

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 17 December 2013 at 7.15pm

PRESENT: Councillors Kevin Reeves (Chair), Reg Williams (Vice-Chair), Kim Johnson, Rob King and Jill Williams

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 3 December 2013 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Harvey Haerberling.

3. DECLARATIONS OF INTEREST

Cllr Kim Johnson declared a non-pecuniary interest in application 13/04608/FUL (Closed public toilets Manor Road) as she knows the applicant socially.

4. PUBLIC TIME

There were 2 members of the public present.

Sally Turner spoke in support of application 13/04608/FUL (Closed public toilets Manor Road).

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that the public consultation on Saltford's draft Placemaking Plan was complete, and after the final edit has been done it will be sent to B&NES and made publicly available again on the website.

The Chair drew members' attention to the recent email from B&NES Tree Officer clarifying the process for applications for works to trees in the Conservation Area.

6. NEW PLANNING APPLICATIONS

The Committee considered the following planning application in respect of which Bath & North East Somerset (B&NES) Council had invited comments:

13/04608/FUL - Closed public toilets Manor Road - Conversion and extension of former public toilets to a café - Tiddlers Day Nursery.

It was resolved that B&NES Council be advised this Council **supports**

this application.

7. ADDITION TO RESPONSE TO B&NES' INVITATION TO COMMENT ON CORE STRATEGY AMENDMENTS

The Committee agreed to make the following addition to the Parish Council's response to B&NES' invitation to comment on the Core Strategy amendments, proposed by Cllr Reg Williams: the addition to the response already agreed is shown in **bold**:

Saltford Parish Council notes that the draft Core Strategy has been amended to enable an increase of 10,350 jobs and 12,960 homes in the B&NES area during the period of the plan. We understand that these figures are now based on the latest Census data and projections for growth.

Saltford Parish Council welcomes the maintenance of the existing housing development boundary at Saltford and the protection of the Green Belt surrounding the village which are considered vital for preserving the identity and character of Saltford. **For example, Saltford Parish Council is strongly opposed to the Mactaggart & Mickel Ltd proposal (Appendix C) to build on the western side of Saltford, i.e. in excess of the "strategic land allocation adjoining East Keynsham" put forward by B&NES. That proposal would effectively close the protective gap between Keynsham and Saltford, the main purpose of the Green Belt designation at this location.**

The main A4 road at Saltford suffers from long traffic queues at peak times, creating access problems for residents and pollution levels in excess of targets. Saltford Parish Council wishes that any housing and industrial development at Keynsham or on the outskirts of Bath be planned with a view to reducing Saltford's traffic volumes and flow. Policies should be adopted at these proposed housing and industrial development sites that encourage vehicles away from the A4 corridor through Saltford and include the promotion of sustainable, public transport solutions. We are concerned that the current proposal shows no progress in this direction.

8. DECISIONS

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

13/04842/TCA - 6 Mill Cottages - T1 Ash - crown, lift to 5 m, T2 Apple - crown reduce by 1 m, T3 Scots Pine - crown lift to 4 m, T4 Norway Spruce & T5 Cypress - fell - Mr Robin Hillier

13/04820/TCA - The Old Brass Mill, The Shallows - Fell 1 x Yew, 1 x Western Red Cedar, 1 x Holly & 1 x Silver Birch - Mr Darren Calder

13/04465/FUL - Downside 1 Copse Road - Erection of a single storey side and rear extension following partial demolition of existing dwelling (Resubmission of 12/03052/FUL) - Mr Mark Hyde

13/04467/FUL - Saltford Motor Services 491 Bath Road - Extension of

showroom and partial overcladding of south east elevation at first floor level -
Saltford Motor Services Ltd

13/03880/FUL - Overwater 6 Homefield Road - Erection of two storey side
extension (Resubmission of 12/01629/FUL) - Mr P Besley

13/04355/FUL - Parcel 7767 Manor Road - Erection of stable block and
fodder store - Mr S Willis

9. POSSIBLE CONTRAVENTIONS

Cllr Kevin Reeves gave the following update on matters which have been referred
to B&NES Council for clarification as to whether a contravention of planning
controls has taken place:

10/00632 (formerly 08/00677) – As there had been no response from
B&NES to the latest email sent on 22 November, and there have been staff
changes at B&NES, it was agreed to send it again addressed to senior
B&NES staff and councillors.

08/00651, 11/00366 and 11/00513 – Cllr Kevin Reeves had written to
B&NES on 17 November asking them to make a site visit and no reply has
been received. It was agreed to chase this up again addressed to senior
B&NES staff and councillors.

SPC 201201 (Highways matter) – It was agreed to ask B&NES Highways
again within what timescale they expect the retrospective application to
extend the kerb to be submitted and the work carried out.

13/00444/UNDEV - B&NES is expecting a householder application and the
Parish Council will be informed once the application is registered. This case
is to be reviewed in January 2014.

13/00542/LBWORK – This case is to be reviewed in January 2014.

10. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 8.00 pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 21 January 2014

DATE OF NEXT COUNCIL MEETING: 7 January 2014

Chairman.....

Date confirmed and signed.....