

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held at the Oval Homes car park, Cobblers Way, Westfield on Monday 13th 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 13th 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 27th 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

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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 cantilever 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.

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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 5th 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 21st December, with Father Christmas awarding the prize on 24th 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.

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Signed **Dated**

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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.

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Signed **Dated**