

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 17 February 2015 at 7.15 pm

PRESENT: Councillors Reg Williams (Chair), Adrian Betts, Rob King, Neil McKen and Kevin Reeves

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 3 February 2015 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Harvey Haeberling, Chris Warren and Jill Williams.

3. DECLARATIONS OF INTEREST

Cllr Adrian Betts declared a non-pecuniary interest in application 15/00231/AR - University Boathouses Bath Road, as his son is a member of Avon County Rowing Club.

Cllr Neil McKen declared a non-pecuniary interest in application 15/00231/AR - University Boathouses Bath Road, as he is engaged with Avon County Rowing Club regarding Saltford Festival.

4. PUBLIC TIME

There were no members of the public present.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that both he and the Vice-Chair of the Planning Committee will be absent from the Planning Committee meeting scheduled for 17 March 2015. Cllr Adrian Betts volunteered to chair that meeting.

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:

15/00231/AR - University Boathouses Bath Road - Display of 1 freestanding

sign (Regularisation) - Avon County Rowing Club

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

COMMENTS ON this application: **No objection.**

7. DECISIONS

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

15/00095/TCA - 6 Mill Cottages - 3 x Conifer - remove, 1 x Ash - remove - Ms Mandy Mabbs

The Clerk reported the following applications which have been WITHDRAWN:

14/05178/FUL - 582 Bath Road - Erection of one and a half storey extension following demolition of single storey extension and the conversion of an outhouse to provide ancillary living accommodation - Mr L Metcalfe

14/05179/LBA - 582 Bath Road - Internal and external alterations for the provision of a one and a half storey extension following demolition of single storey extension and the conversion of an outhouse to provide ancillary living accommodation - Dr L Metcalfe

14/05760/FUL - 2 Grange Road - Erection of detached garage to front of property - Mr James Mizen

The Clerk reported the following note from the B&NES Planning Officer regarding application **14/05662/FUL** - Riverside The Shallows - Erection of two dwellings - Mr Jacob Dawe:

Following your objection to the above application I have referred the application to the chairman of the development control committee. He has agreed that the application will be considered under delegated powers and will not be considered by the development control committee

8. POSSIBLE CONTRAVENTIONS

The Clerk reported the following updates from B&NES on possible contraventions of planning controls:

10/00632 (formerly 08/00677) – A new officer has taken over and is currently investigating the case and has been asked to provide an update.

14/00478/UNDEV - This case was closed once it transpired that the shipping container was removed from site. The new case officer was not aware that they needed to inform the Parish Council.

14/00980/UNDEV - The matter of the caravan in the layby is currently being investigated.

14/00993/ADVERT - The applicant has been contacted about the unauthorised sign and a retrospective advertisement consent application has been submitted (ref:15/00231/AR).

14/00994/UNDEV - Following a site visit it was determined that the fence did require planning permission, a letter was therefore sent to the Owner/Occupier requesting that an application seeking retrospective

planning permission was made in regards to the installation of the fence.

14/00996/UNAUTH - The cars have now gone. In the case that this was a temporary event this could be covered under permitted development rights, nevertheless the fact the cars appear to have now gone means that this case can be closed as, if there was a breach, it has now ceased.

14/00995/UNAUTH - An initial site visit did not reveal any caravans and so the case officer returned to the site to reinvestigate. No details were provided as to the type of caravans however if this relates to domestic touring caravans stationed on private land and not being habited on the land then this would not constitute development and therefore this may be no breach of planning.

15/00034/ADVERT – The officer asked for clarification on what the sign says [this has been provided].

15/00033/UNAUTH – The officer asked for clarification on where the boat shed is [this has been provided].

The Committee agreed to respond to B&NES as follows:

14/00995/UNAUTH – The location is not ‘Belvedere’ but near the railway bridge (marked on a map for B&NES).

14/00980/UNDEV – The caravan has now gone.

08/00651, 11/00366 & 11/00513 – Have Planning Contravention Notices been served, and if so when is the response date, and may the Parish Council have copies?

9. POSSIBLE CONTRAVENTIONS: COMMUNICATION FROM B&NES

The Committee considered the recent email from B&NES’ Cabinet Member for Homes and Planning concerning B&NES’ communication with the Parish Council about contraventions reported to them. It was agreed to send a polite response requesting that B&NES adhere to their own planning enforcement policy.

10. ITEMS OF URGENT INFORMATION

Cllr Reg Williams reported that a member of the public had asked the Parish Council to report to B&NES a possible planning contravention at 3 Brockley Road.

The meeting closed at 8.00 pm

Chairman.....

Date confirmed and signed.....