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## AGENDA ITEMS 1 TO 5.1 VERBAL ONLY

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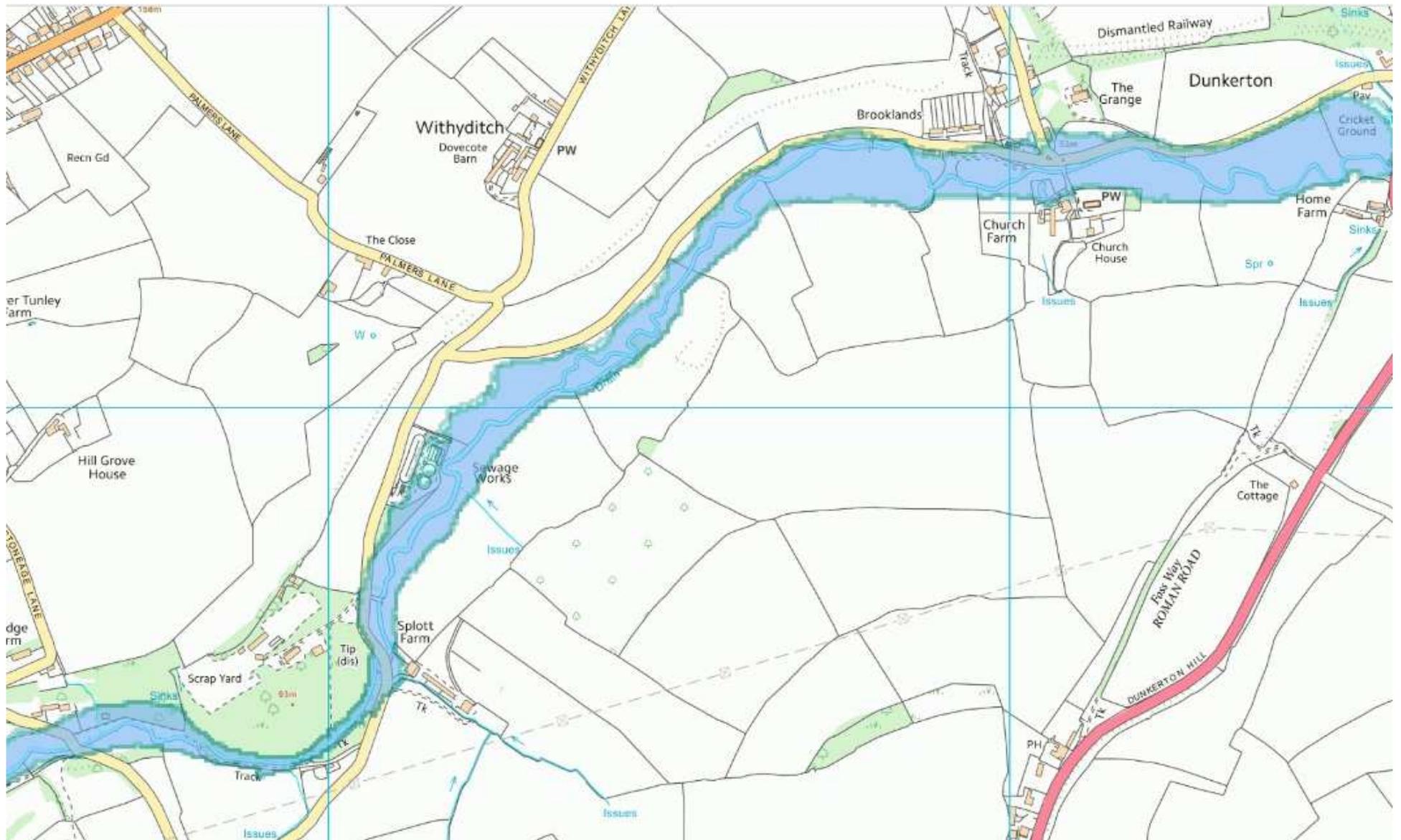
## **5.2 Report on Flood Prevention Measures in Dunkerton by Cllr Robinson**

The parish council are responding to concerns raised by local residents regarding the flood risk through the Cam Valley and in particular in the area around the centre of Dunkerton Village. The parish council's objective is to try, in what ever way it can, to obviate the risk of flooding in this area by working together with the local riparian landowners and the local residents in a community effort to help each other.

### **Extract from the minutes of the 16<sup>th</sup> Jan meeting. Report on November 27 Agenda Item 1 Flooding:**

Cllr Robinson presented a report based on information and advice from the Environment Agency and B&NES Council which showed that as there was no record of any residential property being flooded in the village neither the EA nor B&NES would consider implementing any flood prevention measures. The report also showed that it is the responsibility of the riparian landowners rather than BANES or the Environment Agency to keep the Cam Brook clear of obstructions. However it was debated whether there might be a benefit to be derived from some degree of blocking upstream to slow the flow. Therefore it was agreed that the parish council would try to seek some professional advice on the best method of tackling the problem to ease future flooding. Cllr Robinson was requested to follow this up and report back at the next meeting.





**EA Cam Valley Flood Zone Map.**  
**Source Parish Online**

## **Response from the Environment Agency**

Dear Martin

Glad to be of assistance. We are currently still in Flood Response mode, so a site visit would be unlikely in the immediate future. However, I can provide you with the following information on maintenance.

**Assuming the focus is on alleviating the flooding at Church Road Bridge, the main priorities would be to:**

- 1. Ensure that the arch of the bridge remains clear;**
- 2. Ensure that there is no debris immediately upstream that is likely to be carried by the river and trapped against the arch;**
- 3. Ensure that the channel downstream remains clear, so that flows can be evacuated.**

The Environment Agency's approach when carrying out our own maintenance is to disregard any woody debris unless it is causing flood risk or it could cause a blockage. I noticed in your report that three of the blockages are upstream of Church Road Bridge. Depending on their exact location and assuming that the riparian landowners are content for their land to flood, they may actually have a benefit in penning back flood waters. Based on this, I would prioritise writing to the riparian landowners downstream of the bridge.

As I am sure you are aware, even with a calculated maintenance plan, the key restriction is likely to remain to be the bridge itself. However, I appreciate how pro-active you are being in addressing the problem and hope that it can be resolved in the near future.

**Antony Ryan**  
**Bristol Asset Performance**  
**Flood and Coastal Risk Management – Environment Agency Wessex Region**

## Two Responses from B&NES

Martin,

Having looked at your excellent notes the only comment I would make is that the letter you have from Wiltshire is for use by PC`s as a first point of contact to the riparian owners of ordinary watercourses (OWC), not main rivers such as Cam Brook, the definition of obstruction and flow are different on main rivers to OWC`s. You could think about altering some of the text and removing phrases such as “ditch” or asking the EA if they can approve this or some other form of wording? I`m not saying not to use the letter as it is, if you want just to be aware it is not really for use for main rivers.

I think the idea of the PC`s who know the area and who the land owners are having the first contact with the riparian owners is such a good idea I will try and get it adopted throughout B&NES. I will also contact the EA myself and see if they are interested in drafting a main river standard letter.

Regards,

**Jim Collings, Flood Authority Manager**

Highway Maintenance & Drainage

Telephone: 01225 394366

Facsimile: 01225 394343

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Martin,

The concept of trapping flows in a catchment to reduce flooding downstream is not a new one. The idea is to cause the flow to slowdown and flood as far up the catchment as possible, in my case for ordinary watercourses on fields and hills, far away from main river systems. So in this way each small watercourse can hold water back flow and allow water to sink back in the ground adding to the groundwater and reducing speed and volume of the flow in the system.

The EA look at main river catchments which are massive and in our area are prioritised to attenuate the flows moving towards the Avon, so as to reduce the risk of flooding to the major population centres.

Holding back flows on a main river may not improve the local flooding situation but will have benefits to the overall catchment and how fast flows move down the river system towards the Avon.

Its all a question of scale.

I hope this explains my own view on what is a very complex concept that the EA are more expert on than me.

Regards,

**Jim Collings, Flood Authority Manager**

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## Response from Dr. Alex Nicholson

Dear David,

Katherine has asked me to respond to your enquiry about Natural Flood Management. I am very aware of the constant threat that rainfall causes in upland catchments based on my research in the small, steep, rural catchment leading up to the village of Belford in Northumberland. Here, I researched Natural Flood Management (NFM) techniques in the form of runoff attenuation features (RAFs). These RAFs took the form of online and offline storage ponds, soil bunds and piled timber barriers constructed across overland flow paths, large woody debris in ditches and other small channels, as well as a number of other features designed to slow, store and filter runoff from the steep topography. This research was done while I was at Newcastle University.

I'd recommend watching the official EA video for Belford (<http://research.ncl.ac.uk/proactive/belford/videos/>). A report, based on my PhD research, produced by Newcastle University in association with the EA provides example mitigation techniques and a breakdown of cost (<http://research.ncl.ac.uk/proactive/belford/newcastlenfmrafreport/reportpdf/June%20NFM%20RAF%20Report.pdf>).

Attached is a Arup's capability statement for Natural Flood management (NFM). Looking at the satellite images of the area, I'd say there is definitely potential for NFM in the catchment. Wherever there is steep topography and threat of rainfall – there will always be scope for mitigation. I would recommend that you consider commissioning a study of the potential for NFM to reduce the flood risk from the Cam Brook.

The scope might usefully include the following activities:

- Obtain OS base mapping, LiDAR data, historical maps, geological/soil maps and aerial photography;
- Identify the relevant catchment areas, drainage network, land uses/practices, flood mechanisms and vulnerable assets/properties;
- Develop a baseline rainfall-runoff and hydraulic routing model;
- Identify the nature of the problem, its causes and potential solutions in a concise consultation report/presentation;
- Facilitate an options workshop with landowners and affected/interested parties;
- Assess the technical and environmental/social merits of number of shortlisted NFM options (feasibility and indicative design, cost & benefit);
- Identify preferred NFM options for more detailed assessment;
- Draft a business case for taking these more detailed studies forward.

Arup would, of course, be delighted to provide a quotation for such a study and to help your community grow more resilient to rainfall in the future.

Best regards,

Dr Alex Nicholson  
Graduate Engineer | Water  
**Arup**,  
Admiral House Rose Wharf,  
78 East St, Leeds, LS9 8EE  
[alex.nicholson@arup.com](mailto:alex.nicholson@arup.com)







## **Downstream of Church Road Bridge.**

The first photo is of an obstruction immediately to the west side of Dunkerton Bridge (A367) This tree was / is growing out of the wall which forms part of the structure of the bridge and is therefore the responsibility of B&NES to deal with its removal; they have this in hand as the riparian landowners. Please note this wall is not Home Farm land.

The second photo shows an obstruction to the east side of Dunkerton Bridge the riparian landowner will tackle the removal of this tree as soon as the weather conditions allow access this difficult location. The owner also readily volunteered to remove all obstructions downstream from this location as far as his land goes towards Combe Hay, he will do this once he has harvested the crops in those fields.

Regarding the fields on the south side of the brook from Church Road Bridge downstream to the boundary of Home Farm, Joe Bayntun-Coward as the riparian landowner has advised that “The only obstruction on my land is a small tree near the boundary with Home Farm and I am more than capable of removing this - and it will be removed as soon as it is safe to do so”. The third photo refers to this obstruction.

There are no obstructions on the south side of the brook on Home Farm land, Chris Bottomley as the riparian landowner has readily agreed to ensure that any future obstructions, should they occur, will be removed.

On the north side of the brook the area of land behind the railings is B&NES Highways land where there appear to be no obstructions at present.

The riparian landowner of the first field downstream on the north side of the brook is Max Crofts, again no apparent obstructions at present and Max will ensure that any future obstructions are promptly removed.

We then come to the Cricket Ground where the Parish Council is the riparian landowner; similarly there do not appear to be any obstructions at present.

Please note that due to the high water level in the brook at the moment it is not possible to accurately assess the situation.

### **NATURAL ENGLAND – INVASIVE SPECIES 2008**

Along riverbanks, dense monocultures of plants such as Himalayan balsam *Impatiens glandulifera* and Japanese knotweed can crowd out native species, affect the appearance of riverine landscapes, prevent access to riversides, and impede the flow of water thereby exacerbating flood risk.

When these invasive species die down in winter, they leave the river banks bare, exposing them to increased soil erosion.

## Bristol Water Supply Pipe.

Bristol Water have been advised of the councils concern that the water supply pipe could be liable to damage by debris, they have confirmed that the water supply pipe is contained within a metal duct for protection, however an engineer will carry out an inspection once the water level of the brook has dropped.

## **6 FINANCE**

### **6.1 PAYMENTS FOR APPROVAL**

#### Payments to Ratify

31 January	Standing Order	Clerk's Salary January	£335.82
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#### Cheques to Approve

27 February	Cheque No 890	DPH Hire 16 January	£12.00
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27 February	Cheque No 891	Clerks Expenses Dec/Jan	£78.92
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### **6.2 FINANCIAL REPORT**

The balance of funds as at 27 February is £10040.59. Note £1250 of this for the purchase of Manders Orchard so actual available funds equals £8790.59.

## Forecast against Budget

Total receipts forecast to be up £259 at year end as compared to budget. Total Payments forecast to be down by £477.

Overall this means that the deficit is forecast to be £1146 - £736 less than in the budget. (Note deficit comprises grant expenditure (grants received in 2012/2013 but being spent in 2013/2014)

## Key Areas of Variance Against Budget

<b><u>Income</u></b>	Variance Against Budget £	Comments
Agency Fees	+9	Budget didn't include 2% increase in BANES fees
Miscellaneous Income	+131	Sold 3 times more books than in budget and budget didn't include share of SLCC membership from Camerton
CEF	+117	Budget didn't include contributions towards TRC hearing loop from DPH and TRC as cost more than outstanding grant.

<b><u>Expenditure</u></b>	<b>Variance Against Budget</b>	<b>Comment</b>
Administration Expenses	+107	Budget didn't include cost of placemaking survey. Some compensating variance from clerks expenses forecast to be less than budgeted
Section 137 Grants	+50	Budget didn't include grant to Withyditch in lieu of using for meetings
Parish Maintenance	-400	Budgeted tree inspection and highways contribution removed but some compensating variance from unbudgeted Tunley phone box library and replacement grit bin
Property/Rent expenses	-80	Less additional meetings held this year
Publicity	-92	Batch subscription reduced - Budget assumed would increase to £150.
Insurance	-52	Premium didn't increase as expected

### **6.3 APPROVAL OF THE ASSET REGISTER &**

### **6.4 DIAL A RIDE GRANT REQUEST – THE CLERK VERBAL ONLY**

### **6.5 The Conservation Volunteers Quote for Work on the Copse at Dunkerton Cllr Gardiner.**

The charge of £230 plus VAT is to cover our project running costs and includes 6-12 volunteers, 1-2 trained leaders, First Aid at Work cover, Public liability Insurance, tools, transport to and from site and volunteer refreshments. If you would like for us to go ahead we will be able to come and do the work the first week in March.

I have also included a tree list for you. If you have another area you would like planted with trees then do let me know. Due to funding from DEFRA we will be able to provide the trees and the labour free of charge on this occasion so it's worth bearing in mind either for this planting season or for next year's planting season.

## **7 HIGHWAYS, RIGHTS OF WAY AND ALLIED MATTERS**

### **7.1 Update Highway Related Matters Cllr Prescott**

#### **HIGHWAYS REPORT 16TH JANUARY '14**

##### **Dunkerton Hill Pedestrian Safety Improvements.**

Working with the parish council local residents carried out a survey which produced statistics establishing the need for improvements to the footpath. The PC then worked very closely with Officers from B&NES Traffic & Safety Division resulting in the successful implementation of this scheme. The parish council would like to thank local residents for their support, in particular Matthew Dixon and Ian Dallimore for organising the survey and the new owners of Avalon House Mr & Mrs Mckenna who very kindly allowed part of their garden wall to be removed and their driveway to be incorporated into the new pavement.





## **Stoneage Lane / B3115 Junction – Improvements to Highway Safety.**

Contractors are scheduled to commence work on this scheme on Monday 3<sup>rd</sup> March. This is another example of the Parish Council and local residents working together with B&NES Traffic & Safety Officers and, in this instance, our Neighbourhood Police Team, in bringing about highway improvements for the local community.

## **Lanes Around Dunkerton.**

B&NES Highways Maintenance have advised us that work to rectify the damage that occurred on the roads around Dunkerton during the B3115 closure will be put in hand as soon as they have caught up with the emergency work incurred due to the recent weather.

## **Tunley Street Lights.**

We have been advised by the B&NES Lighting Engineer that there has been a slight delay in obtaining the new, more powerful lights, 4 of which are due to be installed from opposite the King William towards Fairfield. The estimated completion date is the end of March; a review of the effectiveness of this modification will then follow with a view to altering the rest of the street lights in Tunley. Discussions are also going forward with the same B&NES engineer about the possibility of lighting the bus shelter which is in a pool of darkness.

## **Damage to Engine Bridge Withyditch Lane.**

Awaiting Network Rail's annual inspection due to be carried out in the spring.

## **Tunley Fork to Manor House Bend Drainage Improvement Scheme.**

When B&NES have caught up with the present crop of emergency drainage work necessitated by the recent weather conditions then the remedial alterations required, as reported last month, will be completed.

## **Withyditch Lane Drains & The Hollow Drainage Problems.**

Until the scheme to cap the rising spring (half way up The Hollow) and the land run off problems at Withyditch, above Engine Bridge, have been resolved by B&NES Drainage Engineers it is simply a waste of money to be continually clearing these drains. Temporary measures are in place to cope with the surface water, which if kept dug out on a regular basis appear to be coping adequately.

## **B3115 Drain on the Tunley Side of Westbury View Bus Stop.**

The temporary measure put in place to deal with the surface water on this bend is coping well providing it is kept dug out on a regular basis, and will remain in place until the B&NES Drainage Engineers have worked out a long term solution to the problem of this drain on the bend being located at a low point in the road, put quite simply water won't run up hill.

### **A367 Drains South of Crossways Above Severcombe Farm.**

We have had a site meeting with B&NES Senior Drainage Engineer and their Senior Structures Engineer, these are the two engineers responsible for the projects to rectify the landslips at Kelston and Midford. We expressed our concerns that the A367 above Severcombe Farm has subsided considerably during the course of this winter. They will be arranging to carry out a camera investigation of the drains to check for damage. In addition they will arrange to carry out a full structural survey to ascertain why the road is continuing to subside despite the previous recent stabilisation work. However they are both confident of the structural integrity of the carriageway retaining wall.

### **B3115 North Hill Crossroads.**

We are in touch with B&NES Traffic & Safety Officers regarding the possible implementation of speed restriction measures on the B3115 approaching the crossroads.

### **Withyditch Lane Speeding Problems.**

Speed count equipment will shortly be installed at Withyditch, depending on the results further speed restriction measures will be considered by B&NES Traffic & Safety Engineer.

### **Church Lane Road Subsidence into the Cam Brook.**

B&NES Highways Maintenance Department is still continuing discussions with the Environment Agency as to which of them is responsible for the cost of reinstatement.

## **Tunley Fork.**

Design and land purchase discussions are still ongoing; we hope that we have persuaded B&NES Highways that provision should be made in the 14/15 budget for this scheme to go forward.

## **Fallen Tree Opposite Dunkerton Green.**

This tree is on B&NES Highways land, they have been notified of the situation and will be dealing with it, as it's not obstructing the highway it will probably have to wait its turn on what is undoubtedly a long list of fallen trees awaiting attention.

## **7.2 Update Rights of Way Matters Cllr Patch**

**Verbal Report.**

## **7.3 High Visibility Clothing Cllr Prescott**

**Verbal Report.**

## **8 PLANNING**

### **8.1 Reports of BANES Planning Decisions – The Clerk.**

13/01472/FUL - 5 Sarabeth Drive Appeal Allowed, therefore planning permission granted.

### **8.2 Planning Correspondence and other Planning Related Matters The Clerk.**

Enforcement has reported that Dunkerton Dismantlers not operating a skip hire business. All skip movements undertaken relate to the core business which is operating legally as a licensed business.

**Householder PD Notification** - Stanley House, Access Road to Hill Grove House. Prior approval request for a single storey rear extension that would 1) extend beyond the rear wall of the original house by 5 metres, 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.6 metres high.

This is an application made under the time-limited changes to the size limits for rear extensions and the introduction of a neighbour consultation scheme for those larger extensions. This is why we are not consulted.

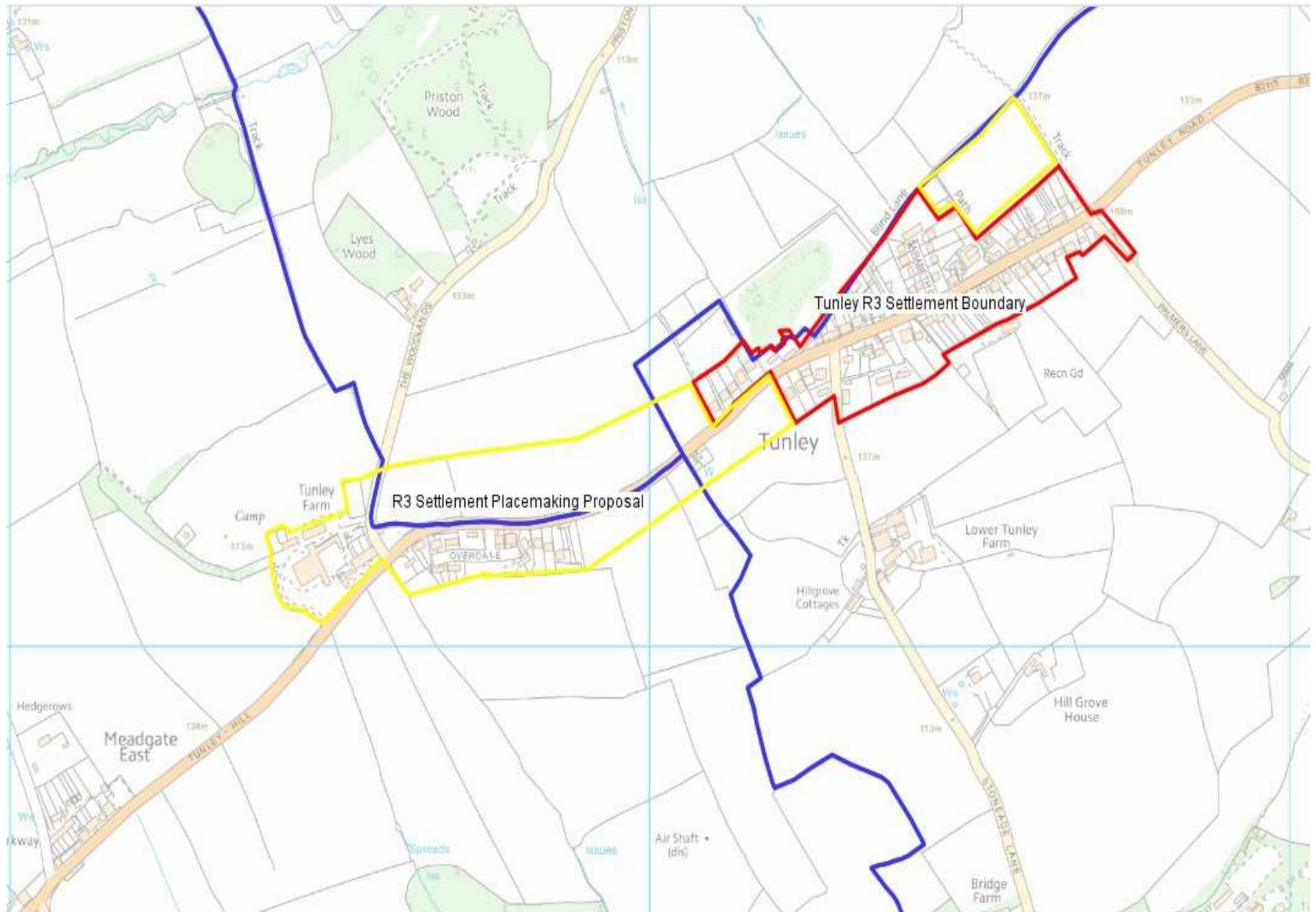
A homeowner wishing to build a larger single-storey rear extension must notify the local planning authority and provide a written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension, a plan of the site, showing the proposed development, the addresses of any adjoining properties, including at the rear and a contact address for the developer.

The local authority will serve a notice on adjoining owners or occupiers, i.e. those who share a boundary, including to the rear. This will give the address of the proposed development and describe it, including the information in 1(a) above. Neighbours can then make objections. If any adjoining neighbour raises an objection within the 21-day period, the local authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable. No other issues will be considered including any response from the parish council.

### 8.3 Placemaking – Cllr Orme.

#### **TUNLEY HDB - PROPOSED RESPONSE TO PLACEMAKING SURVEY**

<b>Activity</b>	<b>Outcome</b>	<b>Target Date</b>
Define proposed change to the HDB	Agreed outline of the proposal, DPC starts drafting Site Assessment	27 Feb 14
Consult with neighbouring parishes	DPC secures agreement of Camerton and Priston PCs to outline proposal	Start 28 Feb 14
Public Meeting	Residents debate the proposal and confirm support to proceed with investigation. Formation of small Working Group to complete the Site Assessment	TBC
Complete Site Assessment	Finalisation of draft Site Assessment (as required by the Placemaking process)	TBC
Submit proposal	Proposal and Site Assessment submitted to BANES via DPC	31 Mar 14



## Agenda Item 8.5

Planning Application 14/00207/FUL

Applicant – Mr. Ian Stratton

Site Address

2, Hillgrove Cottages  
Stoneage Lane, Tunley, Bath BA2 0DS

Proposal

Provision of rear dormer window for attic conversion and installation of solar thermal panels to front roof slope.

**PROPOSED WORKS AT 2 HILLGROVE COTTAGES  
STONEAGE LANE BA2  
DESIGN & ACCESS STATEMENT**

RECEIVED

15 JAN 2023

LEWIS HOUSE

**Existing building:**

The dwelling is a mid terrace two storey cottage located within a row of four similar two storey cottages probably dating from the mid 19<sup>th</sup> century. Rooflights indicate that at least one of the other dwellings in the row has formed an attic conversion. The end dwelling (no. 4) has also had solar pv panels installed to the front (SE) roof slope.

The external walls are of local rubble stone with dressed stone surrounds to openings.

The front elevation faces southeast and the rear faces northwest over adjacent pasture. There are windows and an entrance door to both main elevations, all of these are modern replacements.

The roof is pitched front to back and has a clay double roman tiled finish.

The plan form at ground floor is a single living room with the staircase within the space.

The front door accesses the house directly with no internal hall. To reduce heat loss and provide an area to store outdoor coats and footwear a later external porch has been added.

There are three small bedrooms and a bathroom at first floor.

To the rear a path runs adjacent to the dwellings, with no rear garden as such. This path gives access to the rear of all four dwellings. Beyond this the adjacent pasture is at approx 1.2m higher level.

### **The proposals:**

The applicant wishes to gain consent to convert the roof space to form one double bedroom and shower room. A dormer window is proposed to allow headroom within the space, light and ventilation. The attic would be accessed by a new alternating tread stair.

The house is currently heated by means of a back boiler to a woodburning stove. It is proposed to retain this but supplement water heating by installing roof mounted solar thermal panels.

The desired works are as follows:

A Forming new dormer construction to rear roof slope for attic conversion.

B Installation of solar thermal panels to front roof slope.

**Design:**

The dormer is proposed as a flat roof construction to allow as much internal space as possible. The dormer roofline is set below the existing main roof ridgeline and the front and sides are set in from the eaves line and the party wall lines.

RECEIVED

15 JAN 2014

LEWIS HOUSE

It is proposed to use a grey single skin polymer roof covering to the dormer construction, with lead to the cheeks and fascia. Timber work is proposed as painted grey to give a discreet appearance. New joinery is proposed as painted timber.

**Access:**

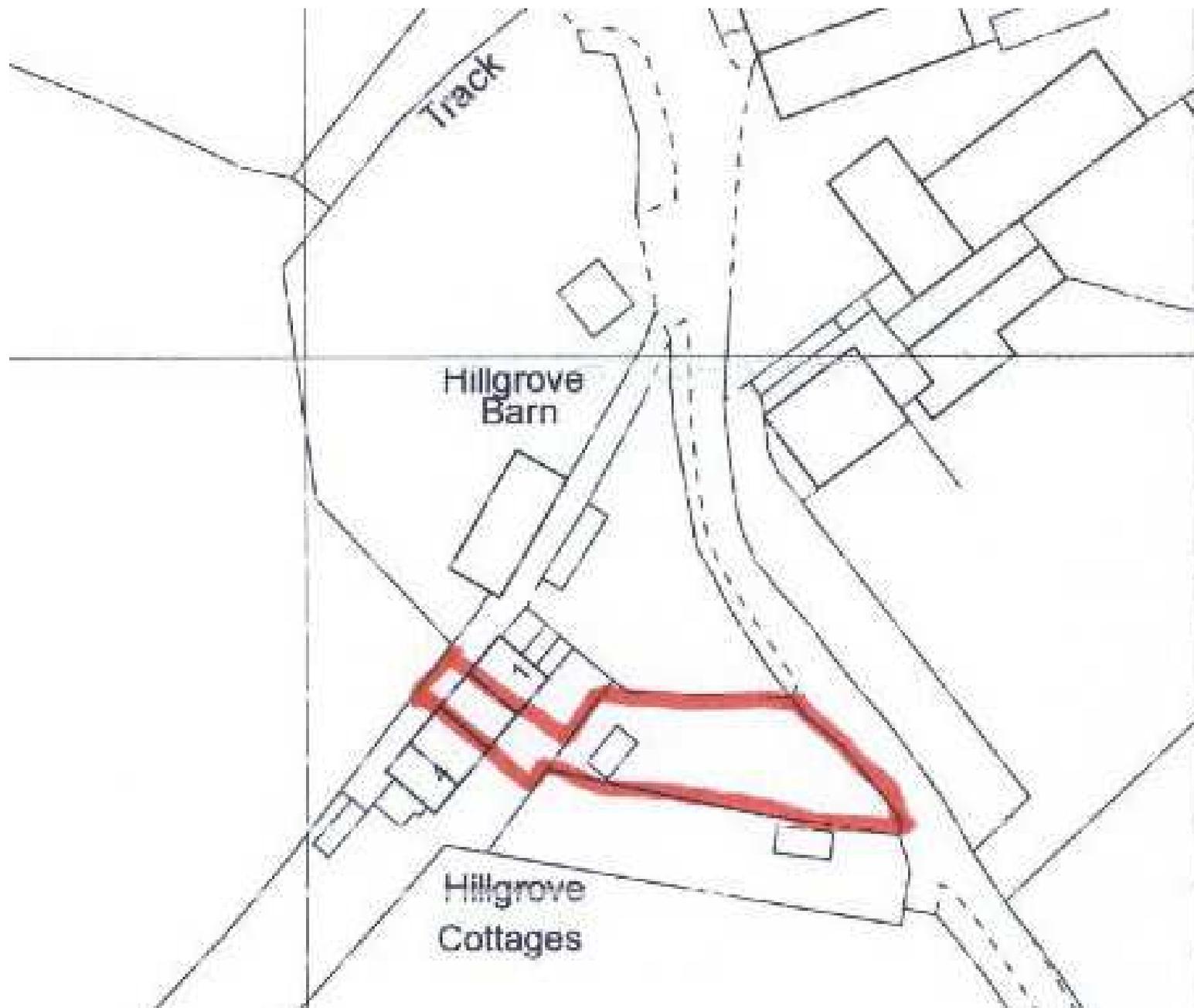
There are no alterations proposed to the current vehicular access and parking arrangements.

**Sustainable development:**

It is proposed to install solar thermal panels on the south east facing roof slope to provide hot water for the property.

The proposed attic conversion would have the benefit of increasing the thermal efficiency of the overall dwelling.

**Summerill Architects**  
**January 2014**

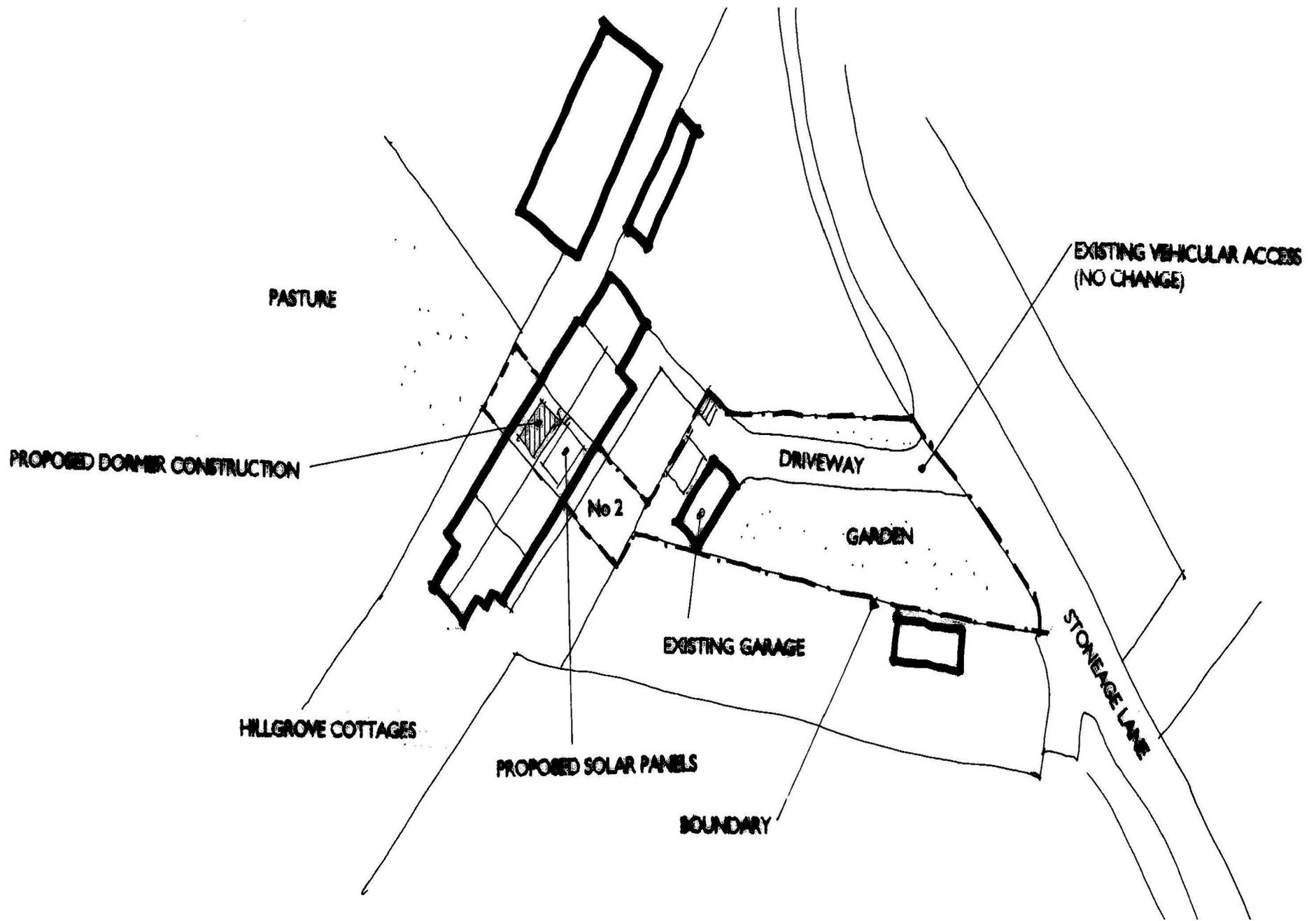


Site Plan



2 Hillgrove Cottages





PASTURE

PROPOSED DOMER CONSTRUCTION

EXISTING VEHICULAR ACCESS  
(NO CHANGE)

DRIVEWAY

No 2

GARDEN

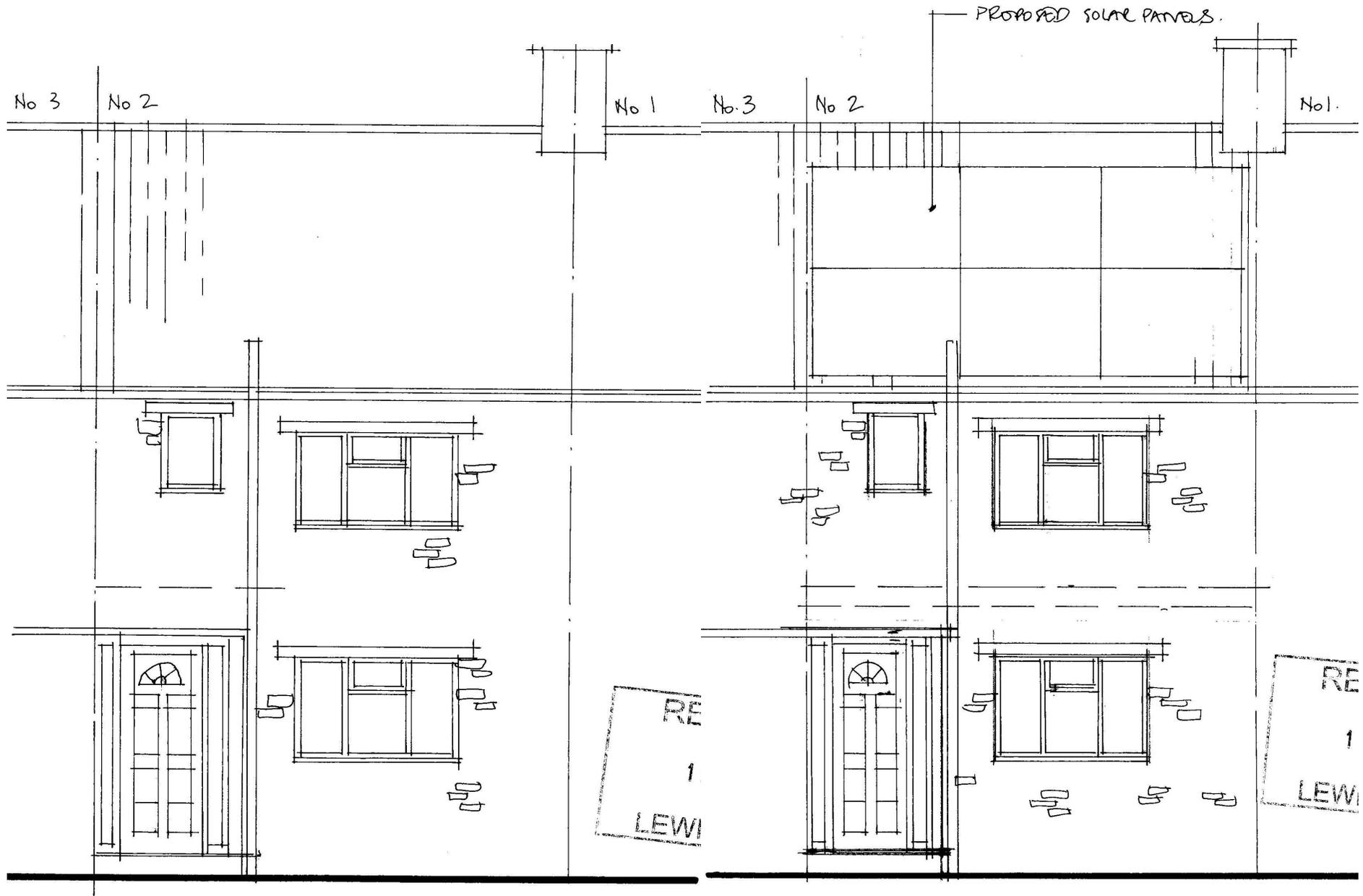
EXISTING GARAGE

STORAGE LANE

HILMGROVE COTTAGES

PROPOSED SOLAR PANELS

BOUNDARY

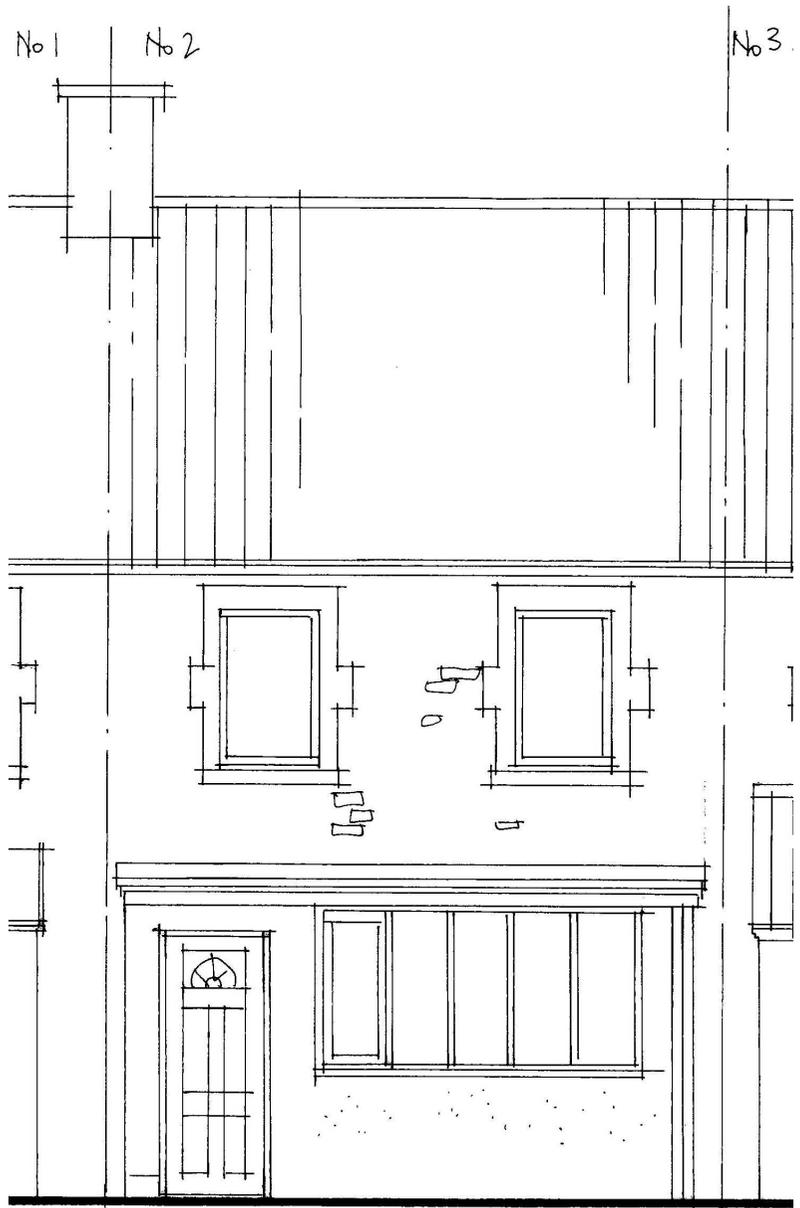


EXISTING SOUTH EAST ELEVATION

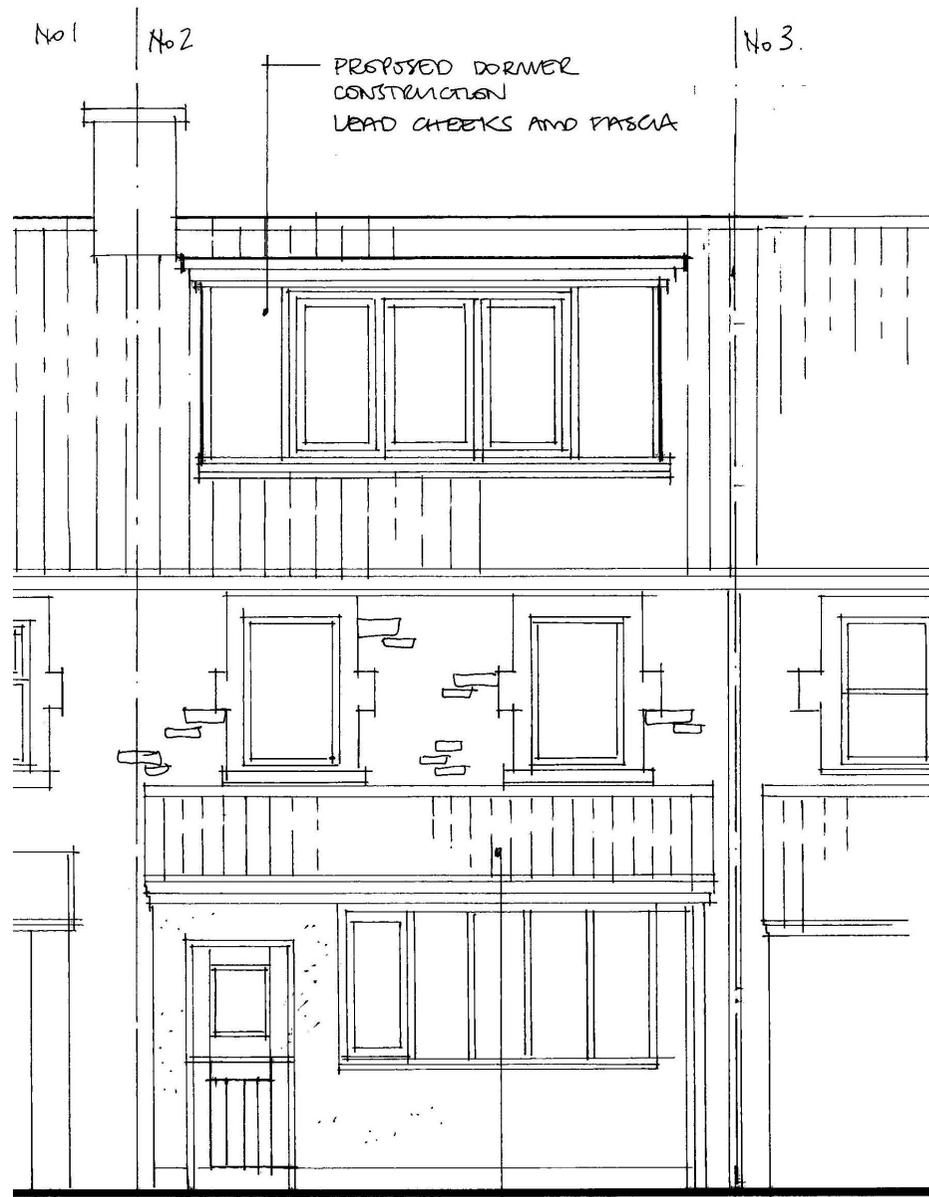
**SUMMERILL ARCHITEC**  
 Little Apple, Rowlands Close  
 Bedford BA1 7T7

PROPOSED SOUTHEAST ELEVATION

**SUMMERILL ARCHIT**  
 Little Apple, Rowlands Close  
 Bedford BA1 7T7



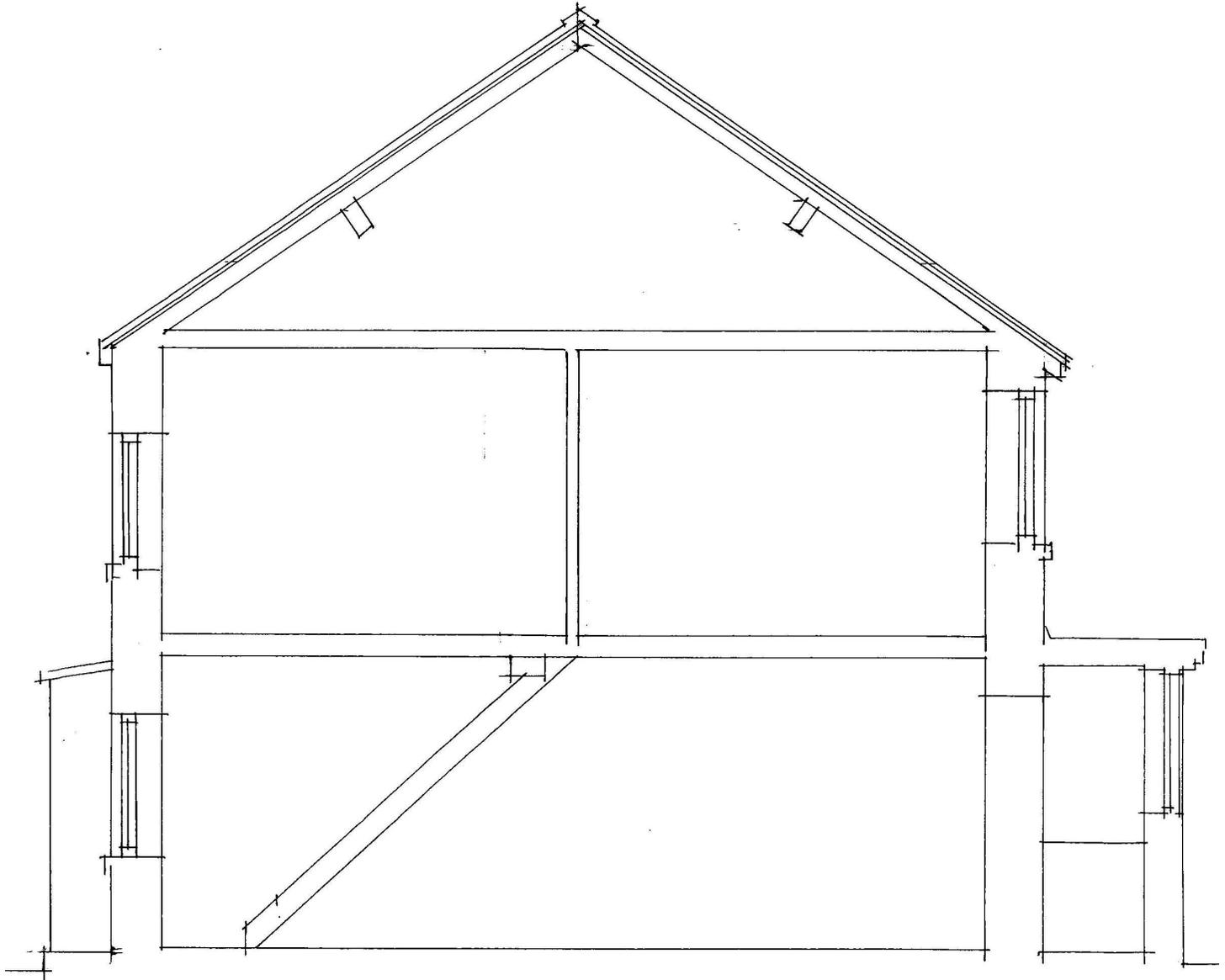
EXISTING NORTH WEST ELEVATION



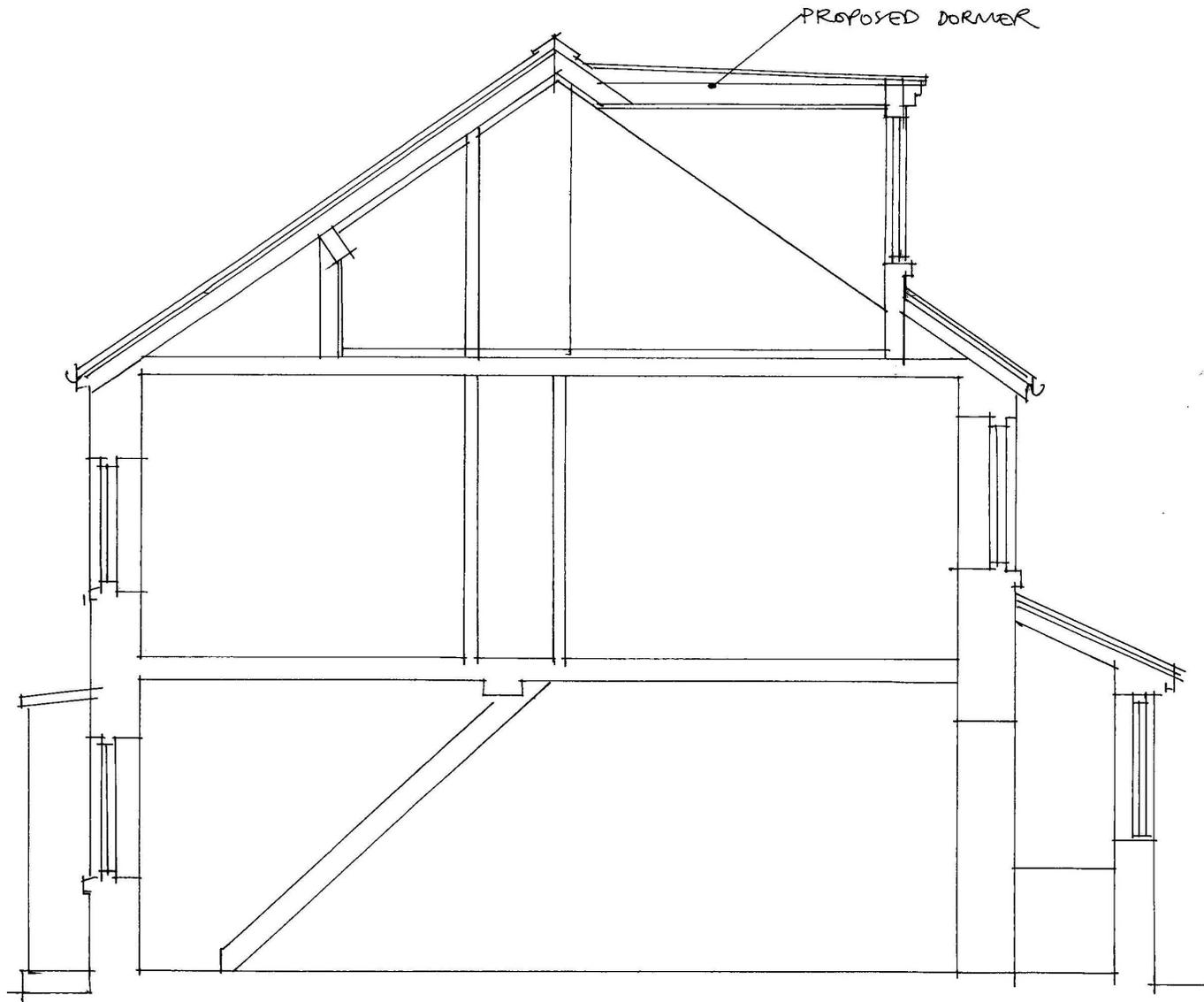
PROPOSED NORTHWEST ELEVATION

PROPOSED DORMER  
CONSTRUCTION  
LEAD CHEEKS AND PASCIA

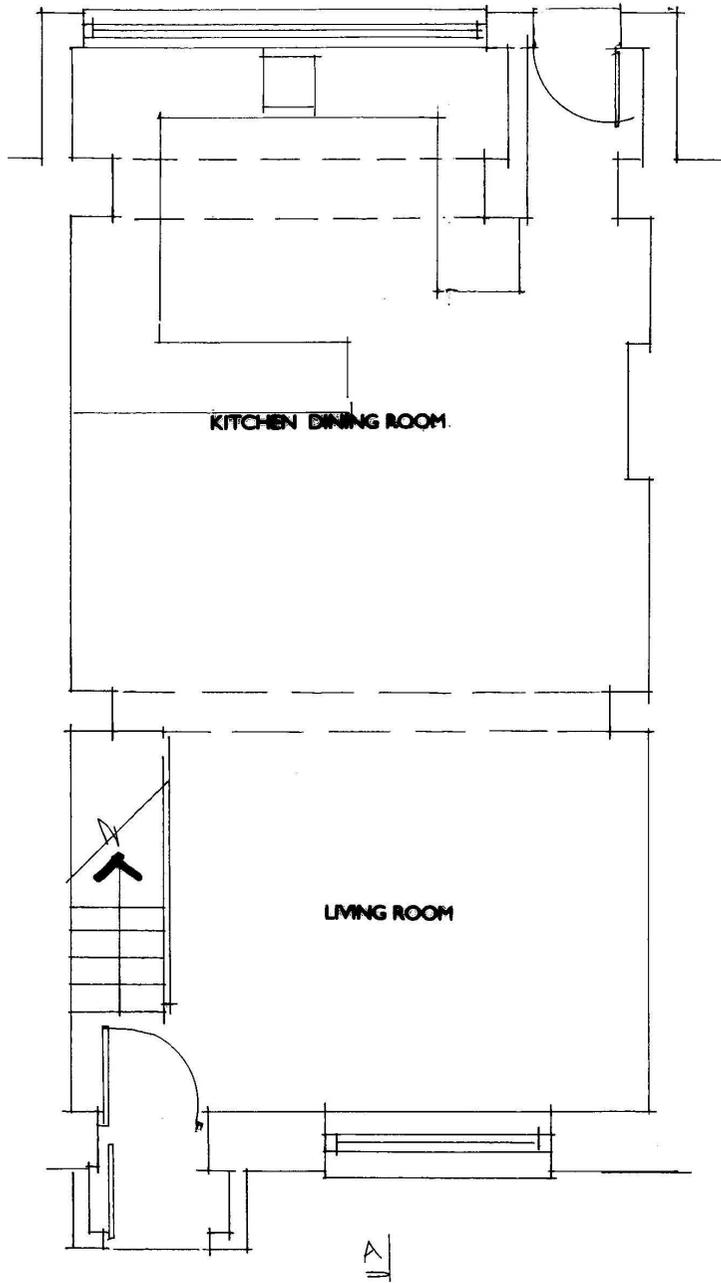
PROPOSED PITCHED TILED ROOF  
TO EXISTING EXTENSION



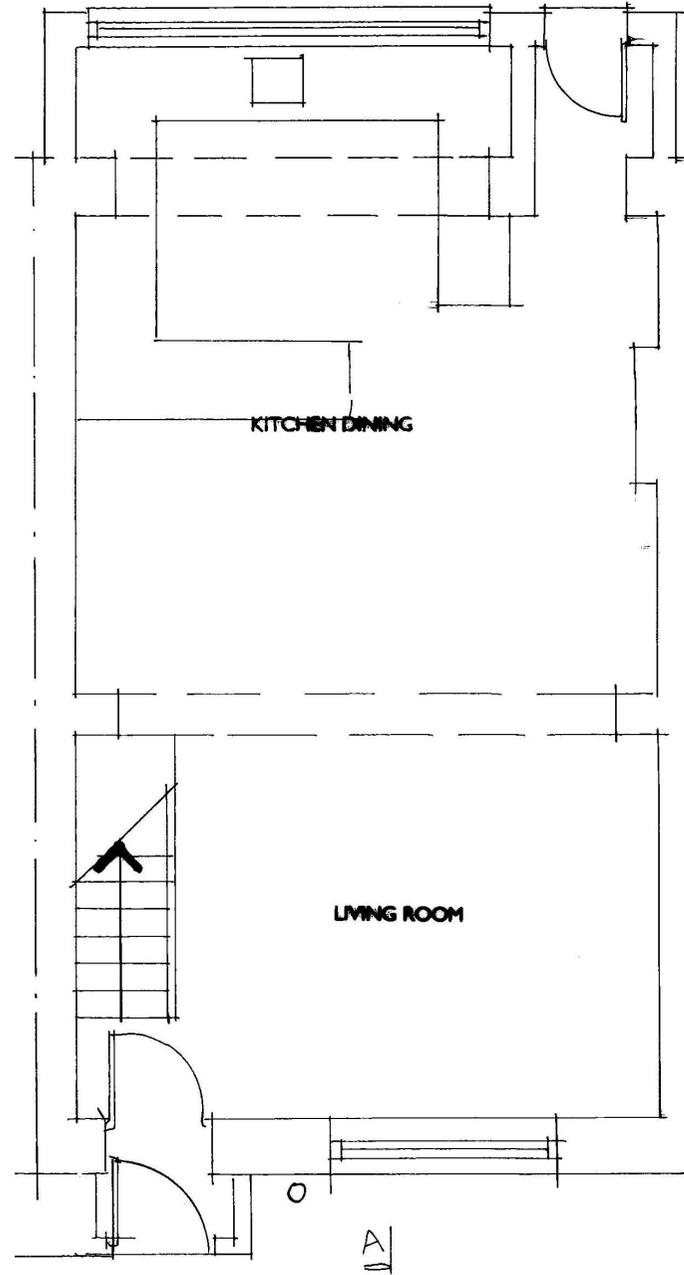
EXISTING SECTION AA



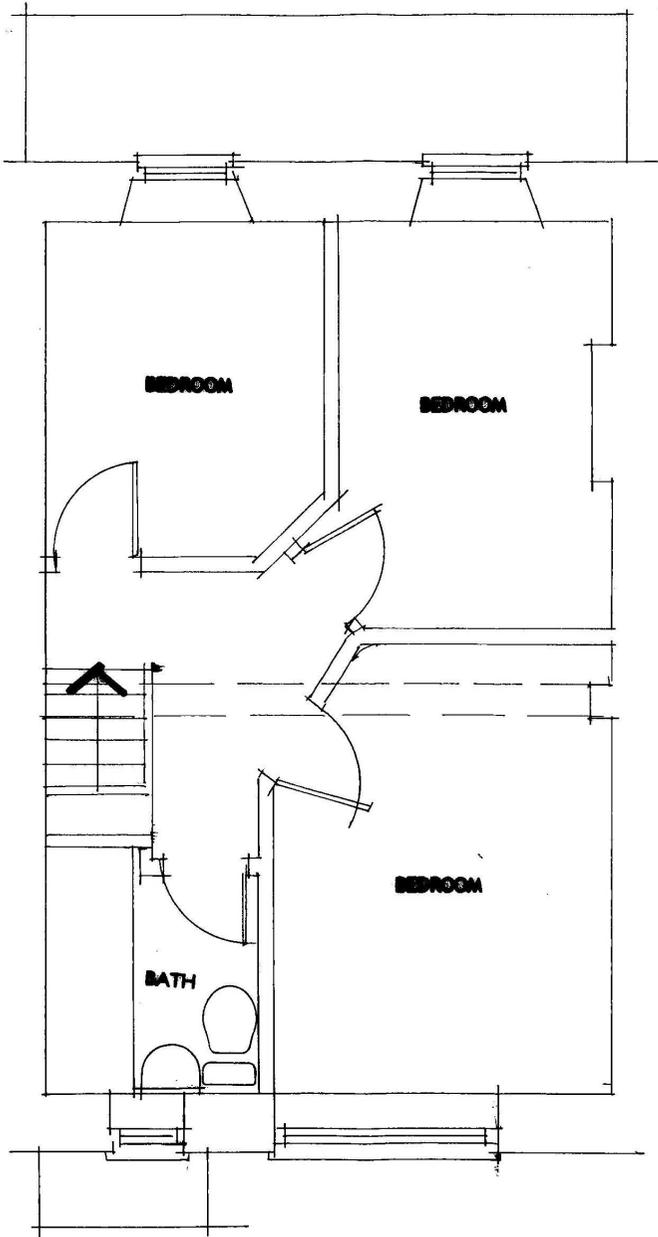
PROPOSED SECTION AA



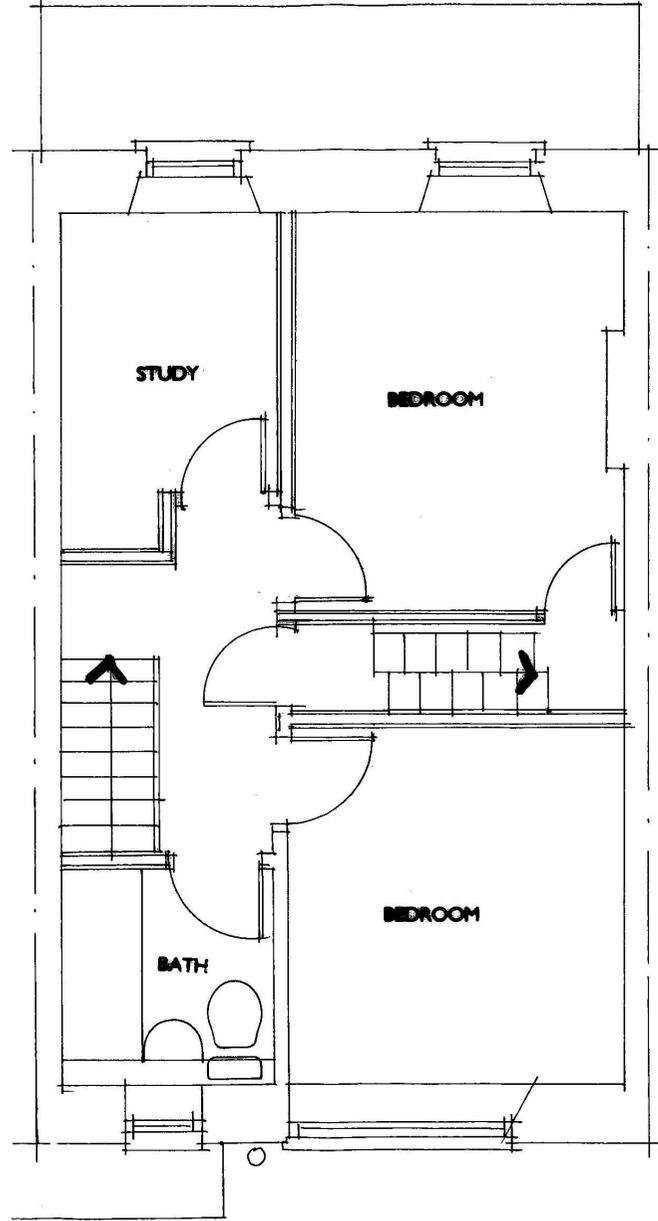
EXISTING GROUND PLAN



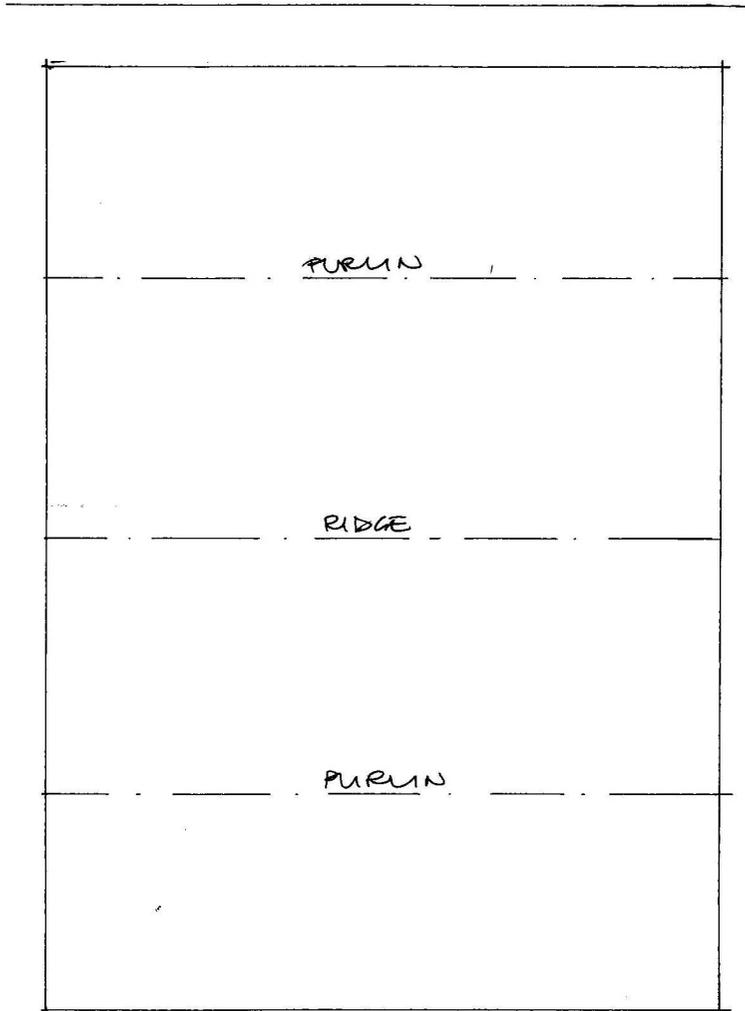
PROPOSED GROUND PLAN



EXISTING FIRST FLOOR PLAN



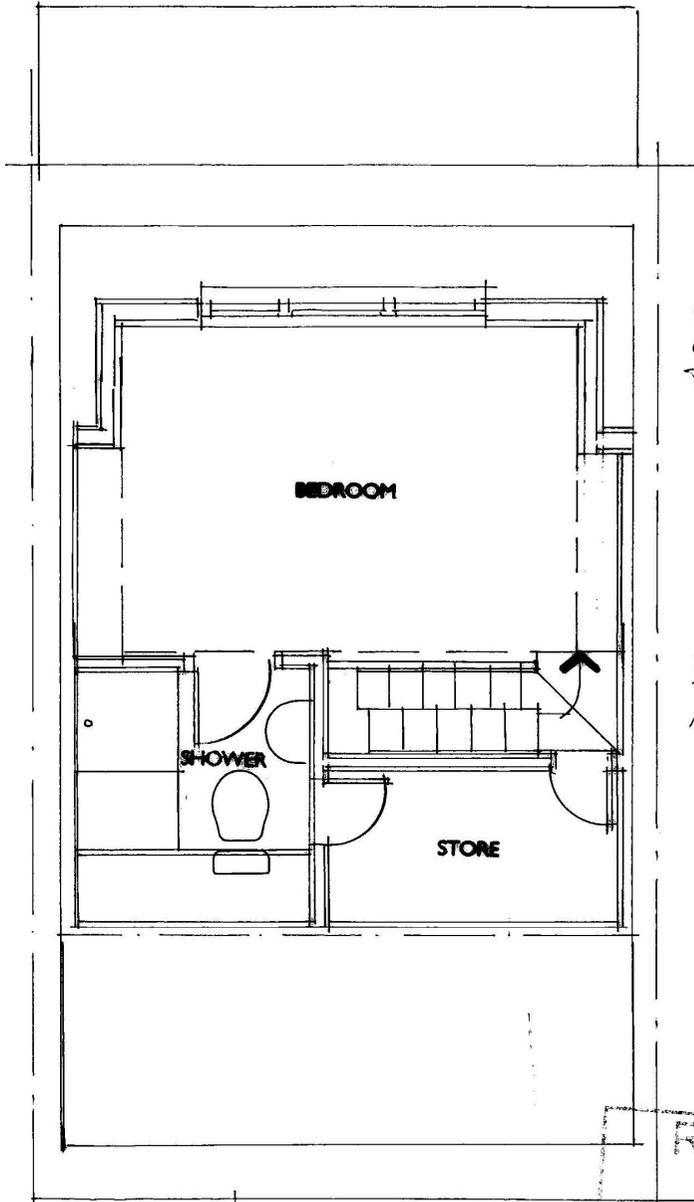
PROPOSED FIRST FLOOR PLAN



EXISTING ROOF SPACE PLAN

RECI

15 J.



PROPOSED ATTIC PLAN

PROPOSED FORMER  
CONSTRUCTION  
TO REAR SLOPE.

NEW ALTERNATIVE  
TREAD STAIR TO  
ATTIC BEDROOM

RECEIVED

15 JAN 2014

LEWIS HOUSE

**Planning Policies Applicable to 14/00207/FUL/FUL.  
2 Hillgrove Cottages, Tunley.**

**Bath & North East Somerset Local Plan  
including minerals and waste policies – adopted Oct 2007.**

**B&NES Draft Core Strategy Dec 2010  
and the National Planning Policy Framework (NPPF).**

NOTE: Unless shown otherwise the following Local Plan policies are still extant and have been saved to the Draft Core Strategy. Policies in the NPPF are shown separately.

## **POLICY CP8 – Draft Core Strategy (Previously GB1 – Local Plan)**

C) limited extensions, alterations or replacement of an existing dwelling provided it is in accordance with policies HG14 & HG15

## **POLICY HG.14**

Outside the scope of Policies HG.4 and 6 permission will only be given for:

- 1) The rebuilding or replacement of existing dwellings, where the replacement or reconstructed dwelling and ancillary buildings would not be materially larger than, and would not have a materially greater impact on the countryside or the openness of the Green Belt, than that to be replaced; and
- 2) The creation or extension of any residential curtilage would not detract from rural character nor conflict with the purposes of the Green Belt.

Note Policies HG.4 & HG.6 are not applicable in this instance.

## **POLICY HG.15**

Proposals to extend a dwelling in the Green Belt will be permitted unless they would:

- 1) Represent a disproportionate addition over and above the size of the original dwelling; or
- 2) Contribute to a deterioration in rural character as a result of the cumulative effect of dwelling extensions.

## **POLICY GB2**

Permission will not be granted for development within or visible from the Green Belt which would be visually detrimental to the Green Belt by reason of its siting, design or materials used for its construction.

## **POLICY D.2**

Development will only be permitted if:

- b) The character of the public realm is maintained or enhanced and the development is of high quality design;
- f) The proposed development will not cause significant harm to the amenities of existing or proposed occupiers of, or visitors to, residential or other sensitive premises by reason of loss of light, or increased overlooking, noise, smell, traffic or other disturbance.

## **POLICY D.4**

Development will be permitted only where:

- a) It responds to the local context in terms of appearance, materials, siting, spacing and layout; reinforces or complements attractive qualities of local distinctiveness; or improves areas of poor design and layout.
- d) The appearance of extensions respect and complement their host building.

## **POLICY BH.2**

Development affecting a listed building or its setting will only be permitted where it would:

- 1) Preserve the building's special architectural or historic interest;
  
- 5) Not adversely affect the building's contribution to the local scene including its role as part of an architectural composition.

NOTE – The nearby Lower Tunley Farmhouse and adjacent barn and yard wall are Grade 2 Listed.

## **NPPF POLICIES - 9. Protecting Green Belt Land.**

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.

Exceptions to this are:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

## **Agenda Item 8.4**

Applicant – Ms. Karen Killpartrick

### Site Address

Lavender Cottage, The Hollow, Dunkerton  
Bath, BA2 8BQ

### Proposal

Use of 3 bedrooms of dwelling for  
bed and breakfast accommodation

## Property History

<a href="#"><u>13/05496/FUL</u></a> .	Use of 3 bedrooms of dwelling for bed and breakfast accommodation	19/12/2013
<a href="#"><u>09/00643/COND</u></a> .	Conversion of existing garage to holiday let accommodation (Discharge of condition 4 of application 08/02809/FUL)	24/02/2009
<a href="#"><u>08/02809/FUL</u></a> .	Conversion of existing garage to holiday let accommodation	31/07/2008
<a href="#"><u>02/00402/FUL</u></a> .	Detached double garage/garden store	19/12/2001
<a href="#"><u>02/00057/FUL</u></a> .	Conversion of garage to self-contained residential accommodation	03/01/2002

## **NOTIFICATION OF DECISION**

Application Type: **Full Application**

Address to which the proposal relates: Application No: **08/02809/FUL**

**Lavender Cottage The Hollow Dunkerton BA2 8BQ**

Description of Proposal:

**Conversion of existing garage to holiday let accommodation**

Application submitted by: **Mr M Killpartrick**

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The above development is **PERMITTED** in accordance with the application, plans and drawings submitted by you subject to the condition(s) set out below:

1 The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 and to avoid the accumulation of unimplemented planning permissions.

2 The development hereby approved shall not be occupied other than for purposes of holiday accommodation and shall not be let to the same person(s) for more than 28 days in any calendar year, or such other period as may be first approved in writing by the Local Planning Authority, in accordance with written records of letting and occupiers to be available for inspection by the Local Planning Authority at any time.

Reason: The Local Planning Authority wish to control occupancy of the development in the interests of residential amenity.

3 Prior to the commencement of the development hereby permitted, the applicant shall enter into a legal agreement with the Council to ensure the property remains within the ownership of Lavender Cottage, The Hollow, Dunkerton, BA2 8BQ.

Reason: To avoid the overdevelopment of the site within the Green Belt and to maintain the amenities of future residents.

4 The development hereby permitted shall not be commenced until a parking layout, including turning and manoeuvring spaces independent of a minimum of two parking spaces each for both the proposed accommodation and existing dwelling, has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

## Discharge of Condition 4 – Highways Report.

09/00643/FUL

Lavender Cottage, The Hollow, Dunkerton BA2 8BQ

Conversion of existing garage to holiday let accommodation

Date Out: 27th March 2009

Highway Officer: David Horne

I refer to your highways consultation, received 12 March 2009, concerning the above.  
My comments are as follows:

The proposed parking spaces, two for each dwelling, are considered adequate to meet the requirements of the proposed development and, once provided, should be maintained for the purpose of parking associated with the dwelling units (Lavender Cottage and the adjacent Holiday Let conversion). Subject to this there is no highway objection to the discharge of condition.

## Discharge of Condition 4 - Decision Notice

**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

Address to which the proposal relates: **Lavender Cottage The Hollow Dunkerton BA2 8BQ**

Description of proposal: **Conversion of existing garage to holiday let accommodation (Discharge of condition 4 of application 08/02809/FUL)**

Date registered: **9th March 2009** Application No: **09/00643/COND**

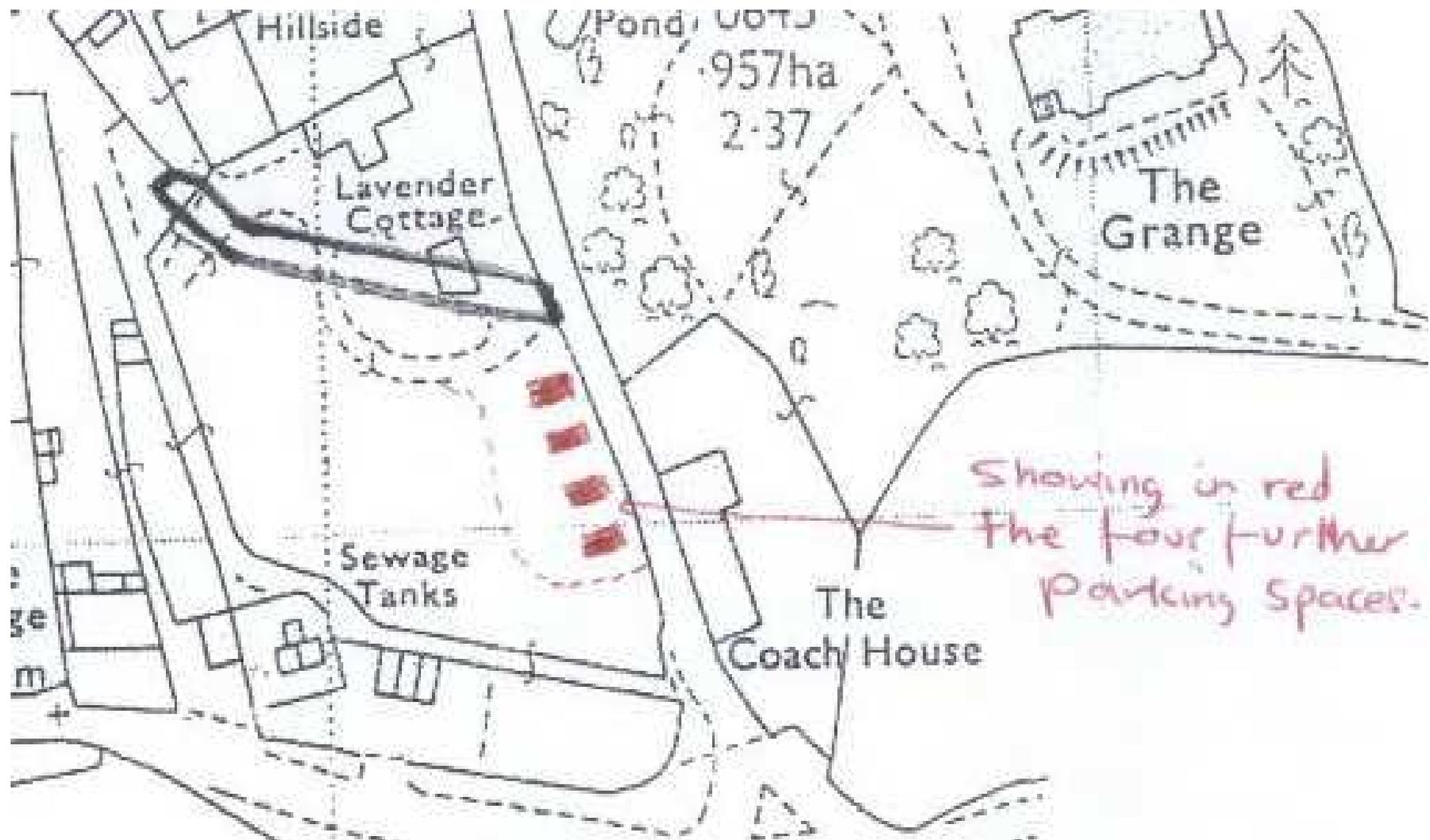
Name of Applicant: **Mr M Killpartrick**

With reference to the above request for discharge of conditions in connection with the above proposal, please find below the Local Planning Authority's decision.

**Condition 2** - The information submitted is considered to be acceptable and is in accordance with the requirements of Condition 4 of planning permission ref: 08/02809/FUL.

Date of Decision: 30th April 2009

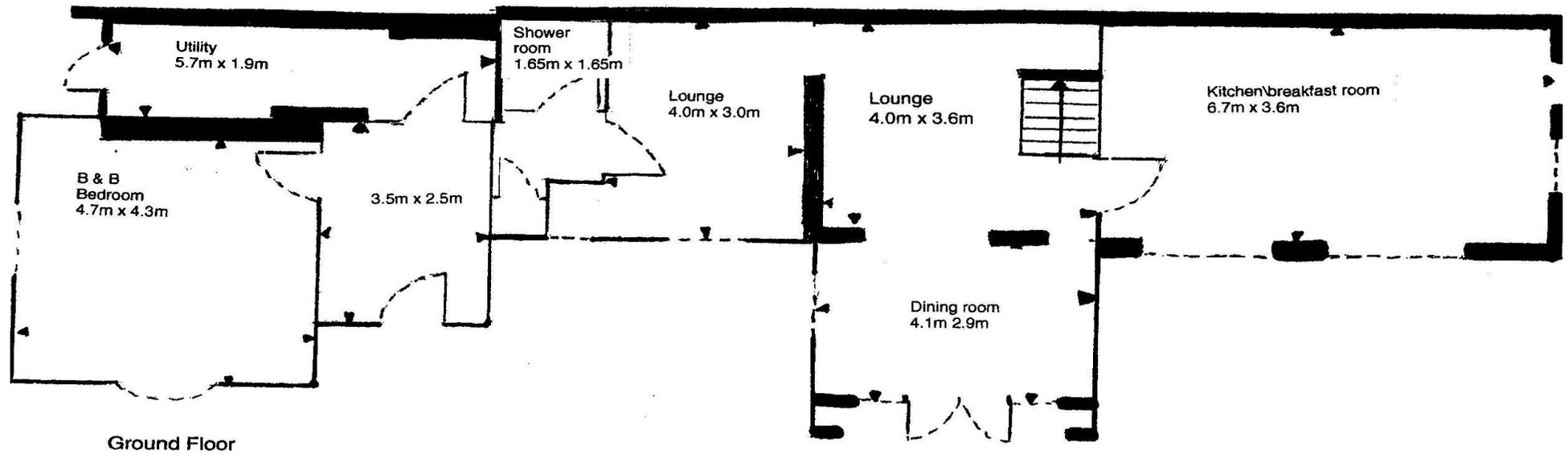




Please find enclosed a photograph showing the parking facilities at Lavender Cottage. At the bottom of the drive (where you can see the white car parked) is parking for two cars, directly as you pull into the drive way to the left is a lawn which is over quarter of an acre in size, this is becoming a stone graveled parking area for a further four cars with turning space. Then at the top of the drive way is existing parking for a further two cars with turning space, which also has a parking space to the side of the garage, which will be come the holiday let when further funds are available to continue.

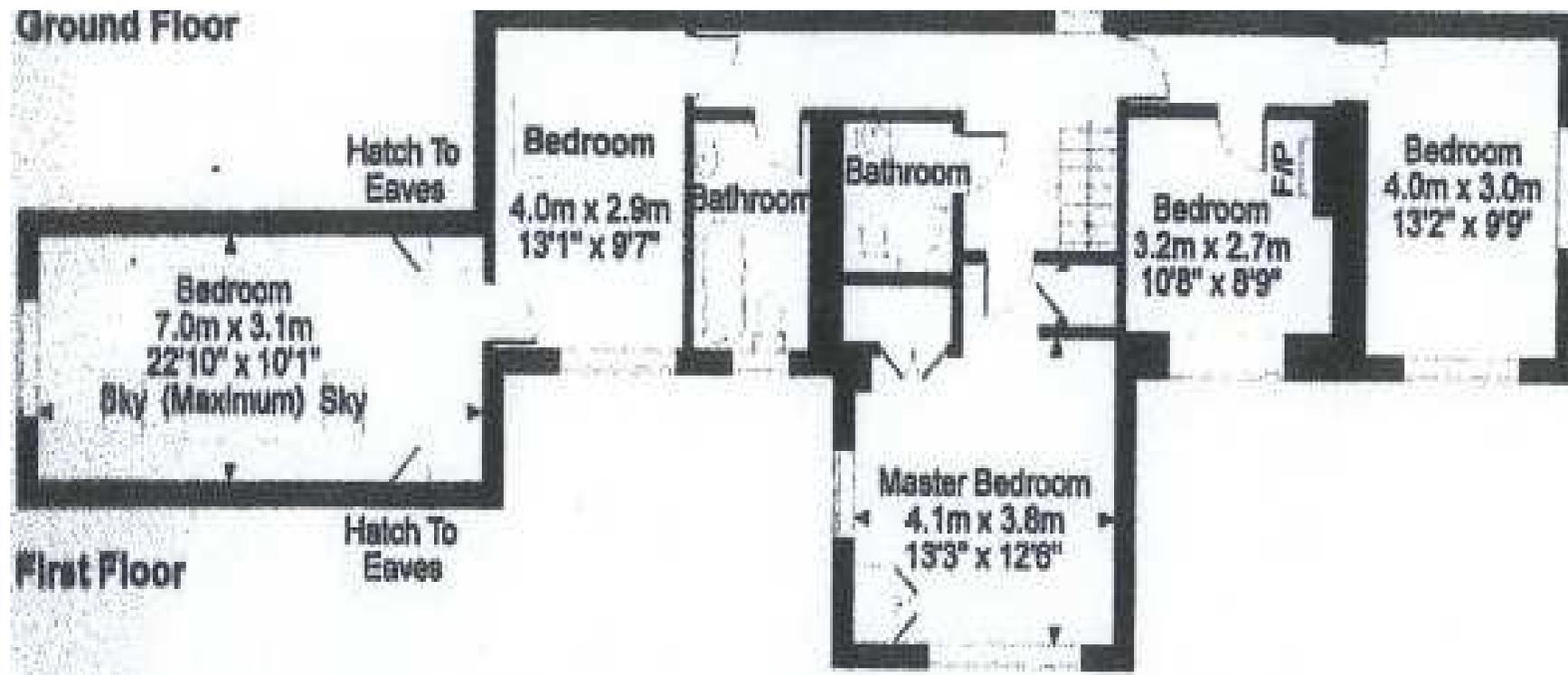
Please find enclosed a photograph showing the parking facilities at Lavender Cottage. At the bottom of the drive (where you can see the white car parked) is parking for two cars, directly as you pull into the drive at the bottom to the left is a large lawned area of over a quarter of an acre in size which is becoming a stone graveled parking area for a further four cars with turning space, (which I have marked in red, shown on the enclosed land registry print. Then at the top of the driveway exiting at the moment is parking for two cars with a further parking space to side of the garage (which is in the process of the granted holiday let conversion).

The Odd Down park and ride is just a few minutes drive from Lavender Cottage, and there is a regular bus service that runs from Peasedown St John and from Radstock through Dunkerton into Bath, which makes accessing Bath without using the car easy and environmentally friendly, so Lavender Cottage would be idea for tourism.

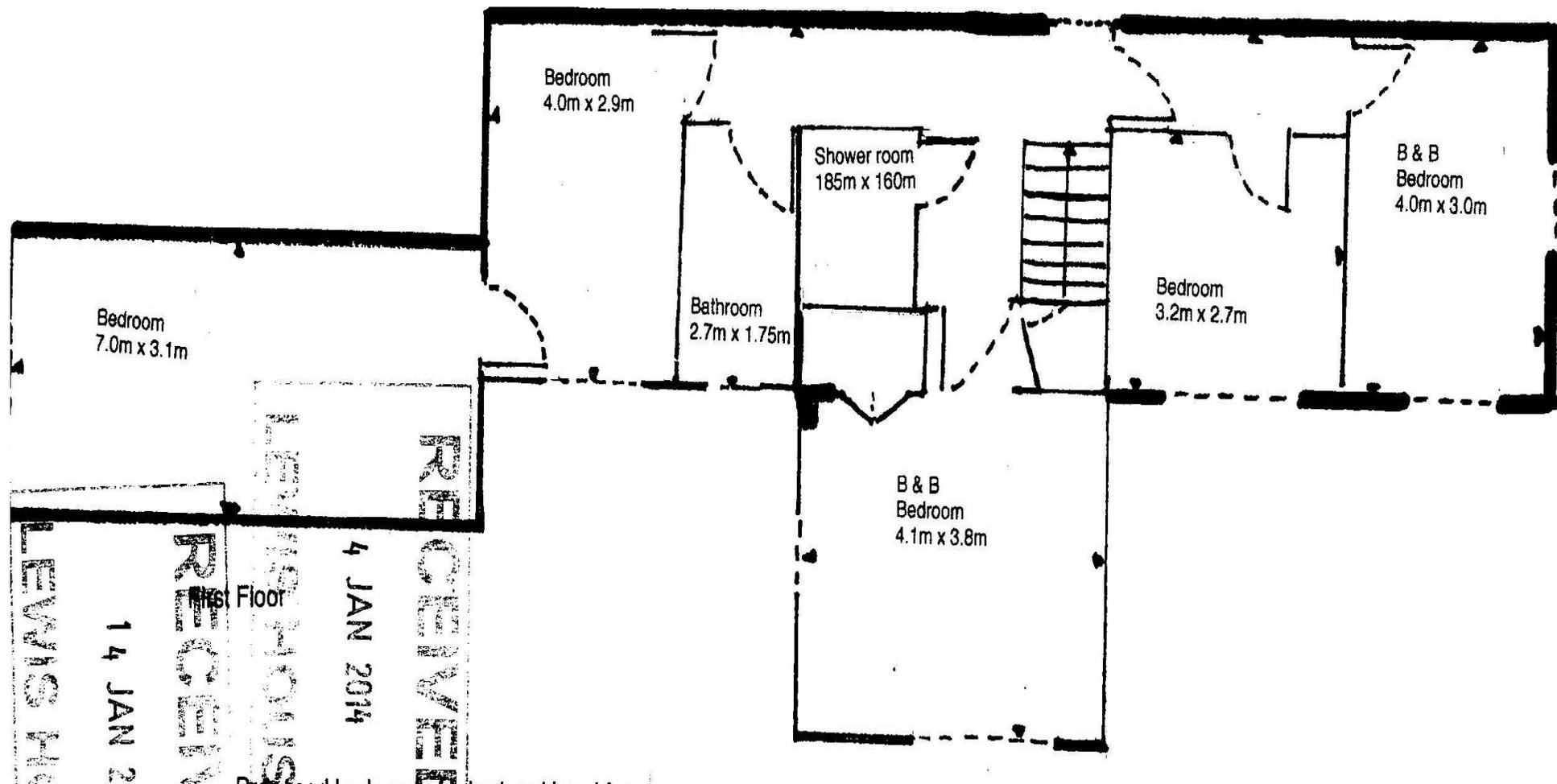


Ground Floor

Proposed Ground Floor – Note: only change from existing is the use of the present ground floor bedroom as a B&B Bedroom.



Existing First Floor – Proposed First Floor on next page.



1st Floor

4 JAN 2014

14 JAN 2

LEWIS H

RECEIVED

RECEPTIONS

RECEIVED

## **Planning Policies Applicable to 13/05496/FUL**

Lavender Cottage, The Hollow, Dunkerton  
Bath, BA2 8BQ

**Bath & North East Somerset Local Plan  
including minerals and waste policies – adopted Oct 2007.**

**B&NES Draft Core Strategy Dec 2010  
and the National Planning Policy Framework (NPPF).**

NOTE: Unless shown otherwise the following Local Plan policies are still extant and have been saved to the Draft Core Strategy. Policies in the NPPF are shown separately.

## **LOCAL PLAN POLICIES & PROPOSALS**

### **B2 ECONOMY, TOURISM & AGRICULTURE**

#### **VISITOR ACCOMMODATION**

B2.67 In considering guesthouse and bed and breakfast proposals, it is important to ensure that tourism accommodation does not harm existing residential amenity, and that the character of an area is not adversely affected by insensitive parking provision or unsightly extensions.

B2.68 Competition for trade can result in a large number of advertisements, and the provision of parking within front gardens can involve demolition of garden walls and the loss of trees and hedges which can detract from the appearance of an area. Noise generated by hotels, guesthouses and bed and breakfast accommodation, can be considerable and can result not only from activities within the premises but from people and vehicle related activity. This will be taken into account when determining applications (see Policy ES.12).

B2.69 Access to public transport will also be a consideration, particularly in farm diversification schemes (see Policy ET.8).

## **POLICY ES.12**

Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in levels of noise and/or vibration will not be permitted.

Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise or vibration, both now and in the foreseeable future, from an existing noise source or source which will result from a proposed use will not be permitted.

## **POLICY ET.13**

The change of use of an existing dwelling to a hotel, guesthouse, or to provide bed and breakfast accommodation will be permitted where:

- i) in the case of large residential properties, a substantial private residential unit is retained, and any existing or proposed parking within the curtilage of the property which does not detract from the appearance of the property is made permanently available; and
- ii) in the case of small residential properties, a satisfactory residential accommodation is retained which is not occupied independently of the proposed use.

## NPPF

### **Supporting a prosperous rural economy.**

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and

## Agenda Item 8.6

Applicant – Mr. Gordon Wadsworth

### Site Address

3 Coronation Villas, Bath Road, Tunley, Bath, BA2 0DZ

### Proposal

Formation of vehicular access from public highway to forecourt of dwelling at no. 3 Coronation Villas. (Certificate of Lawfulness for an Existing Use)

### Certificate of Lawfulness for an Existing Use.

It is not unusual to see these certificates issued; anyone who has constructed a building under Permitted Development Rights or, as in this case constructed an off street parking area, is entitled to request one. The local authority planning department is obliged to issue a certificate if the applicant is able to demonstrate that the building, in this case a parking area, has remained in situ, unimpeded and unchallenged for in excess of 4 years.







## **9 PARISH WEBSITE.**

### **Cllr Orme – Verbal Report.**

### **Cllr Taylor – Written & Verbal Report.**

Further to the meeting with The Batch committee, and the discussions and agreements made, it is recommended that the next steps are:

1. Move to a Wordpress platform. This allows multiple editors, is inexpensive, and very easy to use.
2. Clare and Paul to present a selection of 'looks' to chose from at the next DPC meeting.
3. Each organisation to edit its own section (e.g. DPC, Church, DPH, TRC).
4. The web site to be set up immediately and transition to be made in a set time period during which each organisation would upload and edit their own section.
5. Once we had transitioned to the new web site, we can review additional sections etc over time.

# 10. RURAL BROADBAND – Cllr Taylor.

The screenshot shows the Ookla Speedtest website interface. At the top, there is a navigation bar with the Ookla logo and 'SPEEDTEST' text, along with links for 'CREATE ACCOUNT', 'MY RESULTS', 'SUPPORT', 'SETTINGS', and 'LOGIN'. The main content area displays test results for Ping (31 ms), Download Speed (788.07 Mbps), and Upload Speed (728.11 Mbps). Below the results is a 'SHARE THIS RESULT' button. A central banner asks 'SLOW MAC PERFORMANCE?' and 'Are you on Next Connex Ltd?' with a 'START NOW' button and a 'Take our Broadband Internet Survey!' button. To the right, another banner says 'Slow speeds? Make your Mac faster by fixing system issues' with a 'START SCAN' button. At the bottom, there is a 'MacKeeper' advertisement and the Ookla Speedtest logo and tagline.

Internet Banking All items - Google Drive Toflon Acco...gement (v2) UK forecast... Met Office Apple Google Maps YouTube Wikipedia News \* Popular \*

OOKLA SPEEDTEST CREATE ACCOUNT MY RESULTS SUPPORT SETTINGS LOGIN

PING 31 ms DOWNLOAD SPEED 788.07 Mbps UPLOAD SPEED 728.11 Mbps

SHARE THIS RESULT

SLOW MAC PERFORMANCE? Run a test to identify issues and speed up your Mac

Are you on Next Connex Ltd?

Take our Broadband Internet Survey!

Find Faster Broadband

Enter postcode Search

START NOW

31.210.26.212 Next Connex Ltd Rate Your ISP

TEST AGAIN NEW SERVER Limited Hosted by NetCoders

Slow speeds? Make your Mac faster by fixing system issues

START SCAN

MacKeeper Download MacKeeper to fix system issues today!

OOKLA SPEEDTEST

- The world's most popular internet speed test – Over 5 million tests per day.
- Global coverage – Test from more than 2,500 servers worldwide.
- Results you can count on – Ookla Speedtest results are the most accurate.

Progress on the two options to improve broadband:

### British Telecom

Approximately 70 phone numbers have been gathered out of a total of approximately 250.

BT require these to proceed with costings.

DPC has asked if there are alternative ways to proceed as many residents are reluctant to provide this data.

### Wansdyke Telecom

Wansdyke has now connected Newton St Loe with 1000 mbs. A demo is available to all either at their office “The Rickyard” N-S-L or at the “Newton Farm Shop”.

Wansdyke Telecom have carried out a topographical survey of the parish to document the physical structure of the area, to assess existing infrastructure (phone, overhead power distribution, existing bridges and culverts, high buildings or masts), to understand if possible who the landowners are, and to identify potential homes and businesses and their distance from potential sites for village hubs. This will enable them to move forward with work on proposals for bringing fibre to our parish.

## **AGENDA ITEMS 11 TO 14 VERBAL ONLY**

**11. 2014 World War 1 Commemorations – Cllr Gardiner**

**12. Dunkerton Green and Orchard – Cllr Taylor**

**13. REPORTS BY CLERK / COUNCILLORS & DISTRICT COUNCILLOR**

**14. CORRESPONDENCE**