

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 8 August 2017 at 7.15 pm

PRESENT:

Councillors: Adrian Betts (Chair), Phil Harding, Duncan Hounsell, Kyle Rice and Chris Warren

Officer: Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 4 July 2017 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Rob Taylor.

3. DECLARATIONS OF INTEREST

No interests were declared.

4. PUBLIC TIME

There were approximately 24 members of the public present.

Kevin Withey, David Broughton, Drusilla Smith and Andrew Jones spoke objecting to planning application 17/03084/FUL - Rosemere Homefield Road.

Sam Croft of Willis & Co, planning consultant for the applicant of application 17/03084/FUL - Rosemere Homefield Road spoke in support of the application.

Jane Ludwell and Norman Till spoke with concerns about application 17/03046/FUL - 16 Uplands Drive.

Laurence Evans and Simon Dunhill spoke with concerns about application 17/03081/FUL - 554 Bath Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair made no announcements.

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:

17/03046/FUL - 16 Uplands Drive - Erection of front and rear extensions, loft conversion and existing garage and shed to be replaced with outbuilding - Mr Nathan Sheppard

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application. **The property is unusually aligned in relation to its neighbours. Our objection is based on the proposed west elevation, with concern about the upstairs windows overlooking the neighbour's garden and concern about the proximity of the north face to the neighbour on that side and loss of privacy if the windows are not opaque.**

17/03081/FUL - 554 Bath Road - Front and rear extensions to existing property, including additional accommodation in the roofspace. Replacement of existing garage with car port - A Pozsonyi

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application, **with the proviso that adequate provision is made for the management of surface water in relation to the A4, and that the structural integrity of the remaining two garages is protected during demolition and construction.**

17/03084/FUL - Rosemere Homefield Road - Construction of a new dwelling and gatehouse following the demolition of an existing dwelling - Helen Franklin

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application. **We object to this application on the basis that many issues have not been effectively addressed in the proposal of the new building and its effect on neighbours and the surrounding area. 1. The proposal has a commanding position overlooking and being seen from Saltford Conservation Area and the Cotswold Area of Outstanding Natural Beauty, therefore action should be shown in detail to limit and mitigate any effect that the new building could have on these highly important areas. 2. The additional height of the proposed building together with its two roof patio areas will affect the privacy of neighbouring properties particularly in The Shallows: action to eliminate the loss of privacy to neighbours must be effectively taken in the proposal. 3. Effective design and management of light pollution from the new building proposal must be made so as not to adversely affect the Saltford Conservation Area and the Cotswold Area of Outstanding Natural Beauty. 4. Access to the site is limited and therefore a detailed traffic management plan for both the demolition and construction of any works must be produced and agreed with residents of those properties that may be affected. 5. We accept the B&NES Arboricultural Officer's assessment and report. 6. Any restriction to the public right of way to the rear of the property caused by the proposal must be agreed with B&NES and an effective management plan produced and overseen to restrict any loss to the public of this right of way. 7. The gatehouse is in effect a second residential dwelling and should be viewed as such and we object to its design and location. 8. We ask that this application goes to committee if the officer is minded to approve.**

17/03506/FUL - 13 Victoria Road - Proposed rear single storey extension - Mr & Mrs D Edwards

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

17/03363/FUL - 33 Boyd Road - Erection of single storey front porch and two storey side extension - Mr Matthew Seymour

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

17/03379/FUL - 492 Bath Road - Erection of single storey rear extension to main dwelling and conversion of single garage into living accommodation with rear extension - Mr Terry Twissell

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

7. TREE WORKS NOTIFICATION

The committee noted the following application for works to trees in the Conservation Area and agreed to advise B&NES Council that it **SUPPORTS** it:

17/03565/TCA - 47 High Street - T1 Yew - remove - William James Bliss

8. DECISIONS AND APPEALS

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

17/02211/CLEU - 4 Beech Road - Installation of front and rear dormer windows to create loft conversion at first floor (Certificate of lawfulness for an existing use) - Mr G Davis

17/02013/LBA - 26 High Street - Internal repair and support work to existing floor joists - Mr P Elliott

17/02526/FUL - 6 Cabot Close - Erection of two storey side extension - Mr & Mrs Jardine

17/02570/FUL - 42 Grange Road - Replacement of front boundary wall - Mr Dennis Higgins

17/02374/FUL - 6 Mill Cottages, The Shallows - External alterations to facilitate natural stone cladding to match existing building - Ms Mandy Mabbs

17/02896/FUL - 511 Bath Road - Erection of single storey rear extension - Mr Mike Randazzo

The Clerk reported that the following application has been ALLOWED following appeal to the Planning Inspectorate:

16/04880/FUL - 540 Bath Road - Creation of a driveway and drop kerb access - Mr Ben Luton

The Clerk reported that the following applications have been WITHDRAWN:

17/02908/FUL - 33 Montague Road - Erection of 2 storey rear extension to replace existing conservatory - Mr & Mrs Luke & Sian Tucker

9. POSSIBLE CONTRAVENTIONS

The Clerk reported that updates had been received from B&NES Council on outstanding cases of possible contraventions of planning controls. The updates are available for members in the Councillors Area of the website.

Members of the committee reported the following new possible planning contraventions to be reported to B&NES Council:

- Unofficial camp site (a tent) behind the toilets in The Shallows.
- New tattoo parlour at 499 Bath Road requires planning permission for change of use from A1 Retail to Sui Generis.

10. ITEMS OF URGENT INFORMATION

Cllr Duncan Hounsell reported that consideration of the options for a Saltford bypass has been included in B&NES Council's Placemaking Plan as part of a review of the A4 corridor where in paragraph 582 of Volume 1 (District-wide Strategy and Policies) the plan states that *"the Council will also review the A4 corridor and, in particular, consider how best to improve the environment within Saltford and improve journey times and reliability between Bristol and Bath. This will include the options for a bypass of the village"*. Cllr Duncan Hounsell also referred to a government announcement by Chris Grayling MP, cabinet member for Transport, that a fund of £1 billion is to be made available from 2021 which councils can bid for to enable by-passes on A-roads. Chris Grayling MP is reported to have said that "these routes don't just unlock economic potential, they unlock housing potential".

The meeting closed at 8.57 pm

Chairman.....

Date confirmed and signed.....