

# **SALTFORD PARISH COUNCIL PLANNING COMMITTEE**

## **Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 18 December 2012 at 7.15pm**

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

Officer Tricia Golinski

### **1. MINUTES**

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

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

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

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

No declarations of interest were made.

### **4. PUBLIC TIME**

There were 7 members of the public present.

Maria of 2 Grange Road spoke objecting to application 12/05167/FUL - Glenavon Farm 331 Bath Road.

Adam Stratton of Bath District Farmers spoke in support of application 12/05167/FUL - Glenavon Farm 331 Bath Road.

Gary Williams of Glenavon House 333 Bath Road spoke objecting to application 12/05167/FUL - Glenavon Farm 331 Bath Road.

Amanda Cooper of 340 Bath Road spoke in support of application 12/05112/FUL - 340 Bath Road, and objecting to application 12/05167/FUL - Glenavon Farm 331 Bath Road.

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

The Chair made the following announcements:

- The Chair, Cllr Kevin Reeves, no longer has any potential conflict of interest regarding the planning application by Crest Nicholson for up to 99 dwellings off Manor Road, Saltford.

- The Parish Council is arranging a public meeting to hear comments regarding the planning application by Crest Nicholson for up to 99 dwellings off Manor Road, Saltford. The meeting will follow the same format as Public Time at Parish Council and Planning Committee meetings. [Note from the Clerk: this meeting has now been confirmed for 5.00pm on Saturday 5 January 2013 at Saltford Hall]
- A revised plan has been submitted for application 12/04559/FUL 7 Rodney Road and the Parish Council is being re-consulted and will consider the revised application on 8 January 2013.
- There are currently technical problems with B&NES planning website so that no documents associated with applications can be accessed.

## 6. NEW PLANNING APPLICATIONS

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

**12/05112/FUL** - 340 Bath Road - Erection of first floor extension - Mr & Mrs Watson

It was resolved that Bath & N E Somerset Council be advised this Council **supports** this application and draws your attention to the first floor window at the east elevation which should be obscure glass.

**12/05101/FUL** - 428 Bath Road - Erection of a single storey rear extension and side extension over garage - Mr & Mrs T Elvins

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

**12/05167/FUL** - Glenavon Farm 331 Bath Road - Renovation, extension and conversion of existing farm buildings to a farm shop and café/restaurant with car parking and associated access arrangements - Bath District Farmers

It was resolved that Bath & N E Somerset Council be advised this Council **comments on** this application: Serious concerns about access and egress onto the site, especially how vehicles would exit turning right towards Bristol; width of opening onto the highway is very narrow and limited visibility; concern that the opening hours are not stated, and should be restricted; possible concerns about light pollution and light from signage, depending on opening hours; concern that vehicles leaving the site might illuminate houses opposite; concern about the siting of the children's play area and how they would be contained safely; the cafe size seems disproportionately large compared to the shop; joint access must be maintained for the adjacent landowner; concern regarding Policy ET.7 ii Development on or in the vicinity of agricultural will not be permitted where: it leads to the fragmentation or severance of a farm holding. However, Saltford Parish Plan encouraged local produce, and the Parish Council is supportive of local businesses generally.

## 7. APPEAL

The Committee agreed to take no action regarding the following appeal which has been made to the Planning Inspectorate (the Parish Council had objected to

application 12/03052/FUL and this will be forwarded to the Planning Inspectorate):

**Appeal ref. 12/00106/HOUSE** – Appeal against B&NES’ decision to refuse planning permission for application 12/03052/FUL - Downside I 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

## 8. DECISIONS

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

12/04814/FUL - 8 Norman Road - Erection of two storey extension to side of property and additional parking following demolition of existing front part of garage to rear garden - Mr Simon Phillips

12/04748/FUL - 25 Uplands Road - Erection of a single and double storey side extension - Mrs Georgina Churchhouse

12/04710/FUL - Glen Cottage The Glen - Installation of 3 clear glazed dormer windows and a replacement conservatory with terrace above (Resubmission) - Mr & Mrs K Dawe

12/04547/LBA & 12/04545/FUL - Saltford Manor Queen Square - Erection of a pitched roof extension with a link to the main house following demolition of flat roof garage and outbuildings - Prof & Mrs Richard Canter

12/04369/FUL - 398 Bath Road - Erection of an extension to existing outbuilding, provision of a car port to the front entrance following removal of porch, a wider front entrance door and formation of double doors to the front bedroom with associated external works including raising the level of the driveway and enlargement and raising of patio areas to the rear of the property - Mrs J Pike

12/04082/FUL - 2 Brockley Road - Erection of a two storey side extension - Mr Ross Franklin (subject to the windows in the south side elevation being omitted from the scheme)

12/04603/FUL - 6 Manor Road - Provision of a loft conversion with side hipped dormer - Mr Andrew Stainer

12/02315/FUL - Saltford Golf Club Golf Club Lane - Change of use of land and extension of existing golf course to create new golf academy, including contouring and landscaping, erection of a driving range building, provision of a car park and installation of ground level flood lighting to driving range - Saltford Golf Club (for conditions see <http://isharemaps.bathnes.gov.uk/projects/bathnes/developmentcontrol/>)

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

12/04591/FUL - 36 Grange Road - Erection of two storey and single storey extensions - Andrew & Julia Jenkins

The Clerk reported the following application which had been WITHDRAWN:

12/04609/LBA - 63 High Street - External alterations for the erection of a single storey rear extension following demolition of existing outbuilding - Mr N Dawson

## 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:

10/00021 – the Clerk is to find out the date of the appeal hearing.

10/00632 (formerly 08/00677) – the Clerk is to find out what B&NES decided at its enforcement meeting.

SPC 201201 – B&NES has confirmed that this remains an ongoing case and negotiations are still in hand with the owner in an attempt to resolve this matter by way of a revised planning application.

12/00572/ADVERT – the poster has now gone and the case is closed.

SPC 201204 – this has now been resolved with a resubmitted application and the case is closed.

SPC 201205 – the advertisement has now gone and the case is closed.

Cllr Rob King reported the following possible new contravention:

Sposa Elegante, 439 Bath Road – new advertisement banner (not date-limited).

The Committee agreed to report this to B&NES and to draw the shop owner's attention to the two guidance documents regarding advertisements which are on the Parish Council's website.

## 10. ITEMS OF URGENT INFORMATION

There were none.

The meeting closed at 8.55 pm.

**DATE OF NEXT PLANNING COMMITTEE MEETING:** 22 January 2013

**DATE OF NEXT COUNCIL MEETING:** 8 January 2013

Chairman.....

Date confirmed and signed.....