

# SALTFORD PARISH COUNCIL PLANNING COMMITTEE

## Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 22 January 2013 at 7.15pm

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

Officer Tricia Golinski

### 1. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Duncan Hounsell.

### 2. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 3. PUBLIC TIME

There was 1 member of the public present.

### 4. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- The appeal procedure for Appeal Ref: 12/00106/HOUSE Downside 1 Copse Road has changed and will now be dealt with on the basis of an exchange of written statements from both parties and a site visit by an Inspector.
- A communication has been received from Batheaston Parish Council with an observation that planning decisions had been made ahead of key decision dates.

### 5. NEW PLANNING APPLICATIONS

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

**12/05493/FUL** - Closed Public Toilets Manor Road - Conversion of former public toilet facility to a self-contained residential unit (C3) - SKS Developments Ltd

The Committee noted that this application contained errors and would require a re-submission but that B&NES Council will take comments now; and that the application's details are currently not available on the B&NES website.

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

this application: This application meets the NPPF for sustainable development (Introduction, 7) and one of the Core Planning principles (Introduction, 17) “encourage the effective use of land by reusing land that has been previously developed”.

The Committee noted that the existing access to the Memorial Garden would be closed off by this development and agreed to request that access be reinstated as soon as possible by a break in the wall.

**12/05228/FUL** - 36 Claverton Road West - Erection of single storey rear extension - Stuart Fowler

It was resolved that B&NES Council be advised this Council **objects to** this application: The overall size and height of the proposed extension is too large in relation to the existing house. Also, its relative height to the adjoining property will result in a loss of light to that property. Both issues fail to meet NPPF section 7 Requiring good design, 58. The quality of and detail shown on the drawings of the application is very poor.

## 6. DECISIONS

The Clerk reported the following applications which had been REFUSED by B&NES Council:

**12/05112/FUL** - 340 Bath Road - Erection of first floor extension - Mr & Mrs Watson

**12/05101/FUL** - 428 Bath Road - Erection of a single storey rear extension and side extension over garage - Mr & Mrs T Elvins

## 7. POSSIBLE CONTRAVENTIONS

Cllr Kevin Reeves gave the following update on matters which have been referred to B&NES Council for clarification as to whether a contravention of planning controls has taken place:

08/00651, 11/00366 and 11/00513 – the Clerk is looking into land ownerships and B&NES planning history searches.

10/00021 – the Parish Council has received and responded to correspondence relating to the appeal, the hearing for which will be on 5 March 2013.

10/00632 (formerly 08/00677) – an update from B&NES is to be requested by the end of January.

SPC 201201 – a revised planning application is expected and an update is to be requested by the end of January.

SPC 201206 – the Parish Council wrote to the owner/occupier referring them to guidance on advertisements, and this will be reviewed at the next Planning Committee meeting.

**8. ITEMS OF URGENT INFORMATION**

There were no reports of urgent information.

The meeting closed at 7.55 pm.

**DATE OF NEXT PLANNING COMMITTEE MEETING:** 19 February 2013

**DATE OF NEXT COUNCIL MEETING:** 5 February 2013

Chairman.....

Date confirmed and signed.....