

# SALTFORD PARISH COUNCIL PLANNING COMMITTEE

## Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 17 January 2012 at 7.15pm

**PRESENT:** Councillors Kevin Reeves (Chair), Kim Johnson (Vice-Chair),  
Harvey Haeberling, Duncan Hounsell, Rob King and  
Reg Williams

Officer Tricia Golinski

### 1. MINUTES

The Planning Matters section of the minutes of the Parish Council meeting held on 3 January 2012 were confirmed as a correct record.

### 2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Neil McKen.

### 3. DECLARATIONS OF INTEREST

There were none.

### 4. PUBLIC TIME

There were no members of the public present.

### 5. CHAIR'S ANNOUNCEMENTS

The Chair drew members' attention to B&NES' response regarding a possible contravention of planning conditions. This matter is on the agenda for the Parish Cluster meeting on 18 January and the Chair proposed that it is further discussed following that meeting in order for the Committee to better understand the process around planning contraventions.

### 6. 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:

**11/05342/FUL** - 7 Uplands Road - Erection of a two storey front/side extension, a roof extension to the north elevation and a dormer - Mr & Mrs C Buckley

**RESOLVED** that Bath & N E Somerset Council be advised this Council

**supports** this application.

**11/05503/TPO** - Somercourt Homefield Road - Crown lift and light thin Silver Birch - Mrs Bennet

**RESOLVED** that Bath & N E Somerset Council be advised this Council **supports** this application.

## 7. DECISIONS

The Clerk reported the following applications which had been PERMITTED with conditions by Bath & NE Somerset Council:

11/04923/LBA - 61 High Street - External alterations for the installation of single glazed timber framed windows to replace existing double glazed UPVC windows - Mr D Trimby

The Clerk reported the following applications which had been REFUSED by Bath & NE Somerset Council:

11/05170/FUL - 59 Norman Road - Erection of detached garage and gym to replace existing detached garage - Mrs Kirsty Threadingham

## 8. POSSIBLE CONTRAVENTIONS

The Clerk reported the following update from B&NES concerning possible planning contraventions:

11/00579 - 6 High Street – Non-compliance with condition regarding materials - The Local Planning Authority has discretion to take action whenever a breach of planning control is observed and may not wait until the completion of the project. However, they have discretionary powers to delay action and negotiate more when a development involves a single building and the impact is unlikely to cause serious harm to the vicinity. This is to say that action may be taken at any time a breach of planning control is observed.

The Committee reviewed all of the following **remaining outstanding possible contraventions**:

08/00651	Mead Lane	Boat mooring
10/00021	Saltford Marina	Office and shower facility building
10/00632	3 Tynning Road	Caravan on site
11/00056	61 High Street	UPVC windows in listed building
11/00366	Mead Lane	Narrowboat moored residentially
11/00513	River Mead Lane/cycle track	Two narrowboats moored

The Clerk was asked to request an update on Ref. 10/00632, and to ask B&NES when the UPVC windows at Ref. 11/00056 would be replaced.

## 9. PROCESS FOR CONSIDERING PLANNING APPLICATIONS

The Committee considered the process of B&NES' communication with the Parish

Council and how this affects the Parish Council offering site visits to neighbours. It is not possible to offer site visits consistently based on B&NES' list of neighbours, as the list is not available online and is posted second class. It was agreed to continue to offer site visits on request to neighbours on B&NES' list and, if the list is not received in time, to offer a site visit to immediate neighbours of an application and any abutting properties. Notices explaining the opportunity for site visits relating to planning applications are to be placed on the web-site, on the noticeboard, and, at a future date, in SCAN.

The Chair asked members for more time to consider the process for considering planning applications, before discussing this.

**10. ITEMS OF URGENT INFORMATION**

There were none.

The meeting closed at 8.10pm.

**DATE OF NEXT PLANNING COMMITTEE MEETING:** 21 February 2012

**DATE OF NEXT COUNCIL MEETING:** 7 February 2012

Chairman.....

Date confirmed and signed.....