

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 2 August 2011 at 7.15pm

PRESENT: Councillors Kevin Reeves (Chair), Kim Johnson (Vice-chair), Harvey Haeberling, and Rob King

1. MINUTES

The minutes of the Planning Committee meeting held on 19 July 2011 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllrs Duncan Hounsell, Neil McKen and Reg Williams, and the Clerk Tricia Golinski.

3. PUBLIC TIME

There were 3 members of the public present.

Mrs Hunt, 3 Chestnut Walk, spoke in support of revised plans for planning application 11/02291/FUL.

Lynn Sykes, The Shallows, spoke with regard to the planning application for the Riverside restaurant 11/02828/FUL. She expressed no issue with planning application itself but raised concerns about a recent incident of generator for a bouncy castle operational until 10pm and requested that the Council ask not to allow generators or music outside.

David Morris, 4 Chestnut Walk, spoke regarding the application for 3 Chestnut Walk 11/02291/FUL and requested that the Council consider that the proposed 2 storey is shown at 1.2m to the boundary and there will be an impact on the garden of no.4.

4. CHAIR'S ANNOUNCEMENTS

There were none.

5. NEW PLANNING APPLICATIONS

The Committee considered the following planning applications in respect of which Bath & North East Somerset Council had invited comments, plans of which had been on display before the meeting:

Revised plans for 11/02291/FUL - 3 Chestnut Walk - Erection of a two storey side extension and single storey rear extension following demolition of existing garage - Mr J Junt

RESOLVED that Bath & N E Somerset Council be advised this Council **does not object to** this application but with the following comments. The Council has concerns regarding the immediacy to the neighbour and the resultant loss of light and the proximity of the new gable wall to the boundary. The Council endorses the recommendations of Highways Department.

11/02725/FUL - Avon Farm, Avon Lane - Provision of a tennis court and erection of an extension to existing garage - Mr C Franklin

RESOLVED that Bath & N E Somerset Council be advised this Council **does not object to** the tennis court subject to the condition that there is no floodlighting and that the surface be natural grass rather than asphalt.

RESOLVED that Bath & N E Somerset Council be advised this Council **objects** to the garage on the grounds that it is an over-development within the Green Belt and contrary to policy GB.1.

11/02988/FUL - 27 Manor Road - Erection of single storey rear extension (revised proposal) - Mr S Reeves

RESOLVED that Bath & N E Somerset Council be advised this Council **does not object to** this application subject to any comments from neighbours.

11/03052/FUL - 17 Rodney Road - Erection of single garage with parking - Mrs Jeanne Clarke

RESOLVED that Bath & N E Somerset Council be advised this Council **objects** to the application on the grounds that the trees on the boundary with number 15 are omitted from the application. The Council has concerns about the future use of the garage owing to the inclusion of the WC and hereby stipulates that any approval for the garage is that it is only for the use of garaging private motor vehicles.

11/02828/FUL - Riverside Restaurant, The Shallows - Retention of children's activity area - Wadworth & Co Ltd

RESOLVED that Bath & N E Somerset Council be advised this Council **does not object to** this application but as a condition of approval that there is no ancillary equipment or activities that cause additional light or noise pollution.

6. DECISIONS

The Committee noted that the two appeals previously lodged by Saltford Manor, Queens Square have been withdrawn: Appeal Ref: 11/00045/RF Application Ref:

7. POSSIBLE CONTRAVENTIONS

The Committee noted the following updates from B&NES on matters referred to them for clarification as to whether a contravention of planning controls had taken place:

10/00632 3 Tynning Road (rear of The Crown) – Bob Allard advised that he would bring it to the attention of the legal meeting to seek clarification. The Council requested an update regarding the legal team’s response.

11/00366/UNDEV Mead Lane Moorings – Bob Allard has confirmed that these are part of an historic investigation being handled by Victor Oyewole.

Remaining outstanding possible contraventions

Reference number	Date first reported	Address	Details of possible contravention
10/00021	14.01.10	Saltford Marina	Office and shower facility building not yet moved to location for which planning permission was given
11/00056	27.01.11	61 High Street	UPVC windows been put in Grade II listed building
11/00216	12.04.11	Former toilet block, Manor Road	Building being used for storage – change of use permission required?
11/00239	26.04.11	Riverside Inn, The Shallows	Children's play park been constructed in adjacent field in Green Belt without planning permission
11/00310/	02.06.11	Somercourt, Homefield Road	Additional footings been sunk to the south of Somercourt bearing no relation to the plans approved under application 10/03902

8. ITEMS OF URGENT INFORMATION

There were none

The meeting closed at 8.36pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 16 August 2011

DATE OF NEXT COUNCIL MEETING: 6 September 2011

Chairman.....

Date confirmed and signed.....