

# SALTFORD PARISH COUNCIL

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

## PRESENT:

**Councillors** – Chris Warren (Chair), Phil Harding (Vice Chair), Adrian Betts, Duncan Hounsell, Robert Taylor, and Farida Wilson.

**Officer** – Lottie Smith-Collins

## 1. MINUTES

The minutes of the Council meeting held on 2 October 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 Ben Eve, Jon Godfrey, James Macnaughton and Kyle Rice.

## 3. DECLARATIONS OF INTEREST

Cllr Duncan Hounsell declared an interest in Item 15 (B&NES 'Bath Breathes 2021' Clean Air Zone Consultation). As Chair of a local political branch, Cllr Hounsell stated he would not be commenting as the item concerned a major B&NES strategic policy.

Cllr Robert Taylor declared an interest in planning application 18/04520/FUL - 488 Bath Road (under Item 8.e), as he is friends with Francis Allen.

## 4. PUBLIC TIME

There were 9 members of the public present.

Mr R C Abel spoke to object to planning application 18/04399/FUL - 4 Uplands Road (under Item 8.e).

C Philips spoke in support of planning application 18/04399/FUL - 4 Uplands Road (under Item 8.e).

## 5. CHAIR'S ANNOUNCEMENTS

The Chair provided details of Saltford's Great War Centenary event, due to take place at Saltford Hall on Remembrance Sunday, including the display of Saltford Parish Council's WW1 genealogy research project. The Chair confirmed that he and other Cllrs would be attending the service at the War Memorial and laying a wreath on behalf of the Parish Council.

## 6. CLERK'S ANNOUNCEMENTS

The Clerk reported that B&NES had responded to SPC regarding provision of litter bins, stating that B&NES does not have funding to install any new litter bins in new locations nor empty from new sites at this time. A response was sent on behalf of Cllr Harding to state that SPC will keep this matter under review, and that as Saltford has an acute litter problem in two areas, as soon as new funds are released by B&NES SPC should like the opportunity to bid for the provision of two new bins.

The Clerk reported that Saltford FC have contacted SPC to say that the barrier, part funded by a grant from SPC, was now in place and that they had invited Parish Councillors to the official opening on 10<sup>th</sup> November for publicity photos. Cllr Adrian Betts will attend with the Saltford Parish Council banner, alongside Cllrs Chris Warren and Phil Harding.

The Clerk reported that B&NES Highways Maintenance work had taken place on Claverton Road following last year's request by Saltford Parish Council.

The Clerk reported that Cllr Jon Godfrey, Chair of Staffing Committee, had confirmed that the Clerk had completed their probationary period on 4<sup>th</sup> October 2018.

## **7. REPORT FROM B&NES WARD COUNCILLORS**

Apologies were received from Cllr Emma Dixon, who contacted the Parish Council to say that she had nothing to report at this time. Apologies were also received from Cllr Francine Haeberling.

## **8. PLANNING MATTERS**

### **a. B&NES Local Plan and Saltford's Green Belt**

Cllr Harding reported that the B&NES Local Plan options consultation started on 12<sup>th</sup> November.

The Saltford Environment Group's (SEG) Green Belt Campaign was discussed, including suggestions to create a closer working relationship between SEG and SPC regarding the matter. SPC had no objection to this, and it was advised that SEG should bring specific suggestions to future SPC meetings for consideration.

### **b. Decisions and Appeals**

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

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

**18/03878/FUL - 21 Anson Close BS31 3DY - Erection of a single storey rear/side extension.** Alex & Laura Douglas

**18/03761/FUL - 6 Drake Close - Erection of single storey rear and side extension with part first floor side extension.** Mr & Mrs A and T Wyrill

**18/02229/FUL – 26 Tynning Road - Erection of new dormer bungalow in rear garden (Revised information) - Mr & Mrs Miners**

18/03481/FUL - **The Folly, The Folly - Alterations to extant planning permission 15/0444/FUL (Erection of a single storey rear extension, extension of roof to allow for loft conversion, erection of two double garages. Division of existing single dwelling into two dwellings) including addition of 2 dormers, roof raising and amended garages. C&C Sumner and Warner**

18/04029/FUL - **Beech Cottage 2A Beech Road BS31 3BE - Erection of two storey side and rear extensions. Mr A J Weston**

18/03912/FUL - **30 Grange Road BS31 3AG - Erection of two storey and single storey side extensions (Retrospective) 18/03912/FU**

18/03882/FUL - **33 Rodney Road BS31 3HR - Erection of 4bed dwelling with detached garage. Mr & Mrs Britton**

The Clerk reported that the following application has been ALLOWED on appeal by The Planning Inspectorate (with conditions):

18/01791/FUL - **52 Manor Road - Erection of raised rear terrace (Retrospective) –Appeal Ref: APP/F0114/D/18/3210095. Mr & Mrs Bernard Smalley**

### **c. Planning contraventions**

**Glenavon Farm 18/00052/NONCOM** – It was reported that an update had been received from Planning Enforcement following a resident complaint made to B&NES about the removal of a section of hedgerow at Glenavon Farm. A site visit was made by a B&NES Planning Enforcement Officer in April, who reported that the hedge had been cut to the ground but the roots had not been dug out. The owner advised the B&NES Planning Officer that their intention was to let it regrow with regular maintenance and any gaps would be filled in. The Planning Enforcement officer stated that provided this is the case no further action will be taken and that B&NES will not be actively monitoring the site. The officer recommended that if there are any further concerns regarding the hedgerow in the future to contact B&NES Planning Enforcement.

**Avon Farm - 18/00352/UNAUTH** – B&NES Planning Enforcement contacted SPC on 12<sup>th</sup> October to state that a site visit would be made and confirmed that they would look at the Dove Cote, Shepherd Hut, the industrial unit, and the garage and its extension. Saltford Parish Council is awaiting an update on the investigation from B&NES officer following this visit.

### **d. Planning items of urgent information**

Cllr Phil Harding reported that the decisions for both planning application 18/01509/OUT - Land parcel 9000, Bath Road, Keynsham, and planning application 18/02899/OUT - Land parcel 5159, Minsmere Road, Keynsham (both developer applications to build 200 and 80 houses respectively on safeguarded greenbelt land) had been delayed from their expected decision date of 31 October to 30<sup>th</sup> November, at the request of the developers.

e. **New Planning Applications** - The Council considered the following planning applications in respect of which Bath & North East Somerset (B&NES) Council had invited comments:

**18/04327/FUL - 5 Uplands Road BS31 3JQ** Erection of front porch and garage extension. Mr & Mrs Brian & Jackie Fisher

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

**18/04399/FUL - 4 Uplands Road BS31 3JJ** Erection of detached 3 bed bungalow on land to rear of 4 Uplands Road. Mr Duncan Philips

It was resolved that B&NES Council be advised that this Council **OBJECTS** to this application: We refer to SPC's objection in 2013 for application 13/02006/FUL (2 dwellings with associated works) at this location and the Planning Inspector's reasons given for subsequent dismissal of the applicant's appeal against the refusal by B&NES Council to permit that development. The infilling with a bungalow at this location would be incongruous and cause harm to the more open and established pattern of development that defines the character of this particular area of Saltford and would be contrary to Policy D2, Local Character and Distinctiveness, of the B&NES Placemaking Plan adopted in 2017. If the case officer is minded to permit this planning application SPC requests that it be referred to the Development Management Committee for determination.

**18/04544/FUL - Glen House The Folly BS31 3JW** Erection of single storey rear extension following demolition of existing outhouse (retrospective). Mr Ashley Watson

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: If B&NES Council is minded to permit this retrospective planning application, we recommend that there should be a conditional requirement that the extension's construction meets current building regulations with site inspections during, not after, construction. There is a specific need to maintain and protect the integrity of the party wall with the adjoining rear extension of the neighbouring property, Hay Tor, and to protect the integrity and weather sealing where the extension roof joins the roof of the adjoining rear extension of Hay Tor. The first floor full height window immediately above the extension should be a window and not designed to be used as a doorway to avoid the potential future use of the extension roof as a rear patio; such use would adversely affect the privacy of neighbouring properties.

**18/04520/FUL - 488 Bath Road BS31 3HG** Erection of single storey side and rear extensions following removal of 2no conservatories, bedroom extension and lean-to garage. Mr Francis Allen

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

**18/04659/FUL - Avon Cottage Avon Lane BS31 3ET** Construction of an all weather equestrian arena for personal and private use. Mr & Mrs Shipley

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

**18/04690/LBA 1 The Batch Saltford BS31 3EN** External work to facilitate the erection of single storey rear extension following demolition of existing lean to. Mr Hathaway

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

**18/04689/FUL - 1 The Batch Salford BS31 3EN** Erection of single storey rear extension following demolition of existing lean to. Mr Hathaway

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

## **9. FINANCIAL MATTERS**

- a. **Monthly Financial Report** – The report for October 2018 was discussed and accepted by members.
- b. **Schedule of Expenditure** - The expenditure listed in the schedule for November 2018 was authorised and the schedule was signed by the Chair.
- c. **BT outstanding charges** – A spend of up to £120 was authorised for outstanding charges for BT Broadband following its cancellation (Budget line: Telephone)

## **10. SALTFFORD PARISH COUNCIL COMMUNITY AWARDS 2019**

Councillors agreed and accepted the criteria and process for making the 2019 awards, and the content of the nomination form. It was agreed that documents relating to the awards will be made publicly available and publicised as appropriate. Received nomination forms will be considered during a closed session at the SPC March 2019 meeting, with the awards ceremony taking place at the Annual Parish Meeting (2<sup>nd</sup> April 2019).

## **11. CHURCHYARD INSPECTION AND MEMORIAL SAFETY CHECK**

Cllr Chris Warren reported that he and the Parish Clerk carried out the biannual inspection of the churchyard and annual churchyard headstone safety check on 23<sup>rd</sup> October 2018. Recommendations were made for the repair of eight unsafe headstones. Following the receipt of two quotes (one verbal), expenditure of up to £850 was agreed for repair work to headstones (budget heading: Churchyard Special Maintenance Projects).

## **12. HIGHWAYS MAINTENANCE 2019/20**

The Council agreed to recommend the following roads in Salford for inclusion in B&NES Highways Maintenance programme for 2019/20:

1. Mead Lane
2. Layby on Manor Rd (parking layby in front of c.39,41,43 and 45 Manor Road BS31 3AB)
3. Trenchard Road (top of cul-de-sac)

## **13. MANOR ROAD (LANE) FROM JUNCTION AT LONGWOOD LANE TO JUNCTION WITH MONTAGUE ROAD**

It was agreed that SPC would request that B&NES Council introduce a Traffic Regulation Order (TRO) banning motor vehicles - excluding agricultural vehicles - on the section of Manor Road (Lane) from the junction at Longwood Lane to junction with Montague Road, in the interests of safety for pedestrians, cyclists, and equestrians.

#### **14. RE-OPENING SALTFORD RAILWAY STATION**

It was decided that a letter would be sent to an agreed list of recipients with a view to achieve the aim of the Parish Council that a railway station is re-instated in Salford at its current site as soon as possible. The contents of the letter were agreed by Councillors.

#### **15. B&NES 'BATH BREATHES 2021' CLEAN AIR ZONE CONSULTATION**

Councillors discussed a response to B&NES regarding its proposals for a Charging Clean Air Zone for Bath and B&NES's preferred option to introduce a Class D Clean Air Zone (CAZ). It was agreed that a consultation response letter would be sent from Salford Parish Council to B&NES prior to the deadline of 26<sup>th</sup> November.

#### **16. EX-BT PHONE BOX**

Cllr Chris Warren suggested actions regarding the repair of the ex-BT phone box kiosk owned by the Parish Council. These included an update on arrangements to remove and transport the ex-BT phone box to Keynsham Industrial Coatings. Health and Safety considerations were also discussed and agreed.

#### **17. PUBLICITY**

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

#### **18. REPORTS FROM LINK MEMBERS ON OUTSIDE BODIES**

Cllr Duncan Hounsell reported that he attended the Salford Business Network meeting on 11<sup>th</sup> October.

Cllr Adrian Betts shared information from the National Planning Policy Framework (NPPF) training session which took place on 9th October.

#### **19. ITEMS OF URGENT INFORMATION FROM COUNCILLORS**

Cllr Duncan Hounsell reported that further to the use of Salford Hall as a polling station, Salford School (on Claverton Road) was being considered as an additional polling station.

The meeting closed at 8.57 pm

Chair's signature.....Date confirmed and signed...../...../.....

Next Parish Council meeting: 4 December 2018