

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 12 August 2014 at 7.15 pm

PRESENT: Councillors Adrian Betts (Chair), Harvey Haerberling, Duncan Hounsell
and Rob King

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Committee meeting held on 29 July 2014 were confirmed as a correct record and signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Neil McKen, Kevin Reeves, Rob Taylor, Jill Williams and Reg Williams.

3. DECLARATIONS OF INTEREST

No interests were declared.

4. PUBLIC TIME

There were 3 members of the public present.

Lyn Sykes spoke objecting to application 14/01481/FUL - 6 Mill Cottages.

Andrew Jones spoke objecting to application 14/01481/FUL - 6 Mill Cottages.

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:

14/01481/FUL - 6 Mill Cottages The Shallows - Erection of 1 two bed dwelling
- Mr Peter Pearce

It was resolved that B&NES Council be advised this Council **objects to** this application for the following reasons:

1. It is outside Saltford's Housing Development Boundary and in Green Belt, so would be contrary to Policy GB.1 of the Local Plan and section 89

of NPPF. In this respect we would also refer to paragraph 110 of the Planning Inspector's Core Strategy examination report, which is now incorporated into B&NES' Core Strategy.

2. It is a flood-prone area and residents advise that it has flooded as recently as Christmas 2013.

3. It is adjacent to a Conservation Area, and may be out of keeping with the historic character of the area.

4. We have concerns about road safety: there is no street lighting, no turning space on site, it is on a blind bend and a narrow lane.

5. The mature trees at the site need protection in this area of nature conservation.

6. We are concerned about the possible loss of openness of the riverside public footpath if it were to be fenced.

We would strongly request that the application is referred to the Development Control Committee as several key planning principles relate to this site.

7. DECISIONS

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

14/01823/FUL - 507 Bath Road - Erection of replacement extractor fan - Golden Moments

8. POSSIBLE CONTRAVENTIONS

The Clerk reported the following updates from B&NES on possible contraventions of planning controls:

SPC201201 –B&NES Highways officers are going to the site to see if the new property owners have moved in and if so, to issue a retrospective dropped kerb letter.

13/00444/UNDEV –The owner is to amend the application within the next couple of weeks to remove the vehicle access, which should overcome the Council's reason for refusal.

14/00478/UNDEV – B&NES confirms that there is a current open complaint in relation to this matter and Salford Parish Council has been added as an interested party.

14/00700/ADVERT – B&NES acknowledges receipt of this complaint.

The Committee agreed to report to B&NES the possible contravention at The Riverside Inn play area where cars are parked on occasions.

9. ITEMS OF URGENT INFORMATION

Cllr Duncan Hounsell reported that the annual village walk takes place tomorrow evening, 13 August starting at 7.00 pm from The Shallows car park.

Cllr Duncan Hounsell reported that Salford Parish Council is facilitating a public meeting

on 20 August at 7.00 pm at Salford Golf Club between interested parties to discuss possible ways forward for the previously permissive paths which were recently closed.

The meeting closed at 8.25 pm

Chairman.....

Date confirmed and signed.....