

SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford
on Tuesday 3rd February 2015 at 7.15pm

PRESENT:

Councillors - Adrian Betts (Chair), Harvey Haeberling, Duncan Hounsell, Rob King, Neil McKen, Kevin Reeves, Chris Warren, Jill Williams and Reg Williams

Officer - Tricia Golinski

1. MINUTES

The minutes of the Extraordinary Council meeting held on 20 January 2015 were confirmed as a correct record and signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllrs Marie Carder and Rob Taylor.

3. DECLARATIONS OF INTEREST

Cllr Kevin Reeves declared an interest in application 14/05794/FUL - 2 Hermes Close, as the applicant is known to him through Saltford Business Network.

4. PUBLIC TIME

There were 7 members of the public present.

Patrick Beazley spoke in support of application 14/05794/FUL - 2 Hermes Close.

Gaston King spoke in support of application 14/05852/FUL - 506 Bath Road.

Tim Evans spoke in support of application 14/05832/FUL - 33 Grange Road.

Gary Williams of Glenavon House expressed some concerns about application 14/05767/FUL - Glenavon Farm 331 Bath Road.

Nigel Please spoke in support of application 15/00191/FUL - Riverside Restaurant The Shallows.

5. CHAIR'S ANNOUNCEMENTS

No announcements were made.

6. PLANNING MATTERS

- a) **Minutes** - The minutes of the Planning Committee meeting held on 20 January 2015 were confirmed as a correct record and signed by the Chair.
- b) **New planning applications** – The Council considered the following planning applications in respect of which Bath & North East Somerset (B&NES) Council had invited comments:

14/05767/FUL - Glenavon Farm 331 Bath Road - Conversion, extension and redevelopment of existing farm buildings to provide a showroom and storage space - Kindle Stoves

It was resolved that B&NES Council be advised that this Council **OBJECTS TO** this application: **1.** The proposed car park would not conserve or enhance the character and local distinctiveness of the landscape, contrary to policy NE1. **2.** There is no demonstrable need for this retail development outside the shopping centres identified in policy S.1, the scale of the development would not complement the agricultural surroundings, and there are other appropriate sites outside Green Belt, contrary to policy S4. **3.** The openness of the Green Belt would not be protected from inappropriate development, contrary to Core Strategy policy CP8.

15/00223/FUL - 7 Rodney Road - Erection of two storey rear extension - Mr G Preston

It was resolved that B&NES Council be advised that this Council **OBJECTS TO** this application: The proposed extension plans appear to show the roof line of the extension above that of the existing property and this would be out of keeping, contrary to policy D.4a).

15/00191/FUL - Riverside Restaurant The Shallows - Replacement of external wall cladding, fascias, soffits, barge boards, rain water goods and windows. Removal of balcony and bay windows. Amendments to external lighting and beer terrace fencing. Public House signage changes - Wadworth & Co. Ltd

It was resolved that B&NES Council be advised that this Council **SUPPORTS** this application.

14/05783/FUL - 31 Claverton Road West - Provision of rear and side dormers - Blue Structures

It was resolved that B&NES Council be advised that this Council **OBJECTS TO** this application: The roof line of the proposed dormers, higher than neighbouring properties, would not respond to the local context in terms of appearance, contrary to policy D.4a); and the proposed rear dormer would cause harm to the amenities of occupiers of premises in Roundmoor Close by reason of increased overlooking, contrary to policy D.2 f).

14/05852/FUL - 506 Bath Road - Provision of a flat roof rear dormer following removal of existing loft conversion and part of existing roof - Mr Gaston King

It was resolved that B&NES Council be advised that this Council
COMMENTS ON this application: **No comment.**

14/05832/FUL - 33 Grange Road - Demolish existing garage and replace with a side extension - Mr T Evans

It was resolved that B&NES Council be advised that this Council
COMMENTS ON this application: **No objection.**

14/05794/FUL - 2 Hermes Close - Erection of single storey rear extension following removal of existing conservatory and conversion of existing garage to form new study - Mr Patrick Beazley

It was resolved that B&NES Council be advised that this Council
COMMENTS ON this application: **No objection.**

15/00085/FUL - 5 Wedmore Road - Erection of single storey rear extension – Mr Dixon

It was resolved that B&NES Council be advised that this Council
COMMENTS ON this application: **No objection.**

15/00095/TCA - 6 Mill Cottages - 3 x Conifer - remove, 1 x Ash - remove – Ms Mandy Mabbs

It was resolved that B&NES Council be advised that this Council
SUPPORTS this application **and requests that the trees are replaced with indigenous trees.**

- c) **Decisions** – The Clerk reported the following applications which had been PERMITTED with conditions by B&NES Council:

14/05131/FUL - 32 Grange Road - Demolition of existing two storey extension and erection of replacement two storey pitched roof extension with archway to single storey extension forming shed and garages - Mr Blaise Prideaux

14/05395/FUL - 42 Grange Road - Erection of detached dwelling and double garage on land adjacent to 42 Grange Road and new double garage to replace existing at number 42 - Mr & Mrs Brodie

14/05443/FUL - 340 Bath Road - Erection of a two storey side and single storey rear extension - Mr Watson

14/05557/FUL - 8 Chestnut Walk - Erection of two storey side extension following demolition of existing garage - Mr Dave Baker

The Clerk reported the following applications which had been REFUSED by B&NES Council:

14/04365/FUL - 10 Roundmoor Close - Erection of garden fence - Mr Stephen Cole

- d) **Planning items of urgent information** – Cllr Adrian Betts raised a concern about paperless planning applications especially where the online plans appear sideways on the website.

7. FINANCIAL MATTERS

- a) **Monthly Financial Report** – The report was discussed and accepted by Members.
- b) **Schedule of Expenditure** – It was resolved that the expenditure for all items listed in the schedule for the month of February 2015 be authorised and the schedule signed by the Chair.

8. PLACEMAKING PLAN GREEN SPACE DESIGNATION

The Council agreed to respond to B&NES' invitation to provide further information on the potential locally important green spaces identified in the Placemaking Plan process, and any other sites that fulfil the NPPF criteria. Cllr Adrian Betts will circulate a draft to members for their comments.

9. CHURCHYARD GROUNDS MAINTENANCE AGREEMENT 2015/16

The Council agreed to ask Ambience Landscapes to undertake the grounds maintenance of St Mary's churchyard with effect from 1 March 2015, according to the specification agreed in January 2015 (budget heading Churchyard Maintenance).

10. PARISH MEETING APRIL 2015

The Council agreed the format, content and invitees for the annual Parish Meeting to be held on 7 April 2015 at 6.30 pm.

11. COMMUNITY AWARDS PANEL

The Council agreed that the members of the panel which will consider the Community Awards nominations and make recommendations to the March Parish Council Meeting will be Cllr Adrian Betts, Cllr Reg Williams and Cllr Neil McKen, with Cllr Duncan Hounsell as reserve.

12. WEBSITE SEARCH FACILITY

The Council considered the proposal from Cllr Adrian Betts to set up a search facility on the Council's website. It was agreed that further investigation is required before a decision can be made.

13. NOTICEBOARDS

The Council agreed the following motion proposed by Cllr Reg Williams and amended by Cllr Neil McKen:

Salford Parish Council requests that Salford Motors fixes the noticeboards safely so they cannot be removed, within 1 week, or the Council will arrange a contractor to carry out the job and charge Salford Motors for all associated costs. In the meantime, Salford Parish Council holds Salford Motors responsible for any liabilities relating to the inadequate fixing of the noticeboards.

14. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

No reports were made.

15. ITEMS OF URGENT INFORMATION

Cllr Duncan Hounsell reported that there will be alterations to the rail timetable in the Bath area during July and August 2015 due to rail electrification works. Information is available at <http://www.networkrail.co.uk/great-western-route-modernisation/banes/>.

The meeting closed at 9.05 pm

Chair's signature.....

Date confirmed and signed...../...../.....

Next Council meeting: 3 March 2015
Next Planning Committee meeting: 17 February 2015