

# **SALTFORD PARISH COUNCIL PLANNING COMMITTEE**

## **Minutes of the meeting of the Planning Committee held at Saltford Hall on 22 December 2015 at 7.15 pm**

### **PRESENT:**

Councillors: Adrian Betts (Chair), Jon Godfrey, Phil Harding, Duncan Hounsell and Kyle Rice

Officer: Tricia Golinski

### **1. MINUTES**

The minutes of the Planning Matters section of the Parish Council meeting held on 1 December 2015 were confirmed as a correct record.

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

Apologies for absence were received from Councillor Rob Taylor.

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

Councillor Duncan Hounsell declared an interest in application 15/05499/FUL - 9 Anson Close, as he is currently employing the same builder, and did not take part in the discussion.

Councillor Phil Harding declared an interest in application 15/05499/FUL - 9 Anson Close, as he lives in Anson Close, but the interest did not preclude him taking part in the discussion.

### **4. PUBLIC TIME**

There were 7 members of the public present.

Sarah Dursley spoke objecting to application 15/05477/FUL - Selwood Manor 396 Bath Road.

Liz Richards spoke objecting to application 15/05477/FUL - Selwood Manor 396 Bath Road.

Nicholas Selwood spoke in support of application 15/05477/FUL - Selwood Manor 396 Bath Road.

### **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:

**15/05225/VAR** - The Crown 500 Bath Road - Variation of condition 6 of approved application 05/00084/FUL (Detached dwelling in accordance with revised plans received 11 March 2005 and 6 April 2005) - Martin & Sandra Pera

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: We would point out that the correct address is *Site between the Crown Inn and 5 Tynning Road*. Our comments on this application relate to the address shown on the application form: *Site between the Crown Inn and 5 Tynning Road*. We have concerns about the additional bulking of the property, the hipped roof, the patio windows and any terrace/patio/decking. It is in effect extending the property further, which we regard as already at the limit of acceptability. We are also concerned about the front of the development being beyond the building line of neighbouring residential properties in Tynning Road.

**15/05477/FUL** - Selwood Manor 396 Bath Road - Erection of rear extension and alterations to roof to increase ridge height, as well as conversion of garage into annex - Mr & Mrs Selwood

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: We have the following concerns: 1. The roof windows should be velux not dormers, to maintain privacy. 2. We support the recommendation of the Highways Officer that the annexe shall remain as permanent ancillary accommodation to the principal dwelling. 3. Care should be taken not to damage the trees of the adjacent property during construction. 4. We have concerns about the privacy of the neighbours should the line of fir trees on the applicant's property ever disappear: suitable screening should be maintained in perpetuity. 5. The privacy screening on the terrace should be of a suitable height and permanence that protects neighbouring properties. 6. Any exterior lighting should be of a non-intrusive nature.

**15/05499/FUL** - 9 Anson Close - Erection of single storey rear extension - Mr I Williams

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

## 8. DECISIONS

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

15/03870/FUL - Waterleat Mead Lane - Installation of rooftop pavilion following removal of existing pitched roof (Resubmission) - Mr Pete Denmead

15/04444/FUL - The Folly, The Folly - Erection of a single storey rear extension, extension of roof to allow for loft conversion, erection of two double garages: Division of existing single dwelling into two dwellings - C & C Sumner & Warner

## 9. POSSIBLE CONTRAVENTIONS

The Clerk reported that no update had been received from B&NES Council on possible contraventions of planning controls.

The Clerk reported that no new possible planning contraventions had been raised by Parish Councillors.

Councillor Adrian Betts raised a possible contravention following a report by a resident that two large wooden structures had appeared in the field on the Bath Road next to Avon Valley Garage.

**10. ITEMS OF URGENT INFORMATION**

Councillor Duncan Hounsell reported that he had attended the public consultation event held by developers Mactaggart and Mickel Group about their proposal for a large development at East Keynsham. A link has been put on the Parish Council website to the developers' website, where comments can be made on the proposals until 15 January 2016.

The meeting closed at 8.25 pm

Chairman.....

Date confirmed and signed.....