

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 16 July 2013 at 7.15pm

PRESENT: Councillors Kevin Reeves (Chair), Reg Williams (Vice-Chair), Harvey Haeberling and Rob King

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 2 July 2013 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Kim Johnson and Jill Williams.

3. DECLARATIONS OF INTEREST

Cllr Kevin Reeves noted that he lives near 30 Trenchard Road but that this was not a registrable interest.

4. PUBLIC TIME

There were 4 members of the public present.

Mr Zahid Hussain spoke in support of application 13/02621/FUL - 30 Trenchard Road.

Mr Franklin spoke in support of application 13/02585/FUL - 8 Copse Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- B&NES has produced an Enforcement Complaint Form for use when notifying them of possible planning contraventions.
- It is suggested that B&NES' new Principle Enforcement Officer is invited to attend a Planning Committee meeting to meet members and discuss planning enforcement issues. It was agreed to invite her to the mid-September meeting.

6. NEW PLANNING APPLICATIONS

The Committee considered the following planning application in respect of which

Bath & North East Somerset (B&NES) Council had invited comments:

13/02585/FUL - 8 Copse Road - Alterations and extensions to existing residential property - Mr C Franklin

It was resolved that B&NES Council be advised this Council **objects to** this application: would be contrary to Policies GB.1 and HG.15.

13/02621/FUL - 30 Trenchard Road - Erection of a single storey side extension - Mr & Mrs Zahid Hussain

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

13/02564/FUL - 10 Uplands Road - Erection of two storey rear extension with internal alterations - Mr & Mrs S J Herring

It was resolved that B&NES Council be advised this Council **comments on** this application: no objection but the two windows on the north side should be obscure glass.

7. DECISIONS

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

13/02145/TCA - 71 High Street - Fell 1 x Ash tree - Mrs K Roberts

13/02007/FUL - 4 Uplands Road - Erection of a two storey rear extension and single storey rear extension (revised proposal) - Mr Duncan Phillips

The Clerk reported the following applications which had been REFUSED by B&NES Council:

13/02006/FUL - 4 Uplands Road - Erection of 2 dwellings with associated works - Mr Duncan Phillips

8. POSSIBLE CONTRAVENTIONS

Cllr Kevin Reeves gave the following update on matters which have been referred to B&NES Council for clarification as to whether a contravention of planning controls has taken place:

10/00632 (formerly 08/00677) – the Parish Council has asked the Chair of B&NES Development Control Committee for his views on this case.

08/00651, 11/00366 and 11/00513 – further research has been done into planning histories of sites alongside the river and the schedule of sites has been updated. None have been found to have planning permission for residential moorings. Once all relevant sites' planning histories have been investigated, a letter will be drafted to B&NES requesting a site visit.

SPC 201201 – Cllr Kevin Reeves is to chase B&NES Planning Policy for their view on the issue of access to this site. Regarding the other contravention at this site, B&NES has reported that an application has been submitted that reflects the deviations from the approved plans, but this application is currently invalid. B&NES

would appreciate any encouragement which the Parish Council could offer to the applicant to get this information to them. The Committee agreed to inform B&NES that its members are not qualified to advise the applicant in this respect.

SPC201302 – B&NES has advised the proprietor that the unauthorised adverts must be removed before 14 July 2013.

SPC201303 – B&NES has reported that the extraction unit has been removed and that no further breaches of planning control exist and the case is considered closed.

13/00314/ADVERT – B&NES has reported that the advert has been removed and the case is closed.

6 High Street - Non-compliance with condition relating to materials – B&NES had previously closed this case as there was nothing further they could do.

6 High Street – Reports of garage being used for mower repairs – Cllr Kevin Reeves is to speak to the owner prior to submitting an Enforcement Complaint form.

9. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 8.10 pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 30 July 2013

DATE OF NEXT COUNCIL MEETING: 3 September 2013

Chairman.....

Date confirmed and signed.....