

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

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

PRESENT: Councillors Kevin Reeves (Chair), Reg Williams (Vice Chair),
Harvey Haeberling, Duncan Hounsell, Rob King, Neil
McKen and Jill Williams

Officer Tricia Golinski

1. MINUTES

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

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Kim Johnson.

3. DECLARATIONS OF INTEREST

Cllr Reg Williams declared a non-financial interest as a member of Saltford Golf Club, and did not take part in the decision on planning application 12/02315/FUL.

4. PUBLIC TIME

There were 32 members of the public present.

Suzanne Sutherland, Steve Allen, Michelle Bayden and Chris Kilburn spoke objecting to planning application 12/02315/FUL Saltford Golf Club. Roger Vaughan spoke commenting on planning application 12/02315/FUL Saltford Golf Club.

Guy Muggleton and Oliver Kingston spoke objecting to planning application 12/02787/FUL 16 Uplands Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- B&NES Council is seeking a suspension of the examination by an independent Inspector of their Draft Core Strategy. The government published new National Planning Policy Framework during the Core Strategy hearings in March 2012, and as a result of this new framework, the Inspector wrote to B&NES indicating that the assessment of the level of housing in the

Draft Core Strategy did not accord with the new Framework and must be reviewed.

- Any comments or questions for the meeting on 20 July of the Environs of Bath Committee should be sent to Cllr Kevin Reeves.

6. NEW PLANNING APPLICATIONS

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

12/02345/AR - Kingfisher Lodge Care Centre Chestnut Walk - Display of 1 sign to include care home name and details and 1 flag pole showing company logo - GB Building Solutions

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application as the proposed flag pole would be contrary to policy BH.17 (ii) - detrimental to residential amenity

12/02787/FUL - 16 Uplands Road - Erection of two storey side extension including a garage following demolition of existing garage - Mr Geoff Simons

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application as the development would be contrary to policy D.2 (f) and due to the proposed proximity to the boundary. Also request that this application goes to committee if the case officer disagrees with the Parish Council's view.

12/02295/FUL - 4 Boyd Road - Extension of existing front porch - Mr & Mrs Chris Vines

It was resolved that Bath & N E Somerset Council be advised this Council **supports** this application.

12/02299/FUL - 6 Boyd Road - Extension of existing front porch - Mrs Melanie Gratton

It was resolved that Bath & N E Somerset Council be advised this Council **supports** this application.

12/02315/FUL - Saltford Golf Club Golf Club Lane - Change of use of land and extension of existing golf course to create new golf academy, including contouring and landscaping, erection of a driving range building, provision of a car park and installation of ground level flood lighting to driving range - Saltford Golf Club

Cllr Reg Williams did not take part in the decision.

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application as would be contrary to policies GB.1, GB.2 and SR.7. Also request that this application goes to committee if the case officer disagrees with the Parish Council's view.

7. DECISIONS

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

12/01848/FUL - 17 Justice Avenue - Erection of a two storey side and a

single storey rear extension following demolition of existing garage and rear single storey wing - Mr & Mrs G Dudley

12/01372/LBA - 1 The Batch - Internal and external alterations to enable habitation and modernisation and partial attic conversion - Mr Ari Lewis

8. POSSIBLE CONTRAVENTIONS

Cllr Kevin Reeves reported that a response had been received from B&NES concerning residential boats on the river and the possibility of members of the Parish Council helping to provide B&NES with information. It was agreed to check the insurance cover and any other legal issues arising from members signing affidavits, and to ask what B&NES' definition of 'residential mooring' is. Cllr Duncan Hounsell noted that B&NES will be developing a policy on river dwellers in 2013.

Cllr Kevin Reeves reported on the following possible contraventions:

10/00021 Saltford Marina – to be re-visited after September following works scheduled by Western Power Distribution.

10/00632 (formerly 08/00677) 3 Tynning Road – no action can be taken at present.

12/00169/CONSRV Bird in Hand – the security lights do not need planning permission. This case is to be removed from the list of open cases.

12/00203/ADVERT Sposa Elegante – B&NES still awaiting a reply. It was agreed to ask B&NES when further action will be taken.

Diverted footpath BS27/41 from Avon Lane – Cllr Reg Williams has informed B&NES that there is no footpath sign at this location now. Cllr Reg Williams is to contact B&NES about this.

12/00094/UNDEV Avon Farm – a letter has been sent to B&NES Planning Enforcement with a print-out from the website www.avonlandrover.co.uk/aboutus.html.

3 Chestnut Walk – no updates have been received from B&NES as the Parish Council was not the first informant. An update is to be requested.

New pavement width in Chestnut Walk – this matter had been raised with Planning Enforcement who responded that it should be directed to Highways. It was agreed to request a response from B&NES and to add to the list of outstanding contraventions.

It was agreed to ask B&NES for a list of all outstanding planning contravention cases for which the Parish Council was not the first informant.

The Committee agreed to report the following new possible contravention:
16 Uplands Road – alleged change of use of premises.

9. PROCEDURE FOR ASSESSING PLANNING APPLICATIONS

The Committee considered the Parish Council's procedure for assessing planning applications. Cllr Kevin Reeves is to bring a proposal to a future meeting of the Committee with the objective of better discharging the Parish Council's responsibilities regarding planning applications. This will include considerations of timescales, a possible checklist, and sharing the work among members.

10. ITEMS OF URGENT INFORMATION

There were none.

The meeting closed at 9.20pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 7 August 2012

DATE OF NEXT COUNCIL MEETING: 4 September 2012

Chairman.....

Date confirmed and signed.....