

# 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

4<sup>th</sup> October 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 **Monday 11<sup>th</sup> October 2021 at 7pm in the Board Room, Oval Office, Cobblers Way, Westfield.**

Members of the public are welcome to join by Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/96768631321?pwd=VzZKVVBURMEFLdnV0eUF3SmRXNVpQZz09>

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 13th September 2021 (**Pages 1-5**)
4. **Planning applications for consideration (Page 6)**
5. **Planning decisions (Page 7)**
6. **Adoption of Locally Listed Heritage Assets** – update from BANES as follows: We have now adopted our Local Heritage Assets SPD which was in draft in the links Nic provided to you below. We are now working on an implementation plan before we launch the SPD and take nominations. I will therefore ask my colleague to keep a record of your email and advise you when we are able to consider nominations. If in the mean time you are concerned about these structures in relation to any planning application you can of course bring to attention their interest and your Council's view that they should be considered as local heritage assets and this will be a material consideration in assessing any proposal. Kind regards, Paula Freeland, Team Manager – Planning and Conservation
7. **Somer Valley Enterprise Zone – Local Development Order** – verbal update on the webinar of 27/9/21
8. **Recreation Ground – Norton Hill**
  - Tenders for the new climber (**Part 2**)
  - Silver Birch Tree quotes to replace the 14 Ash Trees which were removed from site. Woodland Trust quote is Pack of 15 saplings for £35.95 15 – 60cms in height (**Part 2**)
  - Westfield Youth Football Teams – query on charging (**Page 8**)
9. **Recreation Ground – Westhill**
  - Tenders to replace the balance beams (**Part 2**)
10. **Waterside Valley Signage (Quote to be brought to the meeting)**

**Warning**

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**Motorcycles are not permitted on Waterside Valley.**

**Motorcyclists will be prosecuted.**

**Under Section 59 of the Police Reform Act 2002 you risk being issued with a warning for anti-social driving.**

**If you do not comply, this could result in your vehicle being confiscated or destroyed.**

**12. Mobile CCTV and Mosquito Device – update report**

**13. Events – verbal updates**

- Walking Festival – feedback report
- Christmas Lights Switch On – 25<sup>th</sup> November
- Christmas Lights Competition

To resolve that, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

**14. Quotes for the replacement of the climber at Norton Hill**

**15. Quotes for the replacement of the balance beams at Westhill**

**Westfield Parish Council**

**Minutes of the Environment and Development Committee Meeting held at the Oval Homes car park, Cobblers Way, Westfield on Monday 13<sup>th</sup> September 2021 commencing at 7pm**

**Members of the public were invited to join the meeting via Zoom.**

**Present:** Cllrs B Wallbridge (Chair) D Cooper (Vice Chair), G Fuller, E Jackson and P Williams

**Also attending:** Lesley Close, Parish Clerk. Miriam Woolnough, B&NES. Via Zoom – Cllr James Honess and Karen Renshaw of B&NES

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

There were apologies from Cllrs Ron Hopkins, Lesley Mansell and Steve Pritchard.

**46. DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllrs Fuller and Jackson declared non pecuniary interests in item 18 Westhill Club since they were acquainted with the owner of one of the tenderers, Radstock Building Design.

**47. MINUTES OF THE LAST MEETING**

The minutes of the last meeting held on 13<sup>th</sup> July 2021 were agreed as a true record and signed by the Chair.

**48. BIODIVERSITY NET GAIN**

The Chair welcomed Miriam Woolnough in person and Karen Renshaw on Zoom. Both had been invited to talk about the introduction from March 2022 of the requirement on developers to provide measurable net gain in habitat. This offers the potential to landowners to secure funding for habitat enhancement. A baseline survey, funded by Somer Valley Rediscovered, has been commissioned for five sites in this area, including Waterside Valley. Should the Parish Council then decide to register the baseline survey, it could, if it wished, accept payment (measured by credits) to enhance the biodiversity of that area via a 30-year management agreement. It is not required to do so and in any event the baseline survey will give a good indication of the existing biodiversity at Waterside Valley. The Chair thanked Karen and Miriam for answering the questions and explaining this new system. Miriam and Karen left the meeting at 7.30pm

**49. PLANNING APPLICATIONS FOR CONSIDERATION**

**Minutes subject to approval at the next meeting.**

**Signed ..... Dated .....**

**Westfield Parish Council**

21/0401 3/COND	RADCO	Discharge of conditions 2, 5, 11, 13, 16, 17 and 18 of application 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 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 26 dwellings with associated car parking, landscaping, drainage and infrastructure (access, scale, and landscaping determined, all other matters reserved)).
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The Committee strongly supported the application and trusted it would go ahead as soon as possible.

**Wadderton Park, White Post** – The Committee could not support this application because of the negative effect on Westfield in terms of lack of infrastructure to accommodate the traffic, doctors' surgeries etc. Further, in a time of Climate Emergency it is regrettable that housing is being built for commuting purposes.

**50. PLANNING DECISIONS**

The Planning decisions were noted.

**51. ADOPTION OF LOCALLY LISTED HERITAGE ASSETS**

**Resolved:** To contact B&NEs with a view to registering the pill boxes, the pit pony stables, the Methodist Church and the Baptist Church as locally listed heritage assets.

**52. SOMER VALLEY ENTERPRISE ZONE – LOCAL DEVELOPMENT ORDER**

**Resolved:** to ask Cllr Hopkins if he would consider attending the Webinar on 27<sup>th</sup> September 2021 to voice the Parish Council's objections. Cllr Jackson would endeavour to attend also.

**53. LOCAL PLAN PARTIAL UPDATE AND SPD CONSULTATIONS**

**Resolved:** (1) to respond to the Parking Consultation stating that the number of parking spaces per residence should be in line with the Westfield Neighbourhood Plan; (2) in relation to walking and cycling infrastructure to respond stating that maintenance of pavements, providing pavements where

**Minutes subject to approval at the next meeting.**

**Signed .....** **Dated .....**

**Westfield Parish Council**

there are none and cutting back vegetation are all vital elements of enhancing walking and cycling infrastructure.

**54. RECREATION GROUND – NORTON HILL**

(1) **Climber** – The annual play inspection highlighted early signs of timber decay on the climber. There is £11,285 in s.106 earmarked for play equipment at Norton Hill Recreation Ground to be used by 2024.

**Resolved:** to go out to tender for a new climber.

(2) **Works as per the Annual Play Inspection**

**Resolved:** to accept the quote from GB Sport and Leisure for essential safety items at both recreation grounds in the amount of £558.00.

(3) **Trees** – Following the removal of some of the Ash Trees, the Urban Tree package from the Woodland Trust was considered, consisting of 15 trees in a mix of three native species chosen to thrive in urban environments.

**Resolved:** to seek tenders for Silver Birch trees both as saplings and young trees.

**55. RECREATION GROUND – WESTHILL**

(1) **Birds Nest Cantilever Arm** – the basket swing was temporarily removed because the annual play inspection highlighted a weakness in the cantilver arm.

**Resolved:** to accept the lowest quote from Caloo in the amount of £6,135.10. Since this is unbudgeted it would need to come from reserves and would be referred to Finance and Personnel Committee accordingly.

(2) **Balance Beams** – the Annual Play Inspection recommended monitoring degradation of the timbers and removing this before the end of its operating life. The Committee considered a quote of £575 for a resistance wood drill test.

**Resolved:** Given the age of the balance beams to seek quotes for its replacement and not undertake the resistance wood drill test.

**56. WESTHILL CLUB FACILITIES FOR FOOTBALL**

The August meeting with the Trustees of Westhill Club was noted. Quotes to undertake the legal work to regularise a lease and ownership of the land and to appoint a consultant / project manager for the works to adapt the skittle alley into changing rooms were considered under Part 2.

**Minutes subject to approval at the next meeting.**

**Signed .....** **Dated .....**

## Westfield Parish Council

**Resolved:** (1) Given the statutory deadline for stamp duty is placing massive time constraints on solicitors, to go back out to tender in one month's time.

### 57. WESTFIELD HERITAGE TRAILS

**Resolved:** To accept the new route of the Miners' Trail and get quotes for signage accordingly.

### 58. WINTER MAINTENANCE

**Resolved:** To accept the quote of £306.25 for parts to get two of the gritters working again following corrosion. Thanks to the Snow Warden for agreeing to fit these parts free of charge.

### 59. MOBILE CCTV AND MOSQUITO DEVICE

The Committee was reminded of the shared mobile CCTV and mosquito device currently located in Midsomer Norton.

**Resolved:** (1) to contact the Police for an estimate of the cost of moving it to Norwest Bowls for a period of time and Midsomer Norton TC for the shared cost of the SIM card; and (2) contact Norwest Bowls to ask if they would like us to arrange this and suggest they might like to apply for funding for this security measure.

### 60. EVENTS

(1) **Queen's Platinum Anniversary** – There was an update on the arrangements for the Queen's Platinum Anniversary Tea Party at Westhill on 5<sup>th</sup> June 2022 2pm to 5pm. It was suggested that a crown making and fancy-dress competition be included in the event.

(2) **Christmas Lights Competition** – It was suggested that the next Warbler invites residents nominate the outdoor decoration of their homes into a Westfield Christmas Lights Competition.

**Resolved:** that Cllrs Diana Cooper and Geoff Fuller judge a Christmas Lights Competition on 21<sup>st</sup> December, with Father Christmas awarding the prize on 24<sup>th</sup> December. A cup to be purchased for this purpose.

To resolve that, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

### 61. WESTHILL CLUB – QUOTES FOR LEGAL WORK

As outlined at minute 56.

Minutes subject to approval at the next meeting.

Signed ..... Dated .....

**Westfield Parish Council**

**62. WESTHILL CLUB – TENDERS FOR PLANS AND PROJECT MANAGEMENT OF NEW FOOTBALL CHANGING ROOMS**

**Resolved:** to accept the quote from MJW Architects in the amount of £4,158, but not to commission the work until the legal items are in place in relation to the ownership of the land and the lease.

**63. WESTHILL RECREATION GROUND – QUOTES FOR CANTILEVER ARM FOR BASKET SWING**

As agreed at minute 55.

The meeting closed at 8.45pm.

**Minutes subject to approval at the next meeting.**

**Signed .....** **Dated .....**



## Westfield Parish Council Planning Applications – OCTOBER 2021

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	Response By
07/09/21	21/04128/FUL	Mr Joseph	36 Bryant Avenue	Christopher Masters	Erection of a single storey side and rear extension following demolition of existing conservatory	12 <sup>th</sup> October
24/09/21	21/04348/FUL	Ms K Lewis	Sawthum Place, Glebelands	Owen Hoare	Erection of conservatory	15 <sup>th</sup> October
24/09/21	21/04345/FUL	Ms Bird	7 Lynton Road	Hayden Foster	Raise ridge line of property and installation of rear dormer with Juliet balcony	15 <sup>th</sup> October

Indicates application received since agenda printed

Westfield Parish Council Planning Decisions – OCTOBER 2021

Date Rec'd	App.No	Applicant	Location	Case Officer	Proposal	BANES Decision
16.09.2021	21/03451/ODCOU	Lewis	Liliput House, Fosseway	Christopher Masters	Prior approval request for change of use from offices to dwelling (one no. apartment)	<b>APPROVE</b>



Indicates decision received since agenda printed

## Westfield Youth FC at Norton Hill

It has come to light that Westfield Youth have two teams playing at Norton Hill – U13 and U16. They are paying for one team. They also have another team – U14 – playing at Westhill that they pay for.

There are three clashes of fixtures for the two teams at Norton Hill. There are two solutions for this – one team plays elsewhere, or in the morning instead of the afternoon. The preference seems to be the latter.

I have repeatedly asked for clarification from the team coordinator regarding this and have not received anything, apart from saying that the Safeguarding Officers are the same for both teams but if we want her to do a separate booking form then she will.

The question is whether Westfield Youth should be charged for two teams at Norton Hill. The two teams use of the pitch over the season is:

5<sup>th</sup> September

19<sup>th</sup> September

26<sup>th</sup> September

3<sup>rd</sup> October

17<sup>th</sup> October (clash)

31<sup>st</sup> October

7<sup>th</sup> November

14<sup>th</sup> November (clash)

28<sup>th</sup> November

9<sup>th</sup> January (clash)

23<sup>rd</sup> January

6<sup>th</sup> February

By comparison Meadow Rangers are using the pitch twice in September/October (no fixtures yet for further into the season) and Westfield A just once in October.

Tracey

