

# **SALTFORD PARISH COUNCIL PLANNING COMMITTEE**

## **Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 7 August 2012 at 7.15pm**

**PRESENT:** Councillors Kevin Reeves (Chair), Reg Williams (Vice Chair),  
Harvey Haeberling, Duncan Hounsell, Rob King and Jill  
Williams

Officer Tricia Golinski

### **1. MINUTES**

The minutes of the Planning Committee meeting held on 17 July 2012 were confirmed as a correct record.

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

Apologies for inability to attend this meeting were received from Cllrs Kim Johnson and Neil McKen.

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

No declarations of interest were made.

### **4. PUBLIC TIME**

There was 1 member of the public present.

### **5. CHAIR'S ANNOUNCEMENTS**

The Chair reported that he had met with the Clerk to look at how B&NES communicate with the Parish Council about planning applications in order to give the Parish Council more time to consider applications. The Planning Committee Chair and Vice-Chair will now receive details of applications as soon as they are available to the public. The rest of the process of considering planning applications is still to be looked at.

### **6. NEW PLANNING APPLICATIONS**

The Committee considered the following planning applications in respect of which Bath & North East Somerset Council had invited comments:

**12/02971/FUL** - 10 Manor Road - Erection of two storey rear extension incorporating existing garden room - Mr & Mrs M Broom

It was resolved that Bath & N E Somerset Council be advised this

Council **comments on** this application: Request that the side window be obscure glass so as not to contravene Policy D.2 (f) (Development will only be permitted if the proposed development will not cause significant harm to the amenities of existing or proposed occupiers of, or visitors to, residential or other sensitive premises by reason of increased overlooking).

**12/03052/FUL** - Downside 1 Copse Road - Erection of two storey side extension following partial demolition of existing dwelling and demolition of existing outbuildings, garage and garden shed and change of use of adjoining field to domestic garden including a landscape proposal to the boundary - Mr Mark Hyde

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application: Overdevelopment - would contravene Policy HG.15 (i) (Proposals to extend a dwelling in the Green Belt will be permitted unless they would: i) represent a disproportionate addition over and above the size of the original dwelling).

## 7. DECISIONS

There were no decisions to report.

## 8. POSSIBLE CONTRAVENTIONS

Cllr Kevin Reeves reported on the following possible planning contraventions:

10/00021 Saltford Marina – to be reviewed in September.

10/00632 3 Tynning Road / rear of The Crown – to be reviewed in December.

08/00651, 11/00366 and 11/00513 Boats on the river – the Parish Council's insurance cover arising from members signing affidavits is still to be checked. B&NES has replied that there is no definition of residential moorings in their documentation. Policy HG.14A in B&NES Local Plan states that residential moorings will be permitted if the site is within the built up area of Bath or within a defined housing development boundary, or within an established boatyard or marina. The boats reported in Saltford are not within the defined housing development boundary. The Canal and River Trust are to be asked to confirm the location and number of licensed residential moorings currently in Saltford Parish, and for their definition of a residential mooring.

12/00202/ADVERT Tiddlers Nursery – to be reviewed at next meeting and B&NES to be informed that banner is still in place.

12/00203/ADVERT Sposa Elegante – banner is now gone, this case to be removed from list of live cases.

3 Chestnut Walk – to be reviewed in November.

B&NES has replied that it is not possible at the present time for the Parish Council to be informed about planning contraventions in Saltford for which the Parish

Council was not the first informant.

Footpath BS27/41 from Avon Lane – Cllr Reg Williams has asked B&NES to replace the footpath sign; Cllr Harvey Haeberling is to check and let Cllr Reg Williams know whether the sign has been replaced.

12/00094/UNDEV Avon Farm – a B&NES officer is to visit and an update is to be requested from B&NES.

Chestnut Walk pavement width – B&NES has confirmed that this would be more quickly dealt with as a Highways matter rather than a planning contravention, so Highways Department is to be asked for a response.

16 Uplands Road – a B&NES officer carried out an inspection and their report is to be sent to the neighbours who reported the possible change of use of the premises.

**9. ITEMS OF URGENT INFORMATION**

Cllr Jill Williams queried whether the Parish Council can request a site visit to a property, and the Committee agreed that it could ask for a visit but has no rights to a visit.

The meeting closed at 8.30pm.

**DATE OF NEXT PLANNING COMMITTEE MEETING:** 21 August 2012 (if necessary)

**DATE OF NEXT COUNCIL MEETING:** 4 September 2012

Chairman.....

Date confirmed and signed.....