

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall on 26 January 2016 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 5 January 2016 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rob Taylor and Chris Warren.

3. DECLARATIONS OF INTEREST

Councillor Kyle Rice declared an interest in application 15/05808/FUL - Land between Spion Kop and Avon Lea Mead Lane, as the applicant is his cousin. Councillor Kyle Rice did not take part in the discussion of this application.

Councillor Phil Harding declared an interest in application 15/05808/FUL - Land between Spion Kop and Avon Lea Mead Lane, as he is friends with neighbouring residents; and in application 16/00102/FUL - 16 Golf Club Lane, as he knows the neighbours.

Councillor Jon Godfrey declared an interest in application 15/05808/FUL - Land between Spion Kop and Avon Lea Mead Lane, as he is friends with the contractor; and in application 16/00126/CLEU - Parcel 2066 Norman Road, as he is acquainted with the applicant.

4. PUBLIC TIME

There were 9 members of the public present.

Dick Stabbins spoke in support of application 15/05808/FUL - Land between Spion Kop and Avon Lea Mead Lane. He noted that the boundaries shown on the plans with the application are not in accordance with his title deeds; and he expressed concern that the RIGS site could be obscured if part of the land was later sold.

Simon Gould of MEG architects and John White of AGM planning agents spoke in support of application 15/05808/FUL - Land between Spion Kop and Avon Lea Mead Lane, stating that the proposed development would be designed to exceptionally high standards and would meet level 6 of the code for sustainable homes.

Louise Smee of Saltford Panto Club spoke in support of application 15/05297/FUL - Saltford Community Centre Wedmore Road.

Peter Dando of Saltford Community Association spoke in support of application 15/05297/FUL - Saltford Community Centre Wedmore Road.

Steve Allan spoke objecting to the proposed rear dormer window in application 16/00102/FUL - 16 Golf Club Lane.

Susan Turvill spoke in support of application 16/00102/FUL - 16 Golf Club Lane, stating that the dormer windows would be of frosted glass.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that some members of the Parish Council met with a planning policy officer of B&NES Council on 13 January to hear about the West of England Joint Spatial Plan and B&NES Council's intention to set up a working group including parish councils to work on the plan.

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:

15/05808/FUL - Land between Spion Kop and Avon Lea Mead Lane - Erection of 1 dwelling with associated works - Mr Peter Hall

It was resolved that B&NES Council be advised this Council **SUPPORTS** this application: This satisfies NPPF section 89 in that this single dwelling is considered limited infilling in a village. As the building has been sited on the east side of the plot to preserve the view of the RIGS rock cliff, that view should be protected in perpetuity.

15/05297/FUL - Saltford Community Centre Wedmore Road - Installation of 40ft x 8ft x 8ft container between the Wansdyke Room and the car park on the Saltford Hall site – Saltford Community Association

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: NO OBJECTION on the basis that this is a temporary structure. The container should be positioned so that its edge is a minimum of 3m from the football and cricket pitch, in accordance with FA recommended run-off distances, and does not restrict access to the tennis courts and rear car park. We recommend the container is painted with anti-graffiti paint. These comments are made subject to the application being in accordance with the terms of the lease held by Saltford Sports Club.

16/00126/CLEU - Parcel 2066 Norman Road - Use of paddock for keeping and occasional use of horses (Certificate of Lawfulness for an Existing Use) - Mrs Teresa Green

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

16/00102/FUL - 16 Golf Club Lane - Erection of rear extension and loft conversion with front and rear dormer - Mr & Mrs Philip and Susan Turvill

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: CONCERN at the effect that the rear dormer window would have on the

privacy of the neighbour and would like to see active measures to reduce this effect such as obscure glass and appropriate window design.

7. DECISIONS

The Clerk reported that an appeal had been made to the Planning Inspector against the decision of B&NES Council to refuse planning permission for application 15/0333/FUL – 554 Bath Road – Erection of a new dwelling following demolition of existing bungalow and garages – Mr A Pozonyi. The Parish Council Planning Committee had no further comments to make.

8. POSSIBLE CONTRAVENTIONS

The Clerk reported that no update had been received from B&NES Council on possible contraventions of planning controls. The Committee agreed to ask B&NES Council for the latest on all outstanding cases.

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

9. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 8.35 pm

Chairman.....

Date confirmed and signed.....