

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 6 August 2019 at 7.15 pm

PRESENT

Councillors: Phil Harding (Chair of Planning Committee), Adrian Betts (Vice Chair of Planning Committee), Jon Godfrey and Chris Warren.

Officer: Lottie Smith-Collins

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 2nd July 2019 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Gary Graveling, Adam Rees-Leonard and Robert Taylor.

3. DECLARATIONS OF INTEREST

No interests were declared.

4. PUBLIC TIME

There were 10 members of the public present.

Pat Dwyer spoke to request clarification on the meaning of a Certificate of Lawfulness for an Existing Use with regards to planning application 19/02945/CLEU - The Signs Studio Ltd 559 Bath Road.

Kevin Hooper spoke to object to planning application 19/03008/VAR - 22 Uplands Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that the West of England Joint Spatial Plan Strategic Development Locations (SDL's) examination hearings scheduled for September/October had been cancelled, due to the concerns of inspectors about the way SDL's had been selected against reasonable alternatives. The inspectors are due to write again in mid-August setting out their concerns in more detail, following which Saltford Parish Council will consider its response.

6. DECISIONS AND APPEALS

The Clerk stated that planning appeal 18/01509/OUT (appeal ref 19/00042/RF) Land Parcel 9000 Bath Road, Keynsham would be discussed under agenda item 10.

The Clerk reported that the following application has been PERMITTED (with conditions) by

B&NES Council:

19/02568/FUL 1 Kingston Avenue Saltford BS31 3LF - Erection of double storey front extension and single storey rear extension. Mr & Mrs Stuart and Victoria East

The Clerk reported that the following application had received CONSENT by B&NES Council:

19/02516/LBA Clay Bridge Worlds End Lane Keynsham - External alterations to existing bridge parapets, to include installation of railings, anti-climb chamfers, warning signs and overhead line equipment. Network Rail

7. PLANNING 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.

8. PLANNING ITEMS OF URGENT INFORMATION

No items were reported.

9. NEW PLANNING APPLICATIONS

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

19/01437/VAR Glenavon Farm 331 Bath Road Saltford BS31 3TJ - Variation of condition 18 for application 12/05167/FUL (Renovation, extension and conversion of existing farm buildings to a farm shop and cafe/restaurant with car parking and associated access arrangements). Mr Stratton.

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application:

Saltford Parish Council acknowledges the Nash Partnership's letter of 30.5.2019 that provides clarification on the original anomaly in planning application 12/05167/FUL where the use of the small parcel of land in question for car parking was excluded in the original 2012 Site Location Plan 11075(L)005 REV. B but included in Topographic Survey Sheet 1 of 2 Drawing no. 3312-30JUL12-01. Saltford Parish Council's OBJECTION remains. We agree with B&NES Highways that, despite the incremental development proposed for the site which in itself is a cause for concern to Saltford Parish Council due to its immediate proximity to the Green Belt and the impact on local traffic and neighbouring residential properties, the car parking provision sought represents a significant increase on that which was originally approved in 2012. The excessive size of the proposed car park suggests further incremental development e.g. industrial use, which is a cause of concern for the impact it would have on residential properties, the A4 and the Green Belt. This parcel of land in question has historically not been developed, as evidenced by the photographs supplied with the Nash Partnership letter of 30.5.2019. As the parking

provision is, according to Highways, in excess of what is required, it would improve the proposed overall design of the development if that parcel of land that is in a very sensitive area of Saltford's Green Belt between Saltford and Keynsham with open views over the Green Belt and towards the Cotswold AONB was not developed as part of the proposed site's enlarged car park. Saltford Parish Council takes this opportunity to provide an additional comment by suggesting that the planting of appropriate native vegetation to help provide visual screening of the proposed car park whilst supporting local ecology could be a potential positive use for this particular small piece of land.

Concerning the plans to reconfigure the farm shop café, these internal changes appear to be within the existing building design approved previously and not increase the scale or visual intrusion of the building as it affects the openness of the Green Belt within which this development is situated. If that is a correct interpretation of the revised plans, Saltford Parish Council has no comment on that aspect of this variation.

19/02945/CLEU The Signs Studio Ltd 559 Bath Road Saltford BS31 3JN Partial use of property as Class B1(c) Light Industrial (Certificate of Lawfulness for an Existing Use) Mrs Tina Curtis

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application:

Saltford Parish Council has no objection to the issue of the Certificate of Lawfulness for an Existing Use. Signs of Saltford is well known locally as a long established sign making business.

19/03008/VAR 22 Uplands Road Saltford Bristol BS31 3JJ Variation of condition 2 attached to application 18/01449/FUL (Erection of 1no. 2bed single storey dwelling (resubmission)) Mr David Lamb

It was resolved that B&NES Council be advised that this Council **OBJECTS** to this application:

Saltford Parish Council is concerned that the revised and raised height of the roofline of this infill dwelling, an increase unspecified in the plans, and change in overall design represents a significant variation on the original application and will make the dwelling more imposing on its immediate neighbours in such a confined space. The impact will be greatest where the property is close to the boundaries of neighbours due west and due north. If the increase in roof height is to be permitted by B&NES despite those concerns, a condition of the planning permit should be that permission is for a single storey bungalow only with no future conversion of the roof space to first floor accommodation as the addition of dormer or other windows above ground floor level could adversely affect the privacy of neighbouring properties.

19/03153/LBA 2 The Batch Saltford BS31 3EN Installation of a cloakroom to first floor (amendment to permission 17/04183/LBA) (Regularisation) Mr R Campbell

It was resolved that B&NES Council be advised that this Council **COMMENTS ON**

this application: No comment.

19/03208/FUL 410 Bath Road Saltford BS31 3DH - Erection of single storey rear extension with part 2 storey extension over roof. Mr & Mrs Ali

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

19/03173/FUL 1 Chestnut Walk Saltford BS31 3BG - Erection of a single storey rear extension and two storey side extension and new front porch. Alterations to existing roof, including a loft conversion and the addition of 2no dormers. To follow demolition of exiting two storey front extension, single storey side extension, single storey rear extensions and garage. (Resubmission).

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

10. PLANNING APPEAL 18/01509/OUT (APPEAL REF 19/00042/RF) LAND PARCEL 9000 BATH ROAD KEYNSHAM

Planning Committee discussed its response to Planning Appeal Ref: 19/00042/RF (Planning Inspectorate Appeal Ref: APP/F0114/W/19/3230009), for planning application 18/01509/OUT Land Parcel 9000 Bath Road Keynsham - Residential and related development comprising approximately 200 dwellings, replacement Sports Pitch to facilitate expanded Primary School, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. Mactaggart And Mickel Homes Ltd.

Saltford Parish Council resolved to maintain its strong objection to the proposed development on safeguarded Green Belt land between Saltford and Keynsham and to submit a statement to the Appeal Inquiry explaining why and asking the Inspector to reject the appeal and refuse planning permission (a copy of the [full response](#) is available on the Saltford Parish Council website).

It was resolved that Cllr Phil Harding or Cllr Adrian Betts will represent Saltford Parish Council at the public inquiry on 22 October 2019 in the Brunswick Room, The Guildhall, High Street, Bath BA1 5AW.

The meeting closed at 8.20pm

Date of next Saltford Parish Council meeting: Tuesday 3rd September 2019

Chairman.....

Date confirmed and signed.....