

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 21 November 2017 at 7.15 pm

PRESENT:

Councillors: Adrian Betts (Chair), Jon Godfrey, Phil Harding and Kyle Rice

Officer: Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 7 November 2017 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Duncan Hounsell, Rob Taylor and Chris Warren.

3. DECLARATIONS OF INTEREST

Cllr Jon Godfrey declared an interest in application 17/05163/SDCOU - Beechwood Stables Norman Road, as he is neighbours with the current residents.

4. PUBLIC TIME

There were 13 members of the public present.

Paul Beacham, Sarah and Chris Pope, David Meakins, Reg Williams, Sonia Phillips and Stella Hurley spoke objecting to application 17/05163/SDCOU - Beechwood Stables Norman Road.

5. CHAIR'S ANNOUNCEMENTS

No announcements were made.

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:

17/05480/FUL - 31 Tynning Road - To remove existing porch and erect a tiled roof lean-to with new PVCU windows and door to the north west elevation - Mr R Hales
It was resolved that B&NES Council be advised this Council **SUPPORTS** this application.

17/05163/SDCOU - Beechwood Stables Norman Road - Prior approval request for change of use from Storage Class B8 to 2 Dwelling Houses Class C3 - Mrs Claire Selwood

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application **because 1. it is inside the Green Belt; 2. it is outside the Housing Development Boundary; 3. the access track is narrow, there is concern about access for refuse and emergency vehicles; 4. access/egress onto Norman Road is poor and greater use of the track could cause a safety hazard.**

17/05108/FUL - 29 Uplands Road - Erection of 2 storey extension over existing garage and attic conversion with rear dormer window - Mr & Mrs Boyd

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application **but comments that the elevated level of the windows of the room in the roof might affect the privacy of residents of neighbouring properties and therefore consideration should be given in design and build to mitigate this issue.**

17/05278/FUL - 1 Manor Road - Erection of extension to existing link detached garage and conversion into habitable accommodation - Mr & Mrs Marshall

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application.

17/05477/FUL - Parcel 2066 Normal Road - Formation of an all weather equine exercise area (menage) on equestrian land - Mrs Teresa Green

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application **but in view of recent significant archeological finds from the Roman period onwards in this area we recommend that an archeological survey is done before the hard base is put down.**

Revised information for 17/04645/FUL - AP Tattoos 499 Bath Road - Change of use from use class B1 to Tattoo shop (use class Sui Generis) (retrospective) - A P Tattoos

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application **for the following reasons: 1. To be consistent with our previous objection to change of use from A1 to A2. 2. We do not want to lose A1 retail premises in the prime shopping location in Saltford. 3. We note B&NES' intention to produce a Local Shops Plan in which the objectives include encouraging a broad choice of retailers for shoppers and improving the shopping experience to increase footfall. 4. There is a 2 hour short stay parking restriction at this location.**

7. DECISIONS AND APPEALS

The Clerk reported that the following applications have been PERMITTED (with conditions) by B&NES Council:

17/04557/VAR - Property demolished 46 Grange Road - Variation of condition 6 of application 16/04422/FUL (Erection of 2 dwellings following demolition of existing property) - Mr Blaise Prideaux

17/03098/FUL - Concrete Repairs Ltd The Old Boilerhouse Burnett Business Park - Extension of existing office building to provide additional offices, disabled access and

staff facilities - Concrete Repairs Ltd

17/04596/FUL - 30 Claverton Road West - Erection of two storey side extension - Mr & Mrs Daniel Forster

8. POSSIBLE CONTRAVENTIONS

The Clerk reported that updates had been received from B&NES Council on outstanding cases of possible contraventions of planning controls. The updates are available for members in the Councillors Area of the website.

9. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 7.50 pm

Chairman.....

Date confirmed and signed.....