

**Westfield Parish Council**

**Minutes of the Environment and Development Committee Meeting held  
remotely on Zoom on  
Monday 14<sup>th</sup> December 2020 commencing at 7pm**

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

**Absent:** Cllrs D Cooper, J Honess and R Hopkins

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

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

Apologies had been received from Cllrs Cooper, Honess and Hopkins and accepted.

**68. DECLARATIONS OF INTEREST AND DISPENSATIONS**

There were no declarations of interest.

**69. MINUTES OF THE LAST MEETING**

The minutes of the last meeting held on 9<sup>th</sup> November 2020 were agreed as a true record and would be signed by the Chair.

**70. PLANNING APPLICATIONS FOR CONSIDERATION**

There were no objections to the following applications:

20/03084/CLPU	24 Westhill Gardens	Removal of garden wall. Lowering current level of the hard standing driveway. Erection of a 7mx4m flat roof garage with the height of 2.5m (Certificate of lawfulness of proposed use)
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***20/04335/ODCOU Lilliput House, Fosseway Prior approval request for a change of use from offices ((Use class B1) to 2no. one bedroom apartments (Use class C3)***

The committee wanted to reiterate its objections to application 20/03234/RTDCOU in September 2020. They commented that it is contrary to the Westfield Neighbourhood Plan due to it being a loss of an employment site.

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

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

## Westfield Parish Council

### **20/04348/ODCOU – the Oval Office, Cobblers Way - Prior approval request for change of use from offices (Use Class B1) to 13 no. flats (Use Class C3)**

The Committee noted that this proposal would directly affect the Parish Council due to it being the site of the Parish Council offices and, as a result, would not object or support the application. The planning officer was asked to check and consider the following:

The lack of a secondary escape route, along with the kitchens of some of the flats being close to the main thoroughfare.

How this might fit in with the adjacent family residences - is it congruent?

The proximity of the two commercial buildings with the associated heavy vehicles.

The Westfield Neighbourhood Plan policy:

#### *Policy 12 Land Usage Proposals*

*Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will not be supported unless:*

*It can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable. Where an applicant is seeking to demonstrate that an existing employment site is not suitable for continued employment use, the planning application will be required to contain a detailed supporting statement giving evidence of continued active and efficient marketing for a period of 12 months that seeks to demonstrate that this is the case, with evidence of fair rental or sale price of the space, which is comparable with rental or sale prices in the area.*

OR

*The alternative proposal would provide demonstrable and ongoing employment benefits to the local community, as evidenced by a supporting statement.*

## **71. PLANNING DECISIONS**

The Planning decisions were noted.

- RADCO Development update – Cllr Jackson advised that demolition had not yet commenced due to a legal issue that was being considered. There is also some dispute, still, regarding the car parking spaces and the Shambles. Development of the Shambles has also been held up.
- Caravan on site behind Railway Inn update – Cllr Hopkins was not at the meeting so no update was available.

## **72. MENDIP LOCAL DISTRICT PLAN ENQUIRY**

Cllr Jackson had attended the hearing with the inspector and offered the objections of Westfield Parish Council. As it stood the inspector was due to visit the various sites on the Mendip Local Plan II before making a decision.

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

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**73. RECREATION GROUND – NORTON HILL**

**Resolved:** to accept a quote for £115 from Greensward to remove moss from the tennis court and play area.

**74. RECREATION GROUND – WESTHILL**

It was noted that the new swings had been put in place.

**75. WESTHILL PAVILION**

There were no further updates available.

**76. NATURE TRAIL AT SHAKESPEARE AVENUE**

There were no further updates available.

**77. LANDSCAPE CITY POSTER**

Funding was available from B&NES for posters to go into the windows of unused properties to focus on things to note in the parish. Cllr Wallbridge proposed to find a site for a poster regarding the heritage walks in Westfield. Cllr Fuller seconded.

**Resolved:** to locate a site for a poster promoting the heritage walks in Westfield.

**78. WATER GATHERING ON THE WELLS ROAD CLOSE TO THE JUNCTION WITH COBBLERS WAY**

It was noted that there is an area by the bus stop on Wells Road, close to the junction with Cobblers Way where the drains have been badly located and are not taking excess water from the side of the road, resulting in passers by being splashed considerably by passing vehicles. This has been brought as an issue to B&NES in the past.

**Resolved:** Cllr Jackson to follow up with B&NES officers.

**79. TO CONSIDER INVITING CLLR WARREN TO A MEETING - Cllr Jackson**

Cllr Warren had accepted an invitation to the Parish Council meeting on 1<sup>st</sup> February. Various items that could be considered in a climate emergency policy were discussed.

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

**Westfield Parish Council**

**Resolved:** to add declaring a climate emergency to the next agenda to discuss practicalities.

**80. QUOTES FOR PAINTING THE PAVILION AND GARAGE DOOR**

**Resolved:** to accept the quote from Lazydays for £1360 + VAT, pending colour of the plastic fascia matching the rest of the fascia

**81. TO NOTE THE LEGAL ADVICE IN RELATION TO PLANNING APPLICATIONS IN WHICH THE PARISH COUNCIL HAS AN INTEREST**

The legal advice was noted.

The meeting closed at 7:53pm

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