

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 19 September 2017 at 7.15 pm

PRESENT:

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

Officer: Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 5 September 2017 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

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

3. DECLARATIONS OF INTEREST

Cllr Jon Godfrey declared a non-prejudicial interest in applications 17/03722/LBA, 17/04182/FUL and 17/04183/LBA (2 The Batch), as he knows the neighbours.

4. PUBLIC TIME

There were 6 members of the public present.

Marijka Pascoe spoke objecting to application 17/02146/FUL Revised plans (Avon View, The Shallows).

James Hathaway spoke objecting to applications 17/03722/LBA, 17/04182/FUL and 17/04183/LBA (2 The Batch).

Bronwen Havers spoke objecting to applications 17/04182/FUL and 17/04183/LBA (2 The Batch).

Luke Pargeter spoke in support of application 17/02146/FUL Revised plans (Avon View, The Shallows).

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:

17/03722/LBA - 2 The Batch - Internal and external alterations for the refurbishment of the property including repairs to damaged windows, reinstatement of original front door, lowering of external ground level at rear and side of building, reinstatement of original interior flagstones, reinstatement of sympathetic internal doors, replacement of roof timbers and replacement of gas and electrical services - Mr Campbell

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application **due to 1. the size and scale of the extension works proposed on this listed building, 2. concern that sufficient parking is not being provided given the size of the extension, 3. adequate provision should be made in conditions to protect from damage the adjoining property, 4. there appear to be boundary errors in the application.**

17/04183/LBA - 2 The Batch - Internal and external alterations for the demolition of a modern porch and construction of side and rear extensions. Relocation and reconstruction of existing dormer - Mr Campbell

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application **due to 1. the size and scale of the extension works proposed on this listed building, 2. concern that sufficient parking is not being provided given the size of the extension, 3. adequate provision should be made in conditions to protect from damage the adjoining property, 4. there appear to be boundary errors in the application.**

17/04182/FUL - 2 The Batch - Demolition of a modern porch and construction of side and rear extensions. Relocation and reconstruction of existing dormer - Mr Campbell

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application **due to 1. the size and scale of the extension works proposed on this listed building, 2. concern that sufficient parking is not being provided given the size of the extension, 3. adequate provision should be made in conditions to protect from damage the adjoining property, 4. there appear to be boundary errors in the application.**

17/04303/FUL - 4 Chestnut Walk - Erection of a 2 storey side and single storey rear extension and alterations including attic conversion to replace existing garage and side extension - Ms Alison Britton

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

17/04397/FUL - 87 Grange Road - Erection of single storey infill extension to side elevation and alterations to windows and doors to elevations - Mr & Mrs Keith Batchelor

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

Revised plans for 17/02146/FUL - Avon View, The Shallows - Extension of front balcony and addition of side balcony/garden accessway. New garden landscaping including stone retaining walls, terracing and swimming pool - Mr Luke Pargeter

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: **We leave it up to the planning officer to consider this and issues relating to the Conservation Area.**

7. DECISIONS AND APPEALS

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

17/03379/FUL - 492 Bath Road - Erection of single storey rear extension to main dwelling and conversion of single garage into living accommodation with rear extension - Mr Terry Twissell

17/03506/FUL - 13 Victoria Road - Proposed rear single storey extension - Mr & Mrs D Edwards

17/03363/FUL - 33 Boyd Road - Erection of single storey front porch and two storey side extension - Mr Matthew Seymour

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.

Members of the committee reported the following new possible planning contravention and agreed that it be reported to B&NES Council:

Avon Valley Garage, 584 Bath Road BS31 3JS – parking of vehicles for sale in Green Belt next to the garage.

9. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 7.55 pm

Chairman.....

Date confirmed and signed.....