

SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford
on Tuesday 6th March 2018 at 7.15pm

PRESENT:

Councillors – Adrian Betts, Ben Eve, Jon Godfrey, Phil Harding, Duncan Hounsell, Kyle Rice, Chris Warren (Chair) and Farida Wilson
(Cllr Liz Macnaughton is on a 6-month leave of absence)

Officer – Tricia Golinski and Lottie Smith-Collins

1. MINUTES

The minutes of the Council meeting held on 6 February 2018 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 James Macnaughton and Rob Taylor.

3. DECLARATIONS OF INTEREST

Cllr Duncan Hounsell declared an interest in item 9 c. Saltford Football Club application for financial assistance, as he was the founder of Saltford Stars (now part of Saltford Football Club), but is no longer involved so will take part in the discussion.

Cllr Kyle Rice declared an interest in item 9 c. Saltford Football Club application for financial assistance, as he was previously a player in Saltford Football Club and is currently the Parish Council link member for Saltford Sports Club.

Cllr Adrian Betts declared an interest in item 8 a. planning application 18/00592/FUL - 68 Manor Road, as he is a close neighbour of the application.

4. PUBLIC TIME

There were 15 members of the public present.

Chris Essex of Saltford Community Association (SCA) noted, in relation to item 10 Proposal from B&NES Council to grant a leasehold interest of Wedmore Road car park, that the car park is key for the SCA and the tennis club, and it is important that it remains free to use.

Gary Williams, Dave Waterman and Amanda Cooper spoke objecting to application 18/00515/FUL - Glenavon Farm 331 Bath Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that it is hoped action will be taken with the ex-BT phone box this week.

6. CLERK'S ANNOUNCEMENTS

The Clerk made the following announcements:

- I am pleased to introduce Lottie Smith-Collins who has been appointed as Cover Clerk and will be working with me to learn the ropes and will cover the Clerk's role at the April meetings.
- I am also pleased to let you know that Curo has agreed to extend the licence for the allotment site for a further 5 years from November 2018.

7. REPORT FROM B&NES WARD COUNCILLORS

Cllr Francine Haerberling reported that she has asked for planning application 18/00515/FUL - Glenavon Farm 331 Bath Road – to go to the Development Control Committee, due to the number of objections.

Cllr Emma Dixon reported that following correspondence about safety issues at the High Street pinch point, B&NES Highways have made a request for a Traffic Regulation Order (TRO) and she hopes that other more immediate measures can also be taken.

Cllr Emma Dixon reported that a request has gone to B&NES for two short-stay parking spaces in Manor Road, for the Post Office/Library project.

8. PLANNING MATTERS

a. New planning applications – The Council considered the following planning applications in respect of which Bath & North East Somerset (B&NES) Council had invited comments:

18/00592/FUL - 68 Manor Road - Erection of single storey side and rear extension and loft conversion with raising of roof ridge height and installation of rear dormer window/balcony, side velux windows and solar panels to front roof elevation - Mr & Mrs Gary Graveling

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

18/00639/FUL - 87 Grange Road - Erection of single storey garage extension to front elevation - Mr & Mrs Keith Batchelor

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

18/00679/FUL - Dryleaze Bath Road - Erection of two storey side extension and loft conversion with front dormer window following removal of existing conservatory - Mr & Mrs Mallon

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

18/00627/FUL - Paddock Norman Road - Construction of riding arena - Mr & Mrs Kendrick

It was resolved that B&NES Council be advised that this Council

SUPPORTS this application **with the proviso that, in view of recent significant archeological finds from the Roman period onwards in this area, the archeological implications should be considered before any hard base was put down in the future.**

18/00515/FUL - Glenavon Farm 331 Bath Road - Creation of an 18-hole Adventure Experience golf facility including car parking, ancillary theme props and kiosk - Adventure Experience Ltd

It was resolved that B&NES Council be advised that this Council

OBJECTS TO this application **on the following grounds:**

- Inappropriate use of Green Belt land and agricultural land
- Harmful to the openness of the Green Belt
- Concern that some works appear to have commenced on site prior to B&NES' consideration of the application, including removal of trees and bushes along the Bath Road (currently under investigation by B&NES Enforcement team)
- Not in keeping with its surroundings and other commercial development adjacent to Bath Road
- Concern about the number of additional vehicles this activity could add to the already congested and at capacity (at some times of day) A4 road
- Consideration should be given by B&NES to the effect on the traffic flow on the A4 of vehicles visiting this activity
- Consideration must be given to the possible hazard to road safety of the distraction caused by such large unusual theme props (dinosaurs) close to the main road with vehicles travelling at up to 40 mph
- Concern about the loss of amenity to neighbours from noise and light coming from the site
- Concern at over-development of the site
- Concern at the incremental change of use of Green Belt land to commercial use
- The application does not take note of the need for safe access and egress for residents of 331 and 333 Bath Road which share a joint drive with this land
- It would corrupt the rural setting of Saltford's Conservation Area
- In the unlikely event that officers are minded to approve the application, Saltford Parish Council would like the application to be considered by the Development Control Committee

b. Decisions and Appeals – The Clerk reported that the following applications have been PERMITTED (with conditions) by B&NES Council:

17/05920/FUL - 26 Tynning Road - Erection of front porch, single-storey rear extension, rear dormer and new drive following demolition of existing rear bay, rear dormer and chimneys - Mr & Mrs Chris Miners

c. Planning items of urgent information – No items were reported.

9. FINANCIAL MATTERS

- a. Monthly Financial Reports** – The report was discussed and accepted by members.
- b. Schedule of Expenditure** – The expenditure listed in the schedule for the month of March 2018 was authorised and the schedule signed by the Chair.
- c. Salford Football Club application for financial assistance** – The Council agreed to make a grant of £3,407.50 to Salford Football Club to install a new barrier (budget heading Miscellaneous Grants).

10. PROPOSAL FROM B&NES COUNCIL TO GRANT A LEASEHOLD INTEREST OF WEDMORE ROAD CAR PARK

The Council considered B&NES Council's offer to grant a 10 or 20 year lease to the Parish Council for Wedmore Road car park. It was agreed to request an extension of time to consider it, to ask B&NES what the running costs are, whether lighting is included, and whether it would be re-surfaced and the drains fixed before it was handed over; and to find out the effect on the Parish Council's insurance premium if the car park was taken on.

11. REQUEST FOR BENCH AT SHOP PARADE

The Council considered a request from an elderly local resident for a bench to be installed at the shop parade. Cllr Adrian Betts proposed that this sort of request be passed initially to the B&NES ward councillors, and it was agreed to pass this request to them as the location is B&NES land.

12. TRAFFIC AND SAFETY IN HIGH STREET

Cllr Jon Godfrey reported that there have been further incidents at the narrow "pinch point" in High Street following the discussion of this safety issue at the October 2017 Parish Council meeting. It was agreed that the Parish Council would like to see some urgent action by B&NES Council, as the highways authority, to address the problem.

13. WAR MEMORIAL ENHANCEMENTS

The Council reviewed the plan for new railings and gate at the war memorial. It was confirmed that the Parish Council is satisfied that the views of the local community have been taken on board, and that the proposal will not in any way restrict the current access to the memorial site or make access any more difficult for wheelchair users. It was agreed that Kelston Forge will be instructed to start the work once Parish Councillors have completed liaison with the freeholder of the land.

14. WORLD WAR ONE CENTENARY EVENT 11.11.18

Cllr Phil Harding reported that 6 applications have been received for the WW1 Family History Research project, and that the following organisations will be present at the World War One Centenary event on the afternoon of 11.11.18: Bath Record Office, SCA, Western Front Association, Salford Heritage Centre, Salford School and St Mary's church.

15. CHURCHYARD WALL SURVEY REPORT

The Council considered the survey report of the churchyard walls undertaken by Clegg Associates and agreed to get quotations for re-building the two sections which are recommended in the report for remedial works within 1-2 years.

16. COVER CLERK TRAINING

Cllr Jon Godfrey proposed that further training for the Cover Clerk, in addition to the £500 approved in December 2017, would be more cost-effective and make for better succession planning. Further expenditure of £500 was approved for training and employment over the next few months (budget heading Office Staff).

17. GDPR UPDATE

Cllr Jon Godfrey updated the Council on progress with General Data Protection Regulations (GDPR) compliance and how it will affect the Council's policies and procedures.

18. REPORTS FROM LINK MEMBERS ON OUTSIDE BODIES

Cllr Phil Harding reported that Salford Heritage Centre will be open to the public on 31 March from 10 am to 12 noon and admission is free.

19. ITEMS OF URGENT INFORMATION FROM COUNCILLORS

No items were reported.

20. PUBLICITY

The Council agreed items to include in its SCAN page and ideas for its next e-newsletter.

21. RESOLUTION TO EXCLUDE THE PUBLIC

The Council resolved that in accordance with Standing Order 1 c, in view of the confidential nature of the business about to be transacted, it is advisable that the public be temporarily excluded and they are instructed to withdraw.

22. SALTFRD COMMUNITY AWARDS 2018

The Council agreed the recipients of the Parish Council Community Awards 2018, and authorised expenditure of up to £600 on the Community Awards winners' chosen Salford group, project, cause or charity, and on printing winners' certificates (budget heading Council Led Schemes).

The meeting closed at 9.30 pm

Chair's signature.....

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

Next Parish Council meeting: 17 April 2018
Next Planning Committee meeting: 20 March 2018