

BATCOMBE PARISH COUNCIL

Clerk: Rob Sage

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Minutes of an Extraordinary Meeting of Batcombe Parish Council held on Wednesday 16th April 2014 in the Old School, Batcombe, commencing at 7.30pm.

Present - Councillors: Chris Wildridge – Chairman, Jayne Cox, Liz Hollis, Ian Sage and John Sommer.

Also Present: The Clerk – Rob Sage and seven members of the public.

3672 – Apologies for Absence: Iona FitzGerald, Justin Witcombe and David Stevens, District Councillor.

3673 – Declarations of Interest and Granting of Dispensations: Liz Hollis declared a pecuniary interest in item 3675 - authorisation of payment of the rent for the allotments field.

3674 – Planning Applications: Planning Application 2013/2582/HSE – Demolition of existing single storey lean-to extension on the rear (south) elevation and replacement with a two storey extension with twin pitched roofs. (New information received 24th March 2014) Cherry Tree Cottage, Batcombe. Householder Application. Anne Page, owner of the neighbouring Boords Farm, expressed her concerns about the impact of the extension on Boords Farm, which was a listed building. She questioned the accuracy of the sunpath diagram provided as new information, noting that the shadow of the current cottage reached the wall of Boords Farm, and noted that the concerns of the owners of Home Cottage about the impact of the roof valleys had not been addressed. Anne also felt the design of the extension was not in keeping with a simple cottage and would not enhance the Conservation Area. There was also a concern about increased parking that forced vehicles into the centre of the road on a blind bend. Alan Waddams, from Provis opposite Cherry Tree Cottage, also expressed concerns about the impact on the Conservation Area and the safety issues around increased parking. After consideration, the Parish Council decided that the new information provided no reason to change its recommendation that the application be refused due to the size and bulk of the extension, its impact on the neighbouring listed building and on the character of the Conservation Area, and the lack of parking for a larger house. In addition the Clerk was asked to emphasise in the response the road safety issue that would result from additional parking on a blind bend.

Planning Application Nos: 2014/0455/HSE Variation of design of single storey extension approved under planning permission ... (part retrospective works) Rockwells House, Batcombe – Householder Application and 2014/0456/LBC Variation of design of single storey extension approved under listed building consent ... (part retrospective works) Rockwells House, Batcombe – Listed Building Consent. The applicant Oliver Lane-Fox stated that the application resulted from a change to the approved configuration of the rear entrance door of the extension which the planning officer stated needed planning permission. The Parish Council recommended approval for both applications as it was felt the new configuration was an improvement on the original design.

Planning Application No: 2014/0384/FUL Proposed conversion of No.s 1 & 2 Giles Cottages into one dwelling for single occupancy with two storey rear extension. Giles Cottages, Batcombe – Full Application. Anne Page, from Boords Farm opposite Giles Cottages, read a

letter from the applicant Mark Hampton stating that he had bought No 1 Giles Cottages 23 years ago as a long term home but it had very limited living space with only one bedroom and so had bought No 2 Giles Cottages to create a larger dwelling. As the cottages were only one room wide he was applying for an extension for an external staircase for the new dwelling. Alan Waddams from the neighbouring Provis and Michael Page from Boords Farm stated that they had no objections to the extension which would not be seen from the road. Councillors expressed concerns about the design of the extension which they did not feel was in keeping with the character of the Conservation Area but noted the neighbours had no objections to it. The Clerk reported that Councillor Justin Witcombe who could not be at the meeting was strongly opposed to the loss of two small cottages in the parish to create a larger dwelling. Adrian Hamilton expressed a general concern about the loss of smaller dwellings in the village as they were extended into larger properties and felt that the District Council should take this into consideration. After careful consideration the Parish Council agreed to recommend approval, but noted the concerns over the loss of small dwellings that could act as starter homes and over the design of the extension. A note would be added to the recommendation asking that the Conservation Officer look at the design of the external staircase.

Planning Application No: 2014/0536/TCA Proposed felling of a tree in a Conservation Area. Stockley Cottage, Back Lane, Batcombe – Works/Felling Trees in a Conservation Area. It was noted that the tree was a healthy Thuja (Western Red Cedar) that was close to and impacting on the structural integrity of the end wall of the cottage. The Parish Council recommended approval as the damage to the cottage was clearly visible and the tree was neither particularly attractive nor an important feature of the landscape.

Planning Application Updates: The Clerk reported that the application to convert the stables at Crows Hill into a live/work unit had been withdrawn.

The Chairman allowed Sandy Hamilton to ask about progress on the enforcement action against photovoltaic panels on the house behind Chapel Row. This would be raised with the District Councillor and the District Council.

3675 - Authorisation of payment: Councillors authorised the following payments:

- £200.00 T & E A Hollis – Annual rent for the allotments field.
- £28.22 BWBSL – Water supply for the Playing Field from Bristol Water.

3676 – Date and Time of Next Meeting: Wednesday 7th May 2014 at 7.30pm in the Old School, Batcombe. This would be the Annual Parish Council Meeting.

Chris Wildridge

7th May 2014