

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 7 August 2018 at 7.15 pm

PRESENT:

Councillors: Phil Harding (Chair), Jon Godfrey, Duncan Hounsell, Kyle Rice and Chris Warren

Officer: Lottie Smith-Collins

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 3 April 2018 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Adrian Betts.

3. DECLARATIONS OF INTEREST

Cllr Jon Godfrey declared an interest in planning application 18/03120/FUL as a neighbour of Selwood Farm.

Cllr Jon Godfrey also declared an interest in planning application 18/03346/FUL as a member of the Saltford Community Library and Post Office Hub management committee.

4. PUBLIC TIME

There were 12 members of the public present.

Carol Cheung, Sarah Pope, Ruth Meaking, Helen Mulholland and Paul Beacham spoke objecting to planning application 18/03120/FUL – Selwood Farm, Norman Road.

Chris Essex spoke in support of planning application 18/03346/FUL – Saltford Library, 478A Bath Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that he and Cllr Adrian Betts are to meet with B&NES officers on Friday 17th August to discuss the B&NES Local Plan.

The Chair announced that the B&NES decision regarding a planning application (18/01509/OUT) to build 200 houses close to the A4 has been delayed until 24th August 2018.

The Chair announced that a planning application (18/02899/OUT) to build 80 houses on safeguarded land between Saltford and Keynsham has been submitted without a consultation request being sent to Saltford Parish Council. As the publicised consultation deadline was Monday 6th August, Saltford Parish Council has requested and received consent to submit its response to this application following the SPC meeting on Tuesday 4th September 2018.

6. NEW PLANNING APPLICATIONS

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

18/03120/FUL - Selwood Farm, Norman Road - House transformation comprising an extension, changes of materials with additional internal and external works - Mr & Mrs Claire and Nick Selwood

It was resolved that B&NES Council be advised this Council **OBJECTS** to this application: **Saltford Parish Council objects as the increase in the size and scale of the building will impact adversely on the adjacent dwelling, No. 5 Saltford Court, closing it in and reducing natural light from its westerly aspect. The proposed change of building materials for the walls and slate roof tiles is out of character with the neighbouring dwellings in the Conservation Area including the two listed Georgian buildings Tunnel House and Saltford House, and those in Saltford Court whereas the existing design blends in with its Conservation Area setting. The impact on the Conservation Area and its setting for the transformed dwelling as proposed when viewed from the north and west is thus a matter of concern. If the development is permitted, after the concerns raised have been addressed, a condition for the building works should be that public right of way access in the narrow lane leading to and beyond the property should be kept open at all times and any damage to the lane caused during construction be remedied promptly by the applicant/contractor.**

18/03346/FUL - Saltford Library 478A Bath Road - Change of use from library (Use Class D1) to a combination of a library (D1) & post office with stationary sales (A1) - Saltford Community Library Hub Limited

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application: **In view of the importance to the community of the re-opening of the Post Office in Saltford without further delay, we ask that B&NES Council issues its decision notification at the earliest possible opportunity.**

18/03207/FUL - 11 Somerville Close - Erection of a two storey side and single storey rear extension. Mr & Mrs G Strange

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: **In making its decision B&NES Council should consider the implications for natural light for the neighbouring property, No. 13.**

18/03178/FUL - 78 Manor Road - Erection of a double storey side extension - Mr Nicholas Gerrish

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

18/03058/FUL - 9 Roundmoor Close - Erection of a detached 2 bed dwelling and association parking - Mr Paul Roberts

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

18/03039/FUL - 3 Collingwood Close - Erection of single storey extensions to the South (Porch), West and North of the existing bungalow. Mr Davies

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

18/02879/TCA - Mill Lodge, The Shallows - 1 x Pine (T1) remove all limbs and reduce stem in height by 2m, leaving the habitat pole standing at 5m. Mr D Calder

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

18/03249/FUL - 62 Grange Road - extension of single storey rear orangery extension - Mr Nicholas Mould

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

7. DECISIONS AND APPEALS

The Clerk reported that the following applications have been PERMITTED (with conditions) by B&NES Council:

Revised information for 18/01449/FUL - 22 Uplands Road - Erection of 1 x 2-bed single storey dwelling (resubmission) - Mr David Lamb

18/01187/FUL - 7 Uplands Drive - Erection of new dwelling following demolition of existing dwelling - Mr Seya Burchill

18/02079/FUL - Holly Barn Norman Road - Installation of 2 windows in Ruby Barn and blocking up of the north window, installation of 4 rooflights and 2 windows in Holly Barn and replacement of all existing windows with PVC-U - Mrs Claire Selwood

18/02473/FUL - 15 Uplands Road - Demolition of balcony, erection of new front porch and one / two storey extension to rear - Mr David Ithier

18/02574/FUL - 44 Claverton Road West - Erection of two storey side extension - Mr James Mitchell

Revised plans for 18/01308/FUL - Land parcel 7700 Bath Road Keynsham - Erection of 11 dwellings with access from Bath Road (via access approved under outline permission 16/00850/OUT) and associated works - Crest Nicholson (South

West) Ltd

The Clerk reported that the following applications have been APPROVED (with conditions) by B&NES Council:

Revised plans for 18/01307/RES - Land Parcel 7200 Bath Road Keynsham - Reserved matters for consideration of layout, scale, appearance and landscaping for 250no. dwellings pursuant to permission 16/00850/OUT for residential and related development comprising approximately 250 dwellings, new Primary School with associated outdoor playing facilities, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works.

- Crest Nicholson (South West) Ltd

The Clerk reported that the following application has been certified as LAWFUL by B&NES Council:

18/02110/CLEU - 2 Haselbury Grove - Stationing of a mobile home for the purposes of providing ancillary accommodation to 2 Haselbury Grove - Mr Andrew Tooke

The Clerk reported that the following applications have been REFUSED by B&NES Council:

18/02326/FUL - Rosemere Homefield Road - Erection of a dwelling and gate house following the demolition of an existing dwelling - Helen Franklin

18/01990/FUL - 15 High Street - Erection of second storey extension over kitchen and additional single storey rear extension - Mr Nick Sladek

The Clerk reported that the following applications have been WITHDRAWN:

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

8. POSSIBLE CONTRAVENTIONS

No report had been received from B&NES Council on outstanding cases of possible contraventions of planning controls.

No new possible planning contraventions were raised by Parish Councillors.

9. ITEMS OF URGENT INFORMATION

Cllr Duncan Hounsell reported that The Local Government Boundary for England had published its final recommendations for Bath and North East Somerset. Cllr Hounsell reported that the Saltford Ward will cover a wider geographical area, and that the number of Ward Councillors will remain at two. It was noted that although future Saltford Ward Councillors would have a wider geographical remit, the new recommendations did not affect

planning application consultations received by Saltford Parish Council.

The meeting closed at 8.03 pm

Date of next SPC meeting 4th September

Chairman.....

Date confirmed and signed.....