

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 21 August 2012 at 7.15pm

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

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Committee meeting held on 7 August 2012 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllrs Reg Williams and Jill Williams.

3. DECLARATIONS OF INTEREST

There were none.

4. PUBLIC TIME

There were 15 members of the public present.

Ralph Coombes spoke objecting to application 12/02769/FUL Gas Governor Building, Bath Road.

Mark Howard spoke in support of application 12/03300/FUL 26 Grange Road.

Geoff Brown spoke objecting to application 12/03325/FUL - 489B Bath Road.

Pat Dwyer spoke objecting to application 12/02769/FUL Gas Governor Building, Bath Road, and asking that notifications be sent earlier and to more neighbours.

The Chair advised members of the public that, although they do send notifications of planning applications to neighbours, neither Bath & North East Somerset Council nor Saltford Parish Council are legally obliged to do so.

5. CHAIR'S ANNOUNCEMENTS

The Chair drew members' attention to email correspondence received today with notes of a meeting held between the Bath Preservation Trust, the Environs of Bath

Committee and B&NES Development Management team. Members were urged to consider the points raised concerning B&NES' planning process and bring any relevant items up at a future meeting.

6. NEW PLANNING APPLICATIONS

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

12/03325/FUL - 489B Bath Road - Change of use to restaurant and takeaway (Use Class A3/A5) to include extension in rear courtyard (resubmission) - Mrs Racheal Ashbee

It was 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. Saltford Parish Council strongly disagrees with the Highways Officer's view that no undue parking problems would arise, and urges B&NES to look at the photos attached which show current parking problems. We request that this application goes to committee if the case officer disagrees with the Parish Council's view.

12/03300/FUL - 26 Grange Road - Erection of a detached garage and logstore, with associated works including a new drained paved area, new vehicle entrance to the property and associated alterations to the existing boundary wall and new drained driveway - Mr & Mrs M & C Howard

It was resolved that Bath & N E Somerset Council be advised this Council **supports** this application.

12/02769/FUL - Gas Governor Building, Bath Road - Installation of a gas governor within a GRP fiberglass kiosk, a new 2m Palisade fence and provision of a new access way to the highway following removal of existing gas governor - Wales & West Utilities Ltd

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application as would be contrary to Policy ES.3i and ES.3ii (be designed to safeguard the amenities of nearby residents and/or the occupiers or users of neighbouring land; maintain or enhance the visual amenity of the area); and GB.1 (Green Belt development). Saltford Parish Council feels that this is a poor application with inadequate information and justification, there are concerns regarding highway safety, and we would draw B&NES' attention to application 11/05226/FUL - University Boathouses Bath Road - with which this application would conflict. We request that this application goes to committee if the case officer disagrees with the Parish Council's view. Also please note that no notices of this

application have been seen at the site.

7. DECISIONS

The Clerk reported the following applications which had been PERMITTED by Bath & NE Somerset Council:

12/02295/FUL - 4 Boyd Road - Extension of existing front porch - Mr & Mrs Chris Vines

12/02299/FUL - 6 Boyd Road - Extension of existing front porch - Mrs Melanie Gratton

12/02345/AR - Kingfisher Lodge Care Centre Chestnut Walk - Display of 1 sign to include care home name and details and 1 flag pole showing company logo - GB Building Solutions - Sign PERMITTED but flag pole REFUSED

The Clerk reported that the following application will be considered by B&NES Development Control Committee on 29 August 2012 at 2.00pm at the Guildhall:

12/02241/FUL - 28 Uplands Road - Erection of a replacement dwelling - Mrs Lisa Motton

8. POSSIBLE CONTRAVENTIONS

The Chair drew members' attention to the changes made to the management of information about possible contraventions which is in the Councillors area of the website.

The Chair advised members that possible contraventions will in future not normally be considered at full Parish Council meetings, unless particularly requested, but will continue to be considered at Planning Committee meetings.

The Chair reported on the following possible planning contraventions:

08/00651, 11/00366 and 11/00513 – the Canal and River Trust has replied that it has no jurisdiction over boat moorings on the River Avon and referred the matter back to B&NES. The Chair has asked for a search of land owners along the river.

10/00021 – to be reviewed in September.

10/00632 (formerly 08/00677) – to be reviewed in December.

12/00202/ADVERT – to be reviewed in September.

SPC 201201 – to be reviewed in November.

SPC 201202 – Cllr Harvey Haerberling confirmed that the footpath sign has now been replaced. This item to be removed from the list of possible contraventions.

12/00094/UNDEV – awaiting a response from B&NES.

SPC 201203 – awaiting a further response from B&NES.

SPC 201204 – the report from B&NES has been sent to relevant neighbours. This item to be removed from the list of possible contraventions

9. ITEMS OF URGENT INFORMATION

Cllr Duncan Hounsell reported that B&NES has announced that three sites suggested for gypsy and traveller sites at Stanton Wick, Ellsbridge House, Keynsham, and Radstock Infant School Canteen, will not be included as possible locations, in response to feedback from the public

Cllr Duncan Hounsell reported that two signs have been put up at the weir in Saltford to discourage swimming, following the recent tragic accident there.

The meeting closed at 8.20 pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 18 September 2012

DATE OF NEXT COUNCIL MEETING: 4 September 2012

Chairman.....

Date confirmed and signed.....