

# SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford  
on Tuesday 8<sup>th</sup> January 2013 at 7.15pm

## PRESENT:

**Councillors** - Mathew Blankley (Chair), Kim Johnson (Vice-Chair), Harvey Haeberling, Duncan Hounsell, Rob King, Neil McKen, Kevin Reeves, Robert Taylor and Chris Warren

**Officer** - Tricia Golinski

## 1. MINUTES

The minutes of the Council meeting held on 4 December 2012 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 Cllrs Jill Williams and Reg Williams.

## 3. DECLARATIONS OF INTEREST

No declarations of interest were made.

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

## 4. PUBLIC TIME

There were 9 members of the public present.

David Marshall spoke about agenda item 11 Amendment to Parish Plan 2010 Action Plan. He was a member of the Parish Plan Steering Group. The Plan arose out of the community and according to B&NES, any alterations to the Plan would need community involvement.

Bob Kelly spoke about the revised planning application 12/04559/FUL - 7 Rodney Road. The revised plan replaces the balcony with a window. The reasons for objecting still stand.

## 5. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- Congratulations to Fred Blampied who was awarded his MBE medal in mid-December by the Lord Lieutenant of Somerset.

- Congratulations to Cllrs Chris Warren and Duncan Hounsell who have 'put Saltford on the map' by persuading Take One Media to include Saltford on its 2013 tourist map.
- Street lighting will be switched off at night along a stretch of the A4 between Saltford and Corston.
- Honorary Alderman Gordon Wood passed away on 3 January. The funeral will be at Haycombe Crematorium on 17 January at 10.45am.
- The Chair Cllr Mathew Blankley will be away from 12 to 19 January.

## 6. PLANNING MATTERS

1. **Minutes** – The minutes of the Planning Committee meeting held on 18 December 2012 were confirmed as a correct record.

### 2. **New planning applications** –

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

**12/05168/AR** - Glenavon Farm 331 Bath Road - Display of 3 non-illuminated advertisements - Nash Partnership

It was resolved that B&NES Council be advised that this Council **makes no comments on** this application.

**Revised plans for 12/04559/FUL** - 7 Rodney Road - Erection of a single storey rear extension, re-formation of roof structure at increased pitch and formation of new room in roof and alterations to vehicle entrance to create 'in-out' driveway (Resubmission) - Miss Roxanne Daniels

It was resolved that B&NES Council be advised that this Council **objects to** this application: Overlooking and not in keeping with local properties as contrary to Policy D.2 (f); the size, scale and roof height as contrary to Policy D.4 (a); the lack of parking in the context of the number of residents and visitors to the property as contrary to T.20 and T.24. Also contrary to NPPF Section 7 Requiring good design, section 58.

**12/05315/OUT** - Parcel 8966 Manor Road - Erection of up to 99 dwellings and associated parking on Parcel 8966 and Parcel 0064, 1 vehicular access from Manor Road and separate pedestrian access to Manor Road, associated engineering works and the construction of 2 car parking lay-bys on Manor Road - Crest Nicholson

It was resolved that B&NES Council be advised that this Council **objects to** this application: Reflecting the opinions of Saltford residents who were consulted at a public meeting on 5 January 2013, at which 156 people voted against the application, 1 voted for it and 2 abstained (NPPF, Core Principles, "empowering local people to shape their surroundings"). This application would not contribute to the achievement of sustainable development according to NPPF. Nor does the application meet the NPPF regarding Green Belt (Section 9: 89) and indeed being bounded with open countryside and a golf course on two of its sides, the parcel of land cannot be considered to be an infill site. The Transport Assessment is very poor and there is

no recognition of Saltford Primary School already being at capacity, both show a lack of local knowledge. The submission lacks the level of detail an application of this type and importance demands and there is an absence of evidence of meeting the requirement for good design (NPPF section 1, 17 & section 7, especially 58 & 66). There are errors in the applicants' Statement of Community Involvement regarding consultation with the Parish Council: 4.1 - the applicants' representative met the Parish Council only once; 4.4 - the Parish Council did not give any feedback at the meeting; 4.5 - the Parish Council did not say they would provide a response to the presentation. We request that this application goes to committee if the case officer disagrees with the Parish Council's view.

**3. Decisions** – The Clerk reported the following applications which had been PERMITTED with conditions:

12/04901/FUL - 40 Manor Road - Erection of a first floor rear extension - Mr & Mrs Lester Hanham

**4. Placemaking Plan workshop** – It was agreed that Cllr Harvey Haeberling would represent the Parish Council at B&NES' workshop on the Core Strategy Placemaking Plan to be held on Saturday 2 February from 10am to 4pm, and Cllr Kevin Reeves will ask whether Cllr Jill Williams or Cllr Reg Williams would also like to attend.

**5. Planning items of urgent information** – Cllr Kevin Reeves proposed that the Council discuss a response to B&NES regarding the current work on the Core Strategy, in a closed session.

## **7. FINANCIAL MATTERS**

- 1. Monthly Financial Report** – the report was discussed and accepted by Members.
- 2. Schedule of Expenditure** – It was resolved that the expenditure for all items listed in the schedule for the month of January 2013 be authorised and the schedule signed by the Chair.
- 3. Precept 2013/14** – The Council considered the draft budget for 2013/14. Cllr Duncan Hounsell proposed that this be amended to increase the budget for the Chair's Allowance from £200 per year to £250 per year, and this was agreed. In view of the offer of a £1290 grant from B&NES to offset the impact of taxbase changes arising from the Local Council Tax Support Scheme, it was agreed to request a precept of £22,710 for 2013/14.
- 4. Saltford Brassmill application for financial assistance** – The Council considered an application for financial assistance from Saltford Brassmill and agreed to give a grant of £400 to Saltford Brassmill (budget heading Miscellaneous Grants).
- 5. Age UK B&NES application for financial assistance** – The Council considered an application for financial assistance from Age UK B&NES. It was agreed to invite them to make a presentation at the next Council meeting, providing more

information on their activities in Saltford.

6. **Clerk's exceptional additional hours** – The Council retrospectively approved the exceptional additional hours worked by the Clerk to attend the major planning application public meeting on 5 January 2013 (two hours, budget heading Office Staff).

## 8. **SALTFORD COMMUNITY AWARDS**

The Council agreed to adopt the final recommendations of the working party and to publicise the Community Awards scheme immediately, inviting nominations by the end of February 2013.

## 9. **'SPRING INTO LIFE, SPRING INTO ACTION' EVENT**

Cllr Duncan Hounsell proposed organising an event for Saltford in conjunction with outside bodies for those over 60 yrs of age, and disabled people, on similar lines to an event held in Bishop Sutton in March 2011, described as an energising day about personal safety, healthy living and fitness. B&NES' Stronger Communities Co-ordinator has offered a financial contribution towards such an event. The Council agreed it was worth looking into planning such an event.

## 10. **SALTFORD PARISH COUNCIL'S RESPONSE TO CONSULTATION ON AIR QUALITY MANAGEMENT AREA FOR SALTFORD, FEBRUARY 2012**

Cllr Robert Taylor and Cllr Chris Warren proposed that the Parish Council informs B&NES Council that it now withdraws the suggestion of a by-pass for Saltford made in the public consultation on the AQMA for Saltford because of its lack of appropriateness for this issue, and this was agreed by majority vote.

## 11. **AMENDMENT TO PARISH PLAN 2010 ACTION PLAN**

Cllr Duncan Hounsell withdrew the proposal to delete the statement under Item 7 of the Action Plan, and proposed the following re-write to clarify the historic record: "Give full weight in long term planning to the wish of the majority of Saltford households for the village to be by-passed *should future growth in the volume of traffic mean that the present main road becomes inadequate.*"

This re-write of the statement in the Action Plan was agreed as a correct clarification of the statement under item 7 of the Action Plan in light of the context statement in the original Parish Plan questionnaire. It was agreed that this be minuted but that no changes will be made to published documents.

## 12. **A4 ORIGIN – DESTINATION SURVEY**

Cllr Duncan Hounsell proposed that the Parish Council asks B&NES to carry out an O-D (origin-destination) survey on the Saltford A4 to include origin of journeys, destination, time observed, journey purpose and vehicle occupancy, and this was agreed.

### **13. TRAFFIC MANAGEMENT MEETINGS WITH B&NES OFFICERS**

The Council received an update from B&NES Senior Engineer (Traffic Signals) following the Parish Council's request for meetings to discuss traffic management, pedestrian and parking issues. A response from another B&NES officer is still awaited.

### **14. SALTORD STATION CAMPAIGN**

The Council received the following report from the Saltford Station Campaign:

The B&NES River Corridor Group is advising B&NES Council on all aspects of regeneration of the River Avon to enhance employment, leisure and recreation. Saltford Station campaign took part in a special day conference and explained how a station at Saltford can play a part in achieving the vision of this Group. Campaign leaders met Bristol Mayor, George Ferguson, at a recent meeting of the West of England Joint Transport Executive (JTEC). The Mayor expressed his support for the Greater Bristol Rail Project and said that a station at Saltford can be part of that. The meeting was told that Network Rail's own software has shown the Metro project to have an even better cost/benefit ratio than was first thought. B&NES Council has commissioned consultants to work through stages 1 (output definition) and 2 (pre-feasibility) of the so-called GRIP process for railway development. This work for Saltford is expected to be completed in March. The GRIP process envisages a pause for reflection after stages 1 and 2. The promised public consultation will follow later once all the issues are fully understood. The capital cost of building a Saltford Station can come from the devolved major transport budget to the West of England Partnership from 2015. If this money from Central government is not spent at Saltford, it will be spent on the Greater Bristol Metro project elsewhere. To scotch one myth, B&NES does not pay subsidies to Train Operating Companies to stop at railway stations in the B&NES area.

### **15. ALLOTMENT SITE LICENCE**

Cllr Chris Warren reported that he had not been able to get legal advice regarding the draft licence with Curo for the allotment site. It was agreed to seek quotations for legal advice from NALC (both as members and as non-members) and from B&NES' Divisional Director (Legal & Democratic Services).

### **16. CLAVERTON ROAD CHILDREN'S PLAY AREA**

Cllr Duncan Hounsell reported that the equipment in this play area is not accessible to toddlers. He is to meet with B&NES Parks Officer and Play Inspector on site and report back to this Council.

### **17. COMPLAINTS AGAINST PARISH COUNCIL OR COUNCILLORS**

a) Cllr Kevin Reeves proposed that in the event that a member or action of Saltford Parish Council is referred to the Standards Committee, the whole Parish Council is immediately made aware of this, and is made aware of the subsequent decision of the Standards Committee. Cllr Mathew Blankley proposed adding 'in a closed session'.

Cllr Neil McKen proposed the following amendment: To delete 'the whole Parish Council' and replace it with 'the Chair and Vice-Chair of the Parish Council'. This was seconded by Cllr Mathew Blankley and agreed by majority.

The substantive motion, that in the event that a member or action of Saltford Parish Council is referred to the Standards Committee, the Chair and Vice-Chair of the Parish Council is immediately made aware of this, and is made aware of the subsequent decision of the Standards Committee, in a closed session, was agreed by majority.

b) Cllr Kevin Reeves proposed that the Clerk be requested to research suitable wording for a code of acceptable behaviour for members of the public in their communication, contact and dealings with the Officers and Councillors of a Parish Council, and this was agreed.

## **18. REPRESENTATIVES ON KEY ORGANISATIONS**

It was agreed that the Clerk would circulate the dates of Parishes Liaison, Parishes Cluster and Chew Valley Partnership meetings to members.

Cllr Duncan Hounsell volunteered to represent the Council at trustee meetings of Keynsham & District Dial a Ride.

## **19. AGENDA ITEMS FOR PARISHES CLUSTER MEETING**

The Council agreed to put the following items on the agenda of the Parishes Cluster meeting on 23 January:

1. Concerns over development in the Green Belt.
2. What is the progress on the two requests regarding the Manor Road/Bath Road junction:
  - Repair the cross-hatching on the road on crossing site which has deteriorated.
  - Install double yellow lines that go further into Manor Road from junction with A4. This is to prevent the junction being blocked to vehicles trying to turn off the A4 into Manor Road.
3. What is the progress on the Norman Road/Bath Road junction pedestrian lights which could be linked to sensor pad triggered by vehicles waiting at the junction to assist traffic to turn right onto the A4 more safely.

## **20. REPORTS FROM REPRESENTATIVES ON OUTSIDE ORGANISATIONS**

Cllr Duncan Hounsell reported that Saltford Business Network Steering Group met to plan events, including a seminar on social media on 28 February at Saltford Golf Club, and an AGM in April with speakers on the implications of the budget for small businesses. The network now has 30 members, 13 of which have website links from the Saltford Business Network website.

Cllr Chris Warren reported that no public visits are allowed at Saltford Brass Mill until B&NES have investigated the electrics.

Cllr Chris Warren reported that Saltford Environment Group now has a wildlife

section on its website, and that Salford Environment Group now has 107 members.

Cllr Neil McKen reported that he attended a meeting with B&NES regarding funding for youth services. It is hoped to get some funding to support collaboration with Keynsham Youth Service.

**21. STAFFING COMMITTEE MEMBERSHIP**

Cllr Mathew Blankley was appointed to the Staffing Committee.

**22. PUBLICITY**

The Council agreed the items to include in the Parish Council's page of SCAN and ideas for the next Parish Council e-newsletter.

**23. ITEMS OF URGENT INFORMATION**

Cllr Mathew Blankley requested that a wreath be sent from the Parish Council for Gordon Wood's funeral and approval for the expenditure be sought retrospectively at the February Council meeting.

The meeting closed at 9.30 pm

**Next Council meeting:** 5 February 2013

**Next Planning Committee meeting:** 22 January 2013

Chairman.....

Date confirmed and signed.....