

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

3rd January 2023

TO: (a) All Members of the Environment and Development Committee
Cllrs Bryan Wallbridge (Chair), Diana Cooper (Vice Chair), Geoff Fuller, Ron Hopkins, James Honess, Eleanor Jackson, Paul Millard, 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 9th January 2023 at 7pm at the Board Room, Oval Office, Cobblers Way, Westfield BA3 3BX.**

The meeting will consider the items set out below.

A handwritten signature in black ink, appearing to be 'L J Close'.

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 12th December 2022 (**Pages 1-3**)
4. **Planning applications for consideration – no applications at time of the agenda**
5. **Planning decisions (Page 4)**
6. **Mendip Local Plan – outcome of judicial review (Pages 5-7)**
7. **Westfield Neighbourhood Plan** To set up a Neighbourhood Plan Review Working Group to review existing NP Policies and co-ordinate with the B&NES Local Plan Update
8. **Recreation Ground – Norton Hill**
 - Swings – installation due to start 12/1/23
9. **Recreation Ground – Westhill**
 - Westhill Club update
10. **Proposed addition to the coal truck planter – verbal update**
11. **Waterside Valley - Dog bins (Pages 8-9);** spending against WECA funding – verbal update
12. **B&NES Clean and Green** To identify areas in Westfield for the Clean and Green Team in February (**Page 10**)
13. **Events**
 - Outside Home Decoration Competition 23/12/22 - feedback
 - Coronation Event – 7th May 2023 – verbal update
14. **Defibrillator update** – Westhill Club has given consent to the installation of the defibrillator on their building adjacent to the car park. We are awaiting a quote for the installation.
15. **Request for support for a bio diversity project (Page 11)**

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.

16. **Tree Survey Quotes**

Westfield Parish Council

Minutes of the Environment and Development Committee Meeting held in the boardroom at the Oval Office, Cobblers Way, Westfield on 12th December 2022 commencing at 7pm.

Present: Cllrs Bryan Wallbridge (Chair), Diana Cooper, James Honess, Ron Hopkins, Eleanor Jackson, Paul Millard and Pat Williams

Also attending: Lesley Close, Parish Clerk, Tracey Stephens, Deputy Clerk.

Absent: Cllr Geoff Fuller

77. Apologies for absence and to consider the reasons given

Apologies were received from Cllr Fuller and accepted.

78. Declarations of interest and dispensation

There were no declarations of interest

79. Minutes of the last meeting

The minutes of the last meeting held on 15th November 2022 were agreed as a true record and signed by the Chair.

80. Planning applications for consideration

There were no objections to the following applications:

22/04712/TCA	41 Welton Road	Conifer (T1 and T2) – remove. Group 1 (mixed species screen/hedge) – remove. Hazel/coppice
22/04864/COND	The Shambles, Wells Road	Discharge of conditions 2, 19 and 20 of application 17/04186/FUL (Demolition of existing buildings with retention of existing east and south facades, and development of 10 no. Residential units and 1no. Commercial Unit within a flexible use including Uses within Class A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), B1 (Business) and D1 (Non-residential institutions).).

It was noted that Mardons Club had now been sold. Concern was raised at a prospective variation of the Mardons Club lease.

81. Planning Decisions

The planning decisions were noted.

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

82. Recreation Ground – Norton Hill

Quotes for the gap in wetpour around the carousel

Resolved: to note the acceptance under delegated authority of the quote from GB Sport and Leisure for £2,972.40 +VAT for a more permanent solution to the shrinking of the wetpour around the carousel

Memorial Bench – No response had been received to our request for more information.

Office building – It was noted that planning permission had now been received and plans were circulated for final approval.

83. Recreation Ground - Westhill

Westhill Club update – it was noted that the solicitors were now in contact with each other.

84. Mobile CCTV following the meeting with PC George Simpson

A report on the meeting with PC George Simpson had been circulated. It was accepted that a camera would have very little impact on anti-social behaviour at Jubilee Green. It was noted that the police are unable to use speed enforcement cameras at night, but would increase patrols. A Community Speedwatch was discussed.

Resolved: to put to Parish Council in January the option of a community speedwatch initiative.

85. Proposed addition to the coal truck planters

Resolved: (1) to order a plaque from Trophies of Radstock to commemorate the Wellsway Pit disaster to be attached to the Wellsway Pit planter;
(2) to note the change in spec for the Wesley Avenue planter from brick to local stone.

87. Waterside Valley

A quote from Andy King of New Leaf Studios to carry out actions from the Management Plan was discussed. Since New Leaf Studio created the Management Plan they have expert knowledge of the site, which no other Landscape Architect would have to the same extent.

Resolved: (1) To accept the following items in the quote:
Item 1 – Certificate of lawful use - £420.00+VAT
Item 2 – Land drainage consent for works to springs and ramps to footbridges - £540.00 +VAT

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council

Item 3 – Environmental Permit - £720 + VAT (or if lesser input is required – time spent at £60 per hour + VAT
Item 4 – Application fees – as required
Item 6 – Repair / replacement works to footbridges - £660 +VAT
(2) to contact Miriam Woolnough regarding actioning Item 5 of the quote using WECA funding in relation to springs, tree planting, paths and access, interpretation boards, entrances and seating.

88. Defibrillators

Further to an offer of funding from Waterside Carnival Club, quotes had been received from Community Heartbeat for a new defibrillator to be positioned at Westhill Club.

Resolved: to ask the Carnival Club if we may purchase the G5S-02A defibrillator at £1055 +VAT; (2) to undertake a cost analysis of spending of batteries, pads etc over five years.

89. Events

Feedback on the Christmas Lights Switch On Thursday 24th November.

The event was considered to have been a resounding success.

Outside Home Decorations competition update

Update was given on the plans for judging the competition.

Coronation event

The Committee was advised of work done so far to get the 'Coronation Celebration' underway. Quotes had been received for marquees, security and inflatables for the event. The Committee was asked if authority could be delegated to Cllr Cooper and Honess to book items as they occur to avoid losing bookings.

Resolved: (1) to designate a rough budget at Finance and Personnel
(2) to delegate authority to Cllrs Cooper and Honess to authorise bookings to be made.

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.

90. Tree survey quotes

Only one quote had been received at the time of the meeting.

Resolved: to add to the agenda for the next meeting
The meeting closed at 7.50 pm

Minutes subject to approval at the next meeting.

Signed **Dated**

Westfield Parish Council Planning Decisions – JANUARY 2023

Date Rec'd	App No	Applicant	Location	Case Officer	Proposal	BANES Decision
20.12.2022	22/04712/TCA	Robin and Nikki Smith	41 Welton Road	Jane Brewer	Conifer (T1 and T2)- Remove. Group 1 (Mixed species screen/hedge)- Remove. Hazel-Coppice	No Objection
23.12.2022	22/03099/FUL	Flower and Hayes Ltd	Aviemore, Fosseway	Isabel Daone	Proposed residential development of 7 no. new dwellings with garages and associated parking spaces with adapted highway access and alteration of the existing dwelling at Aviemore	REFUSE



Indicates decision received since agenda printed

Mendip Local Plan (LP) Part 2 Briefing Note on the outcome of the Judicial Review challenge

1. Introduction

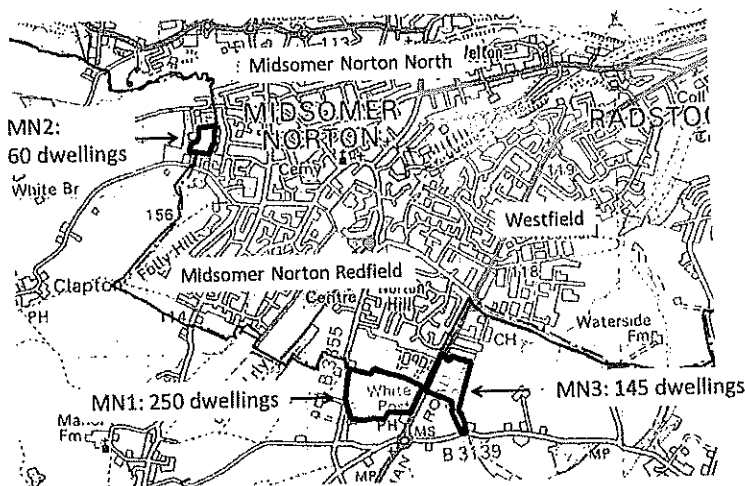
A Judicial Review of the Mendip District Council decision to adopt the Local Plan Part 2 was made by Norton St Philip Parish Council in January 2022. Following the High Court hearings in October, the judgement was issued on 16th Dec.

2. The Judgment

In summary, the Judicial Review upheld the challenge on two main grounds and the Order was issued to delete 5 site allocation policies from the Mendip Local Plan including 3 sites adjacent to the B&NES Boundary (See map below). It concludes that:

Ground 1: The Local Plan Part 2 (LPP2) Inspector misinterpreted the Local Plan Part 1 (LPP1) Policies and Mendip Council failed to challenge the Inspector's misinterpretation.

Ground 2: Failure to consider any reasonable alternatives applying the Sustainability Appraisals.



3. Order

The order requires the Mendip DC to publish a revised version of the LPP 2 showing deleted policies and text struck through within 28 days and:

- a. to review and reconsider allocations to meet the district wide requirements for an additional 505 dwellings in accordance with LPP1 Core Policies 1 and 2
- b. to go back to the publication/examination/adoption process i.e. review, prepare and publish modifications to LPP2, then submit the Modifications for an independent examination
- c. Mendip DC to pay £35,000 to Claimant

The quashing of these sites from the LPP2 does not necessarily mean these are inappropriate development sites but that the process for allocating them is flawed.

4. Current Planning Applications

All three allocated sites are subject to live planning applications.

1) Site MN1 – applications ref:2021/1480/OTS (270 dwellings) For this site there is a s106 agreement being prepared. It has been indicated that the application is due to be presented and decided at the Mendip DC Planning Board on 18th January..

2) MN2 2022/1427/FUL (60 dwellings) Land At Underhill Lane Ston Easton Radstock Somerset

3) MN3 2022/0614/OUT (190 dwellings) Land South Of Fossefield Road Fosse Way Stratton On The Fosse Shepton Mallet Somerset

Both of these applications MN2 and MN3 are still under consideration and will also have to be advertised as departures from the Local Plan.

5. Explanation and Recommendations

- 1) **LP Part 2 preparation:** Mendip DC has not published their actions and programme yet. We await confirmation from Mendip DC as to their proposed next steps.
- 2) **Planning applications:** With these sites being quashed from the Local Plan, Mendip is unlikely to be able to demonstrate a 5 year housing land supply, and therefore the 'tilted balance' in favour of approving these applications most likely applies despite the relevant allocation policies deleted from the Local Plan. The 'tilted balance' is set out in the National Planning Policy Framework and where a 5 year housing land supply cannot be demonstrated means there is a presumption in favour of sustainable development (only to be refused if harm significantly and demonstrably outweighs the benefits).

However, planning applications still have to be determined in accordance with the development plan unless there are material considerations that indicate otherwise. The deletion of the relevant policies from the adopted Local Plan (Development Plan) is a significant change in the circumstances and this warrants further consultation which will allow B&NES Council and Town/Parish Councils, as well as local communities, to reconsider and comment on the applications.

Parish Clerk

From: Simon De Beer <Simon_DeBeer@BATHNES.GOV.UK>
Sent: 21 December 2022 12:56
To: Council; George Clutten; administrator@midSomernortontownCouncil.co.uk
Subject: Mendip Local Plan Judicial Review
Attachments: Mendip Local Plan Part 2 Judicial Review and the Order Note 21 12 2022 Final.docx; 221216 JR Press Release.pdf; JR Approved judgement.pdf

Dear Town/Parish Councils

You may already be aware that parts of the Mendip Local Plan have been quashed as the result of a legal challenge brought by Norton St Philip Parish Council. The quashed policies relate to the housing allocations on the edge of our Somer Valley Towns. The quashing of these sites from their Local Plan does not necessarily mean these are inappropriate development sites but that the process for allocating them was flawed.

As you are aware, Mendip is currently considering 3 planning applications on these sites (see attached) and one of these is scheduled to be considered by the Mendip DC Planning Board on 18th January. Mendip is not inviting any further comments on these planning applications but B&NES is nonetheless considering re-iterating our concerns to Mendip about the harm that will be caused by development in these locations and that Mendip must take account of the changed circumstances in considering these applications.

Regards

Simon de Beer
Head of Planning
Bath & North East Somerset Council
Telephone:01225 477616
Email: simon_debeer@bathnes.gov.uk
www.bathnes.gov.uk
www.twitter.com/bathnes

**Bath & North East
Somerset Council**

Improving People's Lives



*As part of the planning process we collect and publish personal information, please see our corporate privacy notice:
www.bathnes.gov.uk/council-privacy-notice.*

*

Dog Waste Bin Research Nov 2022



<https://wybone.co.uk/product/wdb112-large-capacity-dog-waste-bin-chute/>

WDB/112 Large Capacity Dog Waste Bin with Chute

Product Code: WDB/112/WEB

Product Dimensions

Capacity	Height	Width	Depth	Weight
112 litres	1003mm	483mm	483mm	36kg

Price from £424.99 (ex VAT)



<https://wybone.co.uk/product/wdb7d-timber-fronted-dog-waste-bin/>

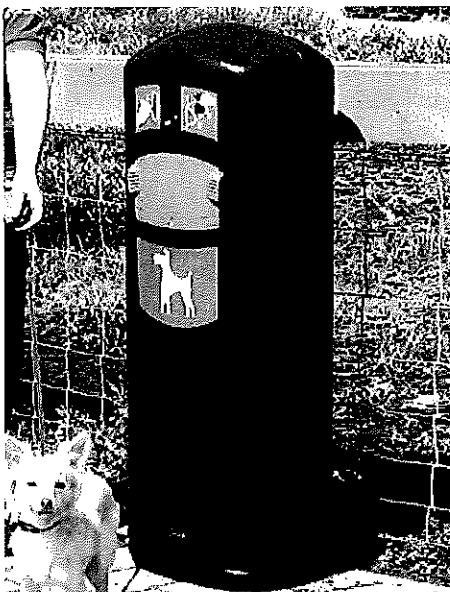
WDB/7D Timber Fronted Dog Waste Bin

Product Code: WDB/7/WEB

Product Dimensions

Capacity	Height	Width	Depth	Weight
91 litres	914mm	457mm	432mm	42kg

Price from £464.99 (ex VAT)



<https://uk.glasdon.com/litter-bins/dog-waste-bins/retriever-city-tm-dog-waste-bin>

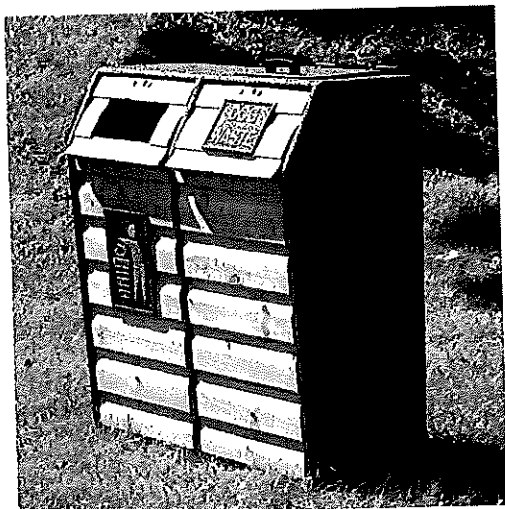
Retriever City™ Dog Waste Bin

£297.32 excluding VAT

£356.78 inc. VAT

Includes free delivery*

Dog Waste Bin Research Nov 2022



<https://kbsdepot.com/online-shop/Coastal-182lt-Combined-Litter-and-Dog-Bin-Timber-fronted-p297042669>

Coastal 182lt Combined Litter and Dog Bin - Timber fronted

SKU WDB/6DLT-S

Capacity	Height	Width	Depth	Weight
182 litres	914mm	914mm	432mm	60kg

£760.00 (ex VAT)

Emptying of dog waste bins:

- <https://www.petwastesolutions.co.uk/dog-waste-removal-and-disposal/>
- <http://www.greenswardsports.co.uk>

Date	Action
24/11/22	Emailed Pet Waste Solutions for quotes for bins, installation and emptying.
24/11/22	Emailed Greensward Sports (http://www.greenswardsports.co.uk) for quotes to empty dog waste bins.
1/12/22	Tried to call Colin Dodson B&NES Cleansing Team but no answer. Have tried to email but this has bounced back. Will see if I can get another email address.
1/12/22	Email to council connect to ask for advice re emptying of bins and if they can provide this service/quote. *B&NES have responded to say the query will be passed to the waste dept.
21/12/22	Email rec'd from B&NES Cleansing Team to say they do have capacity to empty more bins at present. They will keep in touch should anything change.

Date	Company	Quotes
24/11/22	Greensward	<i>A twice weekly empty (which I'm sure they will need) would be £120.00 plus vat pcm.</i>
	B&NES	
	Pet Waste Solutions	

Parish Clerk

From: Sheryl Marsh <Sheryl_Marsh@BATHNES.GOV.UK>
Sent: 05 December 2022 09:58
To: Council
Subject: Thank you - Westfield warbler

Good morning Tracey,

Thank you very much for the copies of the Westfield Warbler and the page on the Clean and Green project, it is a nice read 😊

I have put the copies in the canteen for the crew to read. A few of our operatives, including one of the Clean and Green team operatives, are from Westfield so they'll appreciate the read.

We're looking forward to visiting Westfield again at the start of February. Please let me know your cleansing priorities for Westfield.

Please continue to report overhanging vegetation and dirty signs on Fix My Street as well for our Response Team to pick up: <https://fix.bathnes.gov.uk/>

Many thanks,

Sheryl.

Sheryl Marsh
Clean and Green Projects Officer
Neighbourhood Environmental Services
Bath & North East Somerset Council

Email: Sheryl_marsh@bathnes.gov.uk
Mobile: 07890 388397
Phone: 01225 396891

www.bathnes.gov.uk
www.twitter.com/bathnes

Improving People's Lives



Check you are recycling all you can: www.bathnes.gov.uk/recyclemore
Want to receive tips to reduce your rubbish and recycle more?
Like us on Facebook: www.facebook.com/recycleforbathnes

*gethelandas
to tie in
with bulbs
& tree
planting.*



Request for support on a bio diversity project

Basic idea of the project: bring families together to learn about pollinators and what they can do to support biodiversity. Aim is to create a positive experience of what people can do to address the climate crisis. We think kids and families are critical, so are focusing on them. Participants would be shown how to build bee boxes, bird houses etc., get free plants and seeds, guided nature walks and informed, friendly talks. Probably run about 2 hours so the possibility of doing one in the morning and one in the afternoon. Boxes and plants benefit the neighbourhoods and help enhance the maker's relationship with nature who also learns more about how to read the natural surroundings. The message is: the land you live on matters and can be part of the solution to climate change, however small. This is an experiment which, if successful, we can share with any/everyone who's interested.

Estimated cost: £5,000--£10,000

This would cover

- Material costs: boxes, plants, seeds
- Speaker fees
- Marketing materials

Aim is to attract anywhere between 100 and 500 participants, coming from FG, Paulton, MSN, Westfield.

Groups involved could include

- FG school (and maybe other local schools)
- Rotary (have connections with local schools)
- FG allotment owners
- Men's Shed – to make box templates
- Farrington's – possible host for event and co-marketer
- Forest School
- Golf Club (new owners)
- Forest of Avon – for speaker(s)
- Somerset Wildlife – for speaker(s)
- University of Bristol – for speaker(s)
- RHS: In Your Neighbourhood Campaign

