

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 5 April 2016 at 7.45 pm

PRESENT:

Councillors: Adrian Betts (Chair), Jon Godfrey, Phil Harding, Duncan Hounsell, Kyle Rice and Rob Taylor.

No officer was present. Councillor Phil Harding took the minutes of the meeting.

1. MINUTES

The minutes of the Planning Committee meeting held on 22 March 2016 were confirmed as a correct record and signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies were received from Chris Warren.

3. DECLARATIONS OF INTEREST

Cllr Hounsell declared an interest in planning application 16/01017/FUL (17 Kingston Avenue) as he knew a neighbour of that property.

4. PUBLIC TIME

There were two members of the public present. They did not speak in public time.

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:

Revised plans for 15/05225/VAR - The Crown 500 Bath Road - Variation of condition 6 of approved application 05/00084/FUL (Detached dwelling in accordance with revised plans received 11 March 2005 and 6 April 2005) - Martin & Sandra Pera

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application as follows: We would point out that the correct address is "Site between the Crown Inn and 5 Tynning Road". Our comments on this application relate to the address shown on the application form: Site between the Crown Inn and 5 Tynning Road. We have concerns about the additional bulking of the property, the hipped

roof, the patio windows and any terrace/patio/decking. It is in effect extending the property further, which we regard as already at the limit of acceptability. We are also concerned about the front of the development being beyond the building line of neighbouring residential properties on some plans.

16/00850/OUT - Land parcel 7200, Bath Road, **Keynsham** - Residential and related development comprising approximately 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 - Macktaggart And Mickel Homes Ltd

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application as follows: Whilst we regret the decision made to develop the Green Belt between Keynsham and Saltford in the Core Strategy as this extends urban sprawl, we are also concerned that the road transport infrastructure between Saltford and Keynsham is already saturated at peak times of the day creating extended delays to journey times and raising levels of air pollution (ref. a section of the A4 in Saltford is an Air Quality Management Zone). Saltford Parish Council would therefore not wish this development to proceed without satisfactory measures to address traffic issues.

16/01017/FUL - 17 Kingston Avenue - Erection of two storey side extension - Mr Keith Harris

It was resolved that B&NES Council be advised this Council has no objection to this application however we ask that the privacy of neighbours is protected through the use of obscure glass on the first floor rear window and that every effort is made during and after construction to protect and preserve existing shrubs and trees that provide screening between properties.

16/01276/FUL - 8 Mansel Close - Erection of front extension and alterations to garage roof - Mr & Mrs B & P Stevens

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

16/01101/LBA - Clay Bridge Worlds End Lane - Alterations to existing bridge parapets - Network Rail

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application as follows: We accept the need for safety measure but are concerned that the proposed solution degrades significantly the appearance of this listed structure. The design appearance of the parapet fencing does not by its nature fit with or reflect the design work of the period or is sympathetic to it.

16/01140/DLPOA - Clay Bridge Worlds End Lane - Prior approval for alterations to the existing overbridges parapet walls in connection with the electrification of the Great Western Main Line (at Clay Overbridge - MLN1 112M 26Ch) - Network Rail

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application as follows: We accept the need for safety measure but are concerned that the proposed solution degrades significantly the appearance of this listed structure. The design appearance of the parapet fencing does not by its nature fit with or reflect the design work of the period or is sympathetic to it.

7. DECISIONS

The Chair reported that the following appeal had been DISMISSED by the Planning Inspector: 554 Bath Road – Appeal by Lyme Developments against the decision of B&NES Council to refuse application 15/0333/FUL for demolition of existing bungalow and garages and erection of replacement dwelling.

The Chair reported that B&NES Council has advised that application 15/05808/FUL for erection of 1 dwelling with associated works on land between Spion Kop and Avon Lea, Mead Lane, will be considered by B&NES Development Control Committee on 6 April 2016 at 2.00 pm at the Guildhall.

8. POSSIBLE CONTRAVENTIONS

No updates had been received from B&NES Council on outstanding cases of possible contraventions of planning controls.

There were no reports of new possible planning contraventions.

9. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 9.00pm

Chairman.....

Date confirmed and signed.....