

# **SALTFORD PARISH COUNCIL PLANNING COMMITTEE**

## **Minutes of the meeting of the Planning Committee held at Saltford Hall on 3 April 2018 at 7.15 pm**

### **PRESENT:**

**Councillors:** Adrian Betts (Chair), Jon Godfrey, Phil Harding, Duncan Hounsell, Kyle Rice and Chris Warren

**Officer:** Tricia Golinski

### **1. MINUTES**

The minutes of the Planning Matters section of the Parish Council meeting held on 6 March 2018 were confirmed as a correct record.

### **2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Rob Taylor.

### **3. DECLARATIONS OF INTEREST**

Cllr Kyle Rice declared an interest in application 18/00948/FUL - 1 Chelwood Road, as the applicant is a friend.

### **4. PUBLIC TIME**

There were 3 members of the public present.

Matthew Watts noted that the plans for application 18/00948/FUL - 1 Chelwood Road include one parking space for each property.

### **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:

**18/01349/FUL - 11A Somerville Close** - Erection of single storey side and rear extension following demolition of existing single storey lean-to and garage - Miss Kerry Veitch

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

**18/00895/FUL - 6 Drake Close** - Removal of concrete cladding and replacement with cedar timber lengths - Mr Adam Wyrill

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

this application: **No comment.**

**18/00927/FUL - Avon Riverside Station Bristol-Bath Cycle Route** - Erection of a Midland Railway heritage style platform shelter, 8 metres long by 2 metres deep, containing a store for the gardening team tools and battery pack charged by roof mounted solar panels to power the platform lights - Mr Roger Eynon

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application: **This proposal furthers the heritage of this important railway that operated on this route and shows the need to consider this important route between Bath and Bristol for the whole community.**

**18/00948/FUL - 1 Chelwood Road** - Erection of 2 bed dwelling attached to existing house - Mr Matthew Watts

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application **on the basis of the B&NES Highways report.**

**18/01308/FUL - Land parcel 7700 Bath Road Keynsham** - Erection of 11 dwellings with access from Bath Road (via access approved under outline permission 16/00850/OUT) and associated works - Crest Nicholson (South West) Ltd

**and**

**18/01307/RES - Land parcel 7200 Bath Road Keynsham** - Reserved matters for consideration of layout, scale, appearance and landscaping for 250 dwellings pursuant to permission 16/00850/OUT for residential and related development comprising approx. 250 dwellings, new Primary School with associated outdoor playing facilities, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works - Crest Nicholson (South West) Ltd

It was resolved that B&NES Council be advised this Council **COMMENTS ON** these **two** applications: **Saltford Parish Council regrets the decision by B&NES Council to allow building on Green Belt land. Saltford Parish Council is opposed to the large increase in traffic journeys that this housing development will place onto the A4 which at times during the day operates at above capacity. The Parish Council is particularly concerned about the effect on traffic congestion on the A4 of vehicles leaving the site travelling eastward and being made to use the roundabout to turn around and put them on the Bath bound carriageway. The Parish Council is also concerned at vehicles travelling eastward entering the site and through this causing further congestion on the A4. To highlight this, the recent roadworks at Broadmead roundabout show how sensitive access and egress to this roundabout are in respect of congestion on this part of the A4. The Parish Council has concerns about the additional pressures that the residents in this development will place on local services. Saltford Parish Council has a waiting list for allotments and recommends that allotments be included in this development.**

## **7. DECISIONS AND APPEALS**

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

17/06097/FUL - Echo Gate 27 Rodney Road - Erection of 3 detached dwellings and garages (Resubmission) - Hallwave Ltd

17/05932/FUL - Vine Cottage Avon Lane - Construction of a riding arena - Peter Hall

18/00129/FUL - 5 Chestnut Walk - Erection of single storey rear and 2 storey side extension together with small front porch - M Williamson

18/00030/LBA - 3 Mill Cottages The Shallows - Internal alterations to include removal of kitchen wall and entrance lobby walls, changing the location of the first floor bathroom, addition of sun pipes to the stairs and smaller bedroom and increasing the height of the smaller bedroom window - Anna Mabella Edgley

18/00639/FUL - 87 Grange Road - Erection of single storey garage extension to front elevation - Mr & Mrs Keith Batchelor

## **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.

The Committee considered reports of a large structure having been built in the garden of 59 Norman Road apparently without planning permission. It was agreed to report this to B&NES Enforcement team for investigation.

## **9. ITEMS OF URGENT INFORMATION**

Cllr Adrian Betts thanked members of the Committee and the Clerk for their help during his time as Chair of the Planning Committee.

Cllr Phil Harding reported that the Draft revised National Planning Policy Framework is out for consultation until 10 May 2018, and it was agreed that this will be added to the agenda of the 1 May Parish Council meeting.

The meeting closed at 8.20 pm

Chairman.....

Date confirmed and signed.....