

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 19 March 2013 at 7.15pm

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

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Committee meeting held on 19 February 2013 were amended as follows:

replace: **1. MINUTES**

The minutes of the Planning Matters section of the Parish Council meeting held on 5 February 2013 were confirmed as a correct record and signed by the Chair.

with: **1. MINUTES**

This item was not agreed, as the minutes of the Parish Council meeting held on 5 February 2013 had already been agreed as a correct record and signed by the Chair at the Extraordinary meeting on 19 February 2013.

and otherwise confirmed as a correct record and signed by the Chair.

The minutes of the Planning Matters section of the Parish Council meeting held on 5 March 2013 were confirmed as a correct record and signed by the Chair.

2. APOLOGIES FOR ABSENCE

No apologies for absence were received.

3. DECLARATIONS OF INTEREST

Cllr Harvey Haeberling declared an interest in application 13/00939/TCA - The Old Rectory The Shallows, as he is their neighbour, and did not participate in the discussion on this item.

4. PUBLIC TIME

There were 30 members of the public present.

Adrian Betts, Gill Self, Lin Clark, Jane Stonehouse, Phil Harding of Saltford Environment Group, Guy Lamb, Tim Hoddinott and Cllr Mathew Blankley spoke objecting to Revised plans for application 12/05315/OUT - Parcel 8966 Manor Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair drew the Committee's attention to B&NES' consultation on the proposed changes to the Core Strategy, which will be out for consultation from 26 March 2013 for 6 weeks, and will be on the agenda of the Parish Council meeting on 2 April 2013.

The Chair also noted that the Council for the Protection of Rural England is holding a meeting on 26 March at 7.30pm at Clutton Village Hall to discuss how to respond to B&NES' consultation on the proposed changes to the Core Strategy.

6. NEW PLANNING APPLICATIONS

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

Revised plans for application 12/05315/OUT - Parcel 8966 Manor Road - Erection of up to 99 dwellings and associated parking on Parcel 8966 and Parcel 0064, 1 vehicular access from Manor Road and separate pedestrian access to Manor Road, associated engineering works and the construction of 2 car parking lay-bys on Manor Road - Crest Nicholson

It was resolved that B&NES Council be advised this Council **objects to** this application: 1. B&NES Core Strategy's proposal for a revised number of homes does not contain a major housing development in Saltford, so this application would contravene the Core Strategy. 2. The reduction in density of housing in the revised plans makes no difference to these or earlier objections made by this Parish Council. 3. There has never been a housing needs survey undertaken by B&NES in Saltford. 4. The Green Belt here forms part of the Forest of Avon, which according to B&NES Local Plan (p. 162) is a material consideration in deciding a planning application in this area. 5. Manor Road is part of B&NES Strategic Cycling Network, which Policy T.7 of B&NES Local Plan dictates will be safeguarded against prejudicial development. 6. This development would contravene Policy T.24 of B&NES Local Plan which states that development will only be permitted if it avoids the introduction of traffic of excessive volume onto an unsuitable road system. 7. Approval of this development could set a precedent and produce a domino effect on other sites in the Green Belt. 8. All of Saltford Parish Council's previous objections to this proposed development still stand and the development would go against the wishes of Saltford residents as expressed in Saltford Parish Plan.

13/00939/TCA - The Old Rectory The Shallows - Fell 1 beech & 1 fir/cypress trees - Mr & Mrs Pascoe

It was resolved that B&NES Council be advised this Council **requests an extension of time for a response due to the lack of information** in this application: it is not clear which of the two beech trees on the

plan is referred to; and no adequate explanation is given as to why it should be cut down.

7. DECISIONS

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

13/00665/FUL - 13 Manor Road - Erection of single storey extension after demolition of rear flat roof extension - Irwin Mitchell

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

12/05620/REG03 - Saltford Primary School Claverton Road - Creation of a bio mass wood store in the location of the existing gym equipment store by raising roof by 2m - Bath & North East Somerset Council

13/00002/FUL - Glenavon House 333 Bath Road - Conversion and extension of detached garage to self-contained granny annexe, ancillary to main house following demolition of the rear section of the garage and separate detached store building - Mrs Williams

The Clerk reported the following application which had been WITHDRAWN:

12/05548/FUL - Parcel 0933 Bath Road - Provision of vehicular access to field from A4 Bath Road - Mr Terrance Freeman

8. 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 – B&NES has set up a ‘Task & Finish’ group to outline issues and make recommendations, which may lead to a policy, on river dwellers, and to report back to B&NES’ Major Projects Policy Development and Scrutiny Panel in May 2013. Comments are invited by 19 April 2013. The Committee agreed that Cllr Reg Williams would put forward the Parish Council’s views on this. The Clerk is looking into land ownership and planning history on sites along the river.

10/00021 – No update has yet been received following the Appeal hearing on 5 March 2013 and the Clerk is to chase for this.

10/00632 (formerly 08/00677) – The next action date for this case is June 2013.

SPC 201201 – The next action date for this case is April 2013.

13/00097/UNDEV – B&NES is not taking any action over this matter so the case is closed.

13/00096/UNDEV – B&NES has reported that the building works at this site have disappeared, however there is still a fence over 2m high in Green Belt which B&NES are to investigate.

SPC201301 – A member of the public has reported to B&NES a sign up on the side of Salford News advertising Keynsham & Salford Builders. It was agreed that the Clerk would write to Salford News referring them to planning guidance on advertisements and signs.

9. ITEMS OF URGENT INFORMATION

There were no items to report.

The meeting closed at 8.40 pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 16 April 2013

DATE OF NEXT COUNCIL MEETING: 2 April 2013

Chairman.....

Date confirmed and signed.....