

Westfield Parish Council

**Minutes of the Environment and Development Committee Meeting held in the
boardroom at the Oval Office, Cobblers Way, Westfield on
11th December 2023 commencing at 7pm.**

Present: Cllrs Diana Cooper (Chair), James Cradock, Geoff Fuller, Ron Hopkins (Vice Chair), Eleanor Jackson and Phil Wilkinson

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

Absent: Cllrs James Honess, Paul Millard and Pat Williams

96. Apologies for absence and to consider the reasons given

Apologies were received from Cllrs Honess, Millard and Williams and accepted.

97. Declarations of interest and dispensation

Cllr Hopkins declared an interest in item 5 Planning Applications for consideration – 23/04088/FUL and 23/04540/VAR as he lives near both applications

98. Minutes of the last meeting

Resolved: The minutes of the last meeting held on 14th November 2023 were agreed as a true record and signed by the Chair.

99. Neighbourhood Plan working group

Cllr Hopkins advised that there was nothing further to report.

100. Planning applications for consideration

There were no objections to the following:

App no	Location	Proposal
23/04204/FUL	1 Valley View, Upper Court	Erection of single storey side extension and associated work
23/03968/FUL	46 Wells Road	Creation of dropped kerb access
23/04088/FUL	Bath College, Wells Road	Erection of temporary classroom following removal of existing greenhouse
23/04272/FUL	3 Jubilee Road	Erection of workshop/storage building in rear garden following removal of existing shed

23/04286/FUL – Proposed residential development of 6no. new dwellings with garages and associated parking spaces with adapted highway access and alteration of the existing dwelling at Aviemore (resubmission)

Minutes subject to approval at the next meeting.

Signed Dated

Westfield Parish Council

Committee agreed to reiterated the comments from the previous application – 22/03099/FUL – objecting to this proposal:

Westfield Parish Council objects strongly to this gross over-development of the site, particularly with the entrance/exit being straight on to the A367, with the adjacent pedestrian crossing. Not only would it add to the very heavy traffic, but also to the congestion of people turning into the very busy car park opposite. Parking is also an issue and we would highlight Policy 19 of the Westfield Neighbourhood Plan in relation to parking requirements.

23/04540/VAR – Variation of conditions 2,3,9,10 and 11 of application 08/04344/FUL (Erection of a single storey detached dwelling)

There were no objections to the variations but Cllrs felt that an application to build the dwelling should be resubmitted as, due to the change in ecological factors relating to the stability of the sloping ground, the original permission in 2008 required serious review.

101. Planning Decisions

The planning decisions were noted.

102. Recreation Ground – Norton Hill

Moss clearance on tennis court

Resolved: (1) to accept the quote from Greensward for £225 to clear the tennis court and £75 for the play area; and **(2)** to include these items in the ground maintenance spec on a bi-annual basis.

Finger trap in the gate as raised at the Play inspection report

A RoSPA Play area inspection had reported that a gap between the gate and the fence near the tennis court was a medium risk. Councillors felt that the risk was less than minimal.

Resolved: not to do any work on the gate or fence due to there being very little risk.

Vandalism at the Recreation Grounds

The comments on Facebook about the dogs on leads signs at the recreation grounds were noted.

Signs on the gates at the play area

Resolved: to accept the quote from Signefex of £120 + VAT for a sign on the gate of the play area advising no dogs allowed in play area.

Minutes subject to approval at the next meeting.

Signed **Dated**

103. Recreation Ground – Westhill

Changing Rooms – an update was given on quotes which are itemised in part 2

104. Waterside Valley

Coppice of trees – Cllr Millard had asked committee to discuss a coppice of trees in the Waterside Valley. It was felt that the cost of establishing and maintaining the trees was not feasible currently.

Resolved: not to investigate the planting of trees on the Waterside Valley at this time.

Update on the Somer Valley Rediscovered meeting – an update was given on the Somer Valley Rediscovered (SVR) meeting. An email had been received from SVR asking if Westfield would be interested in being part of the Walking Festival.

Resolved: to accept the offer to be part of the Walking Festival and to establish dates for 2024.

105. Parking on the Westfield Industrial Estate

An owner of a business on the Westfield Industrial Estate had written to request action to prevent parking on some areas of the roads on the estate. She felt that it was dangerous to pull out of some side roads as traffic is parked preventing a sight line and speeding was endemic on the estate.

Resolved: (1) to request a site meeting with B&NES Highways to demonstrate the problem and establish the next steps needed.
(2) to write to the complainant advising of our actions

106. Hedge at Lincombe Road

A resident had spent some time asking to get a hedge cut back on Lincombe Road as it was spilling over the pavement. B&NES had investigated and advised that it was not encroaching far enough for action to be taken and that to cut it right back would damage it beyond repair.

Resolved: to write to the complainant advising that there is nothing further that the Parish Council is able to do.

107. Events

- **Christmas Lights Switch On**
Feedback from attendees was noted.

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Signed **Dated**

Westfield Parish Council

- **Grant Presentation Event** – 12th December 2023 6.30pm – a verbal update was given
- **Christmas Lights Competition 15th December** – a verbal update was given.

It was resolved 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.

108. Quotes

Scrub clearance at Waterside Valley

Resolved: to accept the quote from M&G for £22,150 for scrub clearance of the five green spaces in the Somer Valley, following recommendation from Somer Valley Rediscovered. This is covered by the SVR grant from WECA.

Changing Rooms at Westhill:

The following quotes were received and accepted:

- a. **Topographical Survey** – Levett Surveying Ltd, £750+VAT
- b. **Asbestos Survey** – DB Paul, £600+VAT
- c. **Condition Survey** – Two quotes for £460 (no VAT) and £420+VAT had been accepted. These to be sent to the architect for advice.

Legionella report at Norton Hill Pavilion

Three quotes had been received which needed further investigation.

Resolved: to delegate authority to the Clerk to decide which quote to accept and report reasons to the next meeting.

The meeting closed at 8:28pm

Minutes subject to approval at the next meeting.

Signed **Dated**