

SWAINSWICK PARISH COUNCIL

Minutes of the meeting of Swainswick Parish Council held in Swainswick School Upper Swainswick on Monday 1st September 2014 at 7.00pm

Present: Cllrs Mr J Miles (Chairman): Mr G Davies: Mrs E Charrington: Mrs P Shutter: Mr R Foster: Mr R Shackell & Mr R Clist (Clerk)

1. Minutes of previous meeting held 2nd June 2014

The meeting approved the minutes and they were signed as a true record by the Chairman.

2. Matters arising

There were no matters arising.

3. Planning

New Applications

- (a) **Ref: 14/02478/FUL** Gillan Cottage Blacksmith Lane Erection of first floor extension. SPC Objections, comments and conditions submitted. BANES Decision – Pending. Target date 25/7/2014.
- (b) **Ref: 14/02810/TCA** Land between Gillan Cottage and the Old Forge Blacksmith Lane. Fell 2 Sycamore trees. SPC Objection submitted. BANES Decision – No objections). There was much discussion on the above two related applications and concerns relating to the additional unauthorised access works referred to under section 4 (Other Planning Matters).
- (c) **Ref: 14/03204/FUL** The Ferns Deadmill Lane Lower Swainswick Bath. Conversion of garage/workshop outbuilding to provide self- contained dwelling. Prior to this meeting the clerk had visited the site after residents (Mr & Mrs R Leech) of the adjacent property had requested guidance regarding their objections. G Davies also viewed the property and the proposals to ‘convert’ the building were considered ill-conceived and it was considered that demolition would be necessary thus requiring a new-build application. As a result Swainswick PC submitted an objection to the application. The BANES Decision is pending.

Previous Applications

- (a) **Application Ref: 14/01124/FUL** Parcel 2866, GVP Woolley Lane, Charlcombe, Bath. Erection of 2no. Mobile field shelters. This application was referred to the Development and Control Committee and was formally refused on the 22nd August 2014. The DCC meeting was attended by A Mackichan, P Shutter and R Clist. There were some issues of concern regarding BANES officer performance and knowledge of this submission which protracted the decision process. A Mackichan has written a letter to the chair of the DCC, Councillor G Curran, regarding these points, the content of which J Miles agreed with and this Council supports. It was noted that GVP were now trying to sell the land. E Charrington stated that there was local interest in it and R Foster reported that it had been sold. However the agents still had the sale advertised.

The Council discussed whether this was the end of the GVP saga but reserved judgement! R Shackell reported that GVP’s Doynton enterprise was also for sale so there appears to be evidence that this could be so.

- (b) **Application Ref: 14/01114/FUL** Land adjacent to Pickwick Cottage, Blacksmith Lane, Swainswick, Bath. Erection of one detached dwelling with access and

associated works. Swainswick PC – Comments submitted. BANES Decision - Refuse.

4. Other Planning Matters

(a) **Enforcement Ref: 14/00385/UNDEV** – Gillan Cottage Blacksmith Lane, development works and creation of an access on adjacent land. The objection submitted by Swainswick PC regarding the other works previously noted included comments on these unauthorised works. No application for this development has yet been formalised and the clerk has been requested to monitor the status of this issue.

(b) **Beech House – Extension of garden curtilage**

The clerk reported that the enforcement officer from BANES (P Miller) has met with the vendors and purchasers of the property. He had also contacted the estate agents to ensure that the issue was understood and any necessary remedies would be undertaken. E Charrington reported that there had been internal changes made to the house without consent and the new owners were in touch with the vendors to ensure liability for this was correctly placed. J Miles noted that the planning consent for the extended kitchen and parking area still existed.

5. Highways.

(a) **Tree Tops – Travellers**

The clerk reported that travellers had moved onto this site but following reports to BANES they had now moved on.

(b) **Weed Clearance – Responsibility**

Following difficulty in getting the Conservation Footpath clear of weeds the clerk reported that responsibility for this was now with the BANES Cleansing Dept! E Charrington said that the Beech hedge leading up to the Tadwick Lane entrance to the village needed cutting back. A request will be made direct to Peter Clark (BANES) for action on this and on pavement weed clearance.

Some of the tidying works in the village were being dealt with by John Barrett and J Miles said that as council funds are healthy perhaps he could be asked to care for the Church Hill footpath. Another maintenance task was mentioned by E Charrington. The paving stones in front of the water trough needed fixing and she would ask a local builder to investigate.

(c) **Gloucester Road – Tipping**

C Davies had reported fly-tipping in the 'lay-by'/escape lane just before the chicane. This had now been cleared.

(d) **Traffic Speed Sign**

The sign has not yet been turned to monitor southbound traffic as its revised position would be obscured by overgrown vegetation. A request to cut down the high growth around the sign has been made to BANES. In the absence of action the clerk would resolve.

(e) **Deadmill Lane/Ferndale Road**

The clerk expressed his frustration at the lack of response from BANES highways and suggested that a formal letter be sent which, if left unanswered, would be forwarded to the BANES CEO. It was agreed that this should be actioned.

6. Finance.

(a) **Year End Financial Update and Audit**

The clerk confirmed that the years audit had been approved and circulated the current financial information.

7. School Governors

R Shackell reported that as a cost cutting exercise it was planned to cut one class at Swainswick Primary School.

8. Correspondence

The Bath Preservation Trust report was made available together with two entrance tickets for various locations in the city. R Shackell will be the custodian of these.

A letter requesting funds for the Great Western Air Ambulance was presented. Whilst seen as a worthy cause no donation would be made at this time.

9. Any Other Business

(a) E Charrington noted that re-surfacing work was about to be commence along Innox Lane. Very recently a 'SLOW' sign had been painted on the lane near the school and this would subsequently need re-doing. This was considered to be absurd and showed a distinct lack of planning and communication within BANES Highways.

In addition any increase in height of the surface material near The Old School House would exacerbate the existing drainage issues outside of the property. The clerk is to contact the Council regarding both issues.

(b) In considering changes in Planning Law P Shutter said that outbuildings within the curtilage of listed buildings would now not need listed building approval for works being considered. There are properties in Swainswick where this might apply.

G Davies stated that he was unaware of this but provided they are not listed as a part of the listed building this would apply. G Davies also pointed out that barn conversions could take place without planning permission if outside an AONB.

(c) R Foster asked whether the Council had seen any planning applications for works adjacent to R Little's house in Woolley as some scaffolding has been erected. This property is in Charlcombe Parish and the clerk would check applications.

(d) E Charrington stated that the roof area of the church tower was in need of repair and a survey had already been completed. The work was likely to cost in the region of £8k and a contribution from the Parish Council would be welcome. It was suggested the church should be asked to write to SPC so that a formal consideration could be made.

10. Date of Next Meeting

**Monday 3rd November 2014 at 7.30pm in Swainswick School
Meeting Closed at 9.23pm**

Note: Following meetings are-

Monday 2nd February 2015

Monday 6th April 2015

Monday 1st June 2015

