

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 17 April 2012 at 7.15pm

PRESENT: Councillors Kevin Reeves (Chair), Harvey Haerberling, Duncan Hounsell, Kim Johnson (Vice-Chair), Rob King and Neil McKen

Officer Tricia Golinski

1. MINUTES

The Planning Matters section of the minutes of the Parish Council meeting held on 3 April 2012 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Reg Williams

3. DECLARATIONS OF INTEREST

There were none.

4. PUBLIC TIME

There were no members of the public present.

5. CHAIR'S ANNOUNCEMENTS

There were none.

6. NEW PLANNING APPLICATIONS

The Committee considered the following planning applications in respect of which Bath & North East Somerset Council had invited comments, plans of which had been on display before the meeting:

12/01184/FUL - 334 Bath Road - Erection of single storey side extension following demolition of existing garage - Mrs Sara Shobbrook

RESOLVED that Bath & N E Somerset Council be advised this Council **comments on** this application as follows: SPC draws B&NES' attention to the scale and dimensions of the development in the context of the Green Belt (Policies GB.1(c) & HG.15 (i)); also concern for the retention of the existing hedge.

12/00247/FUL - 489B Bath Road - Change of use to restaurant and takeaway (Use Class A3/A5) to include extension in rear courtyard - Mrs Rachel Ashbee

RESOLVED that Bath & N E Somerset Council be advised this Council **objects to** this application as contrary to Policy S.9(b); would represent over-provision of restaurants/takeaways in the area; parking concerns - there is no direct vehicular access, it is on the A4 near a pedestrian crossing, and would add to the existing parking problems in Beech Road and Manor Road.

12/00816/FUL - Saltford Lock, Access Road to Saltford Lock - Installation of safety boom - British Waterways

RESOLVED that Bath & N E Somerset Council be advised this Council **comments on** this application as follows: SPC draws B&NES' attention to the high visual impact of the structure, and questions whether the functional requirements as outlined in the application warrant a permanent installation in the Green Belt and next to an AONB; also concern about the frequency of its cleaning and maintenance.

7. DECISIONS

The Clerk reported that B&NES have given the following reasons for the refusal of tree application 12/00504/TPO Elm House, Chestnut Walk:

1. The proposal to remove the limb is not supported by sound arboricultural reasons.
2. The removal of the limb will create a large wound, close to the branch division, which can allow access for decay causing organisms.
3. The large wound created is not consistent with best practice and contrary to the recommendations within BS 3998:2010.
4. Alternative works are possible to reduce the impact of the tree such as a reduction of the radial spread and selective removal of secondary growth.

8. POSSIBLE CONTRAVENTIONS

The Clerk reported the following update from B&NES regarding possible planning contraventions:

12/00169/CONSRV Bird in Hand, High Street - Further to your E-mail dated 22nd March regarding security lighting in the car park at the above premises I visited the site yesterday morning and noted security lights in the car park but they certainly didn't appear to be new or recently installed. I also spoke to the manager of the premises who stated that they hadn't recently installed any security lighting.

Cllr Kevin Reeves is to ask a local resident for more information on the timing of the installation of security lighting.

Remaining outstanding possible contraventions:

08/00651	Mead Lane	Boat mooring
10/00632	3 Tynning Road rear of The Crown	Caravan on site

10/00021	Saltford Marina	Office and shower facility building
11/00366	Mead Lane	Narrowboat moored residentially
11/00513	River Mead Lane/cycle track	Two narrowboats moored
	Footpath from Avon Lane	Unauthorised diversion of footpath
12/00202/ADVERT	Tiddlers Nursery 480 Bath Road	possible unauthorised banner advertisement
12/00203/ADVERT	Sposa Elegante 439 Bath Road	possible unauthorised banner advertisement
12/00204/ADVERT	TESCO 501 Bath Road	possible unauthorised banner advertisement

9. B&NES CONSULTATIONS ON THE DRAFT SUSTAINABLE CONSTRUCTION & RETROFITTING SUPPLEMENTARY PLANNING DOCUMENT AND NEIGHBOURHOOD PLANNING PROTOCOL

The Committee agreed the following response to B&NES' consultation on the draft Sustainable Construction & Retrofitting Supplementary Planning Document:

1. Saltford Parish Council supports the ideas of carbon reduction and energy saving.
2. Saltford Parish Council agrees with the principles of sustainable construction.
3. Saltford Parish Council supports the Sustainable Construction & Retrofitting Supplementary Planning Document.

Cllrs Kevin Reeves and Kim Johnson are to consider B&NES' Neighbourhood Planning Protocol and take a proposed response to the next full Council meeting for approval. Other members are also asked to let Cllr Kevin Reeves have any comments.

10. ITEMS OF URGENT INFORMATION

Cllr Duncan Hounsell reported that B&NES is intending to develop a policy on boat dwellers.

The meeting closed at 8.10pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: Probably 15 May 2012

DATE OF NEXT COUNCIL MEETING: 1 May 2012

Chairman.....

Date confirmed and signed.....