' version of Local Plan Part II.

The consultation is limited to responses on the changes in the schedule. The Inspector will not be considering other matters or representations on sites already considered in the examination process. Responses made will be provided to the Inspector for his consideration. The progress note indicates the Inspector is aiming to provide a final report on the examination by the end of April 2021.

The consultation will be open from Tuesday 9th February and close at 5pm Monday 22nd March 2021.

Availability of Consultation Documents

The Mendip Council offices and access points are currently closed to the public. Please contact the Planning Policy Team by email at planningpolicy@mendip.gov.uk or by telephone on (0300) 303 8588 if you have difficulty accessing the documents online or to obtain a hard copy.

Responding to the Consultation

To assist the Inspector, responses should be made on the attached response form. Please read the information note (attached) which provides further advice. All responses must be in writing and include your name and full postal address.

All responses should be returned **by 5pm Monday 22nd March.**

By post to: Planning Policy, Mendip District Council, Cannards Grave Road, Shepton Mallet, So
the Council Offices.

By email planningpolicy@mendip.gov.uk
to:

Yours faithfully

Andre Sestini

Andre Sestini
Principal Planning Policy Officer

- Quote to Westfield Parish Council for the delivery of Flowers In Public Spaces Contract - 26.02.21

Dear Lesley

My price to deliver the contract is: £5362

June/July flowering plan - The company that makes up the baskets will also provide me with garden-ready bedding plants in the same colour scheme, delivery late May/early June – so they will be of a good size and flowering well in June. I will use more of these early flowering plants than I usually do, and will carry out a second phase of bedding planting in mid-July to keep the flowering going into the end of the season.

Yours sincerely

Rob Wicke

[Redacted signature block]