

SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford on Tuesday 4 December 2018 at 7.15pm

PRESENT:

Councillors – Chris Warren (Chair), Phil Harding (Vice Chair and Chair of Planning), Adrian Betts, Ben Eve, Jon Godfrey, Duncan Hounsell, James Macnaughton, Robert Taylor.

Officer – Lottie Smith-Collins

1. MINUTES

The minutes of the Council meeting held on 6 November 2018 were confirmed as a correct record and signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Farida Wilson.

3. DECLARATIONS OF INTEREST

Cllr Jon Godfrey declared an interest in Item 8.e planning application 18/03120/FUL - Selwood Farm, Norman Road, as he is a neighbour of the applicant.

4. PUBLIC TIME

There were 13 members of the public present.

Paul Cini spoke with reference to Item 8.a in support of the protection of Saltford's greenbelt from development, especially greenbelt land between Saltford and Keynsham.

Chris Pope, Teresa Beacham and Helen Mulholland spoke to object to Item 8.e planning application 18/03120/FUL - Selwood Farm, Norman Road.

Nick Sladek spoke in support of Item 8.e planning application 18/04945/FUL - 15 High Street.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that local media had published articles about the Parish Council's 'Re-opening of Saltford Railway Station' letter.

6. CLERK'S ANNOUNCEMENTS

The Clerk made the following announcements:

- A response was received from the B&NES Principal Traffic Management Engineer following SPC's request to introduce a Traffic Regulation Order from the junction at Longwood Lane to the junction with Montague Road. He stated he was unable to give further consideration to the request as the 2018/19 Transport Improvement Programme is fully committed and that Manor Road is not currently being considered for possible inclusion in the 2019/20 Works Programme.

- The Headteacher at Saltford School, Dawn Sage, has asked for the Parish Council to be informed that, in liaison with the Oliver King Foundation, the school now has a defibrillator located near the school office. This brings the number of defibrillators in Saltford to four (Saltford School, Saltford Hall, Golf Club, Davis & Way estate agents).
- For the next Local and Parish Elections, purdah starts on 18th March 2019 and ends on 3rd May 2019. There will be no charges made to Parish Councils for the May 2019 election, however there will be charges for 'By-Elections'.
- The Saltford Parish Council Office will be closed over the Christmas and New Year period, from Friday 21st December to 1st January, with reduced opening the first week of January. Details will be on the SPC website.
- The January SPC meeting will be on the second Tuesday of the month, 8th January 2019, in Wansdyke Room at Saltford Hall.

7. REPORT FROM B&NES WARD COUNCILLORS

Apologies were received from Cllr Emma Dixon

Cllr Francine Haerberling referred to the B&NES Local Plan Options Consultation and stated that she supported the protection of Saltford's greenbelt, and emphasised the need to work together to protect the greenbelt between Saltford and Keynsham from further development.

Cllr Haerberling also provided an update on actions from B&NES Health and Wellbeing board.

8. PLANNING MATTERS

a. B&NES Local Plan (2016-2036) Options Consultation

A response to the consultation was discussed and agreed for submission. The response included a number of recommendations concerning protecting the green belt around both Keynsham and Saltford.

b. Decisions and Appeals

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

18/04327/FUL - 5 Uplands Road BS31 3JQ Erection of front porch and garage extension.
Mr & Mrs Brian & Jackie Fisher

18/04285/FUL - 1 Chestnut Walk BS31 3BG Erection of two storey side and single storey rear extensions, alterations to roof including installation of 2no. dormers and erection of front porch following demolition of two storey front and single storey side and single storey rear extensions and demolition of garage. Mr & Mrs Twiggs

The Clerk reported that the following applications have been WITHDRAWN:

18/02899/OUT - Parcel 5159, Minsmere Road, Keynsham Outline planning permission with all matters reserved other than access for the construction of up to 80 no. dwellings, new vehicular and pedestrian access on to Minsmere Road, drainage, public open space and all associated infrastructure. Taylor Wimpey UK Limited.

c. Planning contraventions

The Clerk reported that a resident informed SPC on 14th November that they had submitted a complaint to B&NES Planning Enforcement relating to the commencement of construction of a stables-type building on greenbelt land to the south of 68 Manor Road. B&NES Planning Enforcement conducted a site visit and confirmed on 22nd November that a stable block had been newly erected alongside a shed, and that they will be advising the landowner that they need to apply for pre-application advice or else retrospective planning permission in line with local and national policies governing development on the Greenbelt. The landowner has been given 56 days in which to do this. The Planning Enforcement officer will review the enforcement matters once the time for compliance has passed in February, and will keep both the resident who raised the complaint and the Parish Council informed.

d. Planning items of urgent information

Cllr Phil Harding reported that the decision for planning application 18/01509/OUT - Land parcel 9000, Bath Road, Keynsham (a developer application to build 200 on safeguarded green belt land) had been delayed. The expected decision date for this application is now 31st December.

e. Planning Applications - The Council considered the following planning applications in respect of which Bath & North East Somerset (B&NES) Council had invited comments:

18/04846/FUL - Parcel 8475 Avon Lane Erection of agricultural building for the storage of hay and machinery. Mr Peter Hall.

It was resolved that B&NES Council be advised that this Council **SUPPORTS** this application: Saltford Parish Council supports this application on the basis that the use of the building is for agricultural or equestrian use only. As the proposed building is 6.4 metres high making it likely to be more obtrusive than other agricultural buildings nearby and could be observed from the Cotswold AONB to the east and from public footpaths in Saltford, consideration should be given to the provision of natural screening on the eastern side of the building to lessen its visual impact. This could be through the planting of trees native to NE Somerset to make the building less obtrusive within the landscape. We support the arboriculture report of 22.11.2018 that recommends an agreed tree protection plan prior to construction. Note: Saltford Environment Group has researched and published a list of trees native and ecologically appropriate to NE Somerset and therefore to Saltford at <http://www.saltfordenvironmentgroup.org.uk/wildlife.html#trees>.

18/04849/FUL - 10 Tynning Road BS31 3HL Removal of existing garage roof and creation of new roof above existing garage, to include 16 solar panels and creation of loft space for storage. Mr Phil Weeks.

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: Whilst Saltford Parish Council in principle welcomes the installation of solar panels on properties including outbuildings, in this instance we have concerns regarding the proposed raised height of the garage with the new roof (shown in the application as 4.8 metres) and question whether the pitch and therefore height of the roof could be reduced to a less intrusive height suitable for a garden structure located so close to the neighbouring gardens of single

storey bungalows. We are also concerned at the shading the proposed height of the garage would have on the garden of 8 Tynning Road which is immediately north of the garage. Furthermore SPC observes that the close proximity of the Ash trees at the west end of the garage building would reduce the overall efficiency of the solar PV panels at this location and question whether the location of solar panels immediately adjacent to mature trees is appropriate.

18/04945/FUL - 15 High Street BS31 3ED Erection of second storey extension over kitchen and additional single storey rear extension. Mr N Sladek.

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** to this application: We acknowledge the measures taken to address the appearance and scale of the extension. We leave it to the B&NES Case Officer to make a final judgement of any potential loss of light to No. 17.

18/04460/FUL - 549 Bath Road BS31 3JG Construction of new dwelling and associated external works Mr & Mrs T & T Elvins.

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: Saltford Parish Council supports the principal of infilling at this location. However we are concerned that the proposed property would overlook and adversely affect privacy for the neighbouring property, No. 553 Bath Road.

18/03120/FUL - Selwood Farm, Norman Road - House transformation comprising an extension, changes of materials with additional internal and external works (revised information) - Mr & Mrs Claire and Nick Selwood.

It was resolved that B&NES Council be advised that this Council **OBJECTS** to this application: Saltford Parish Council remains concerned that the increase in the size and scale of the building at this sensitive location will impact adversely on the adjacent dwelling, No. 5 Saltford Court, that is located immediately behind (to the east) and in close proximity. This would have the unwelcome effect of further closing it in and reducing the natural light amenity from its westerly aspect. It would also provide an increased amount of full shade to No. 5 Saltford Court during spring, summer and autumn in the afternoons and evenings (the shadow study only shows the sun's shadow until 3pm). Although the choice of building materials in the revised plans now appears to be in keeping with the existing building, the high proportion of glazing with balconies on the north elevation would give the building an incongruous appearance when viewed with the Georgian buildings in the Conservation Area that are located south of the property. If the case officer is minded to permit this planning application based on this revised design SPC requests that it be referred to the Development Management Committee for determination. If the development is permitted, after the concerns raised in this response have been addressed, the permission should include a condition concerning access in the construction management plan. The public right of way access provided by the narrow lane leading to and beyond the property and access to properties adjacent to the lane where it meets Norman Road should be kept open at all times and any damage to the lane caused during construction be remedied promptly by the applicant/contractor.

9. FINANCIAL MATTERS

- a. **Monthly Financial Report** – The report for November 2018 was discussed and accepted by members.
- b. **Schedule of Expenditure** - The expenditure listed in the schedule for December 2018 was authorised and the schedule was signed by the Chair.
- c. **Annual fee for the Wick House Close Allotments** – A payment of £100 to Curo Places Ltd was authorised (Budget heading: Allotment site rent).
- d. **Society of Local Council Clerks membership** – The Council authorised expenditure of £156 to renew the Clerk’s membership of the Society of Local Council Clerks for 2019 (Budget heading: General Administration).
- e. **Donation for support given by Western Front Association** – The Council agreed a donation of £100 to the Royal British Legion Poppy Appeal in relation to the WW1 centenary commemorations (Budget heading: Council Led Schemes).
- f. **SCA grant application for free Wi-Fi** – The Council considered the grant application made by Saltford Community Association and agreed to make a grant of £1113.58 to fund the provision of three free Wi-Fi hot spots in Saltford (Budget heading: Miscellaneous Grants).
- g. **Draft budget 2019/20** – The Council considered the draft budget for 2019/20.

10. COMPULSORY COMMUNITY PRE-APPLICATION CONSULTATION FOR SHALE GAS DEVELOPMENT (FRACKING).

Saltford Parish Council discussed the Ministry of Housing, Communities & Local Government consultation. A response was agreed stating that community pre-application consultation should be compulsory. The Parish Council’s response detailed reasons for this decision.

11. FALMOUTH TOWN COUNCIL AND NALC SURVEY ON BUSINESS RATES AND PUBLIC CONVENIENCES 2018

The Parish Council agreed a response to the NALC evidence survey to support legislative change to grant local councils mandatory 100% business rates relief on public toilets that they own or manage.

12. FEEDBACK FROM NEIGHBOURHOOD WATCH MEETING

Cllr Duncan Hounsell provided feedback from this year’s Saltford Neighbourhood Watch AGM held on 7 November 2018. Cllr Hounsell reported that the meeting was well attended by residents and that overall crime levels in the Saltford area were down.

13. B&NES CHAIRMAN’S AWARDS

Cllr Jon Godfrey provided an update on SPC’s nomination for the B&NES Community Awards 2018/19, which will be submitted ahead of the 21st December 2018 deadline.

14. ‘THE RE-OPENING OF SALTFORD RAILWAY STATION’ LETTER RESPONSES

The Parish Council discussed the response received from Network Rail and suggested further actions to support of the re-opening of Saltford Railway station. It was agreed that this item would be discussed again at the January meeting once further responses had been received.

15. FIRST BUS INCREASE IN FARES

The Parish Council agreed to write a letter to First Bus, Cllr Tim Warren, Cllr Tim Bowles and B&NES Ward Cllrs regarding the recent rise in fares adversely affecting Saltford residents.

16. CCTV AT THE SALTFORD LIBRARY AND POST OFFICE HUB PREMISES

Cllr Jon Godfrey reported that the Saltford Library and Post Office Hub had introduced CCTV at its premises (including the Saltford Parish Council office area) for security purposes. He confirmed that it would not be used for the monitoring of SPC staff and that CCTV will only be accessible by the Hub Management Team. It was confirmed that the Parish Clerk had been made aware and consented to CCTV being used by the Hub for security purposes, and that the SPC staff contract of employment would be updated to reflect this information.

17. DATA PROTECTION

Cllr Jon Godfrey reported that continuous improvements were being made, including that SharePoint had now replaced the members area of the website as a more secure way of sharing documents.

18. REPORTS FROM LINK MEMBERS ON OUTSIDE BODIES

Cllr Phil Harding reported on behalf of Saltford Environment Group that membership had increased to 520 members, and that SEG had been in contact with members of ‘Transition Keynsham’ regarding the B&NES Local Plan Options Consultation.

19. ITEMS OF URGENT INFORMATION FROM COUNCILLORS

Cllr Robert Taylor reported that the Memorial Garden wall had been damaged. It was agreed that the Clerk would report this to B&NES Council.

The meeting closed at 9:45 pm

Chair’s signature..... Date confirmed and signed...../...../.....

Next Parish Council meeting: 8 January 2019