

SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford
on Tuesday 3rd July 2018 at 7.15pm

PRESENT:

Councillors – Adrian Betts, Ben Eve, Jon Godfrey, Phil Harding, Duncan Hounsell, Kyle Rice, Chris Warren (Chair) and Farida Wilson

Officer – Tricia Golinski

1. MINUTES

The minutes of the Council meeting held on 5 June 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 Cllrs James Macnaughton and Rob Taylor.

3. DECLARATIONS OF INTEREST

No interests were declared.

4. PUBLIC TIME

There were 14 members of the public present.

Ed Brown, J. Kelly and K. Curnock spoke objecting to planning application 18/02229/FUL - 26 Tynning Road.

M. Radford spoke objecting to planning application 18/02765/FUL - Echo Gate 27 Rodney Road.

5. CHAIR'S ANNOUNCEMENTS

The Chair announced that this was the last meeting of the Clerk Tricia Golinski; Councillors thanked the Clerk for her excellent 11 years' service to Saltford Parish Council and wished her well for the future. The Chair announced that Saltford War Memorial had been revamped with new railings and gate.

6. CLERK'S ANNOUNCEMENTS

The Clerk made the following announcements:

- The work on the **War Memorial railings and gate** has been completed by Kelston Forge. This has now been added to our Asset Register and our Asset Checking list with Chris Warren as the person responsible for checking it.
- Martin Dowling of S & G Stonemasons is starting the **Churchyard wall repair** work on 2 July 2018 and has confirmed he will contact neighbour Mr Curnock well in advance of

this date.

- In January 2018 Simon Pattimore of Tree & Boundary Services was authorised to do **repairs to six gravestones** which were highlighted in the 2017 headstone check. He has been unable to do the work yet and will not be able to do it until after mid-July.
- A new **allotment site licence with Curo** has been signed and will run for 5 years from 25 November 2018.
- The Parish Council's **tenancy agreement with B&NES Council for the use of Saltford Library** will be terminated with effect from 16 July 2018, and a new agreement is to be set up with Saltford Community Library Hub.
- In view of my retirement at the end of July, the Staffing Committee is considering applications for the position of **Parish Clerk** and expects to make a decision shortly.

7. REPORT FROM B&NES WARD COUNCILLORS

There was no report.

8. PLANNING MATTERS

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

18/02473/FUL - 15 Uplands Road - Demolition of balcony, erection of new front porch and one / two storey extension to rear - Mr David Ithier

It was resolved that B&NES Council be advised that this Council **MAKES NO COMMENTS ON** this application.

Revised information for 18/01449/FUL - 22 Uplands Road - Erection of 1 x 2-bed single storey dwelling (resubmission) - Mr David Lamb

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: **No further comment to our objection comment on 18/01449/FUL of 19 April 2018: The council is concerned at the closeness of the new build to neighbouring properties' boundaries however it is down to the Case Officer to make a decision.**

18/02574/FUL - 44 Claverton Road West - Erection of two storey side extension - Mr James Mitchell

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: **B&NES Council should consider whether there is sufficient space (a) between the rear of the new extension and No. 42 Claverton Road West for maintenance, and (b) for external access to the rear garden of No. 44.**

18/02708/FUL - 4 Chestnut Walk - Erection of a single storey rear extension and a two storey side extension and front porch (Resubmission) Mr Mike Boorman

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: **No further comment to our support for 17/04303/FUL.**

Revised information for 18/02229/FUL - 26 Tynning Road - Erection of new dormer bungalow in rear garden - Mr & Mrs Miners

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

TO this application: We refer to our previous objection which still stands as there is no change to the design of the proposed dormer bungalow. Furthermore access to the site from the private road is very restricted so we repeat our request that if planning permission is finally granted, the planning consent should set clear conditions for allowing continuous access including disabled access by neighbours at Nos 24a, 24b, and 24c during all construction work. Also we are concerned about the south boundary line as shown in the block plan which appears to contradict land registry records.

18/02765/FUL - Echo Gate 27 Rodney Road - Erection of 1 detached dwelling and garage - Mr S Phelps

It was resolved that B&NES Council be advised that this Council **OBJECTS TO** this application: **The design for plot 1 represents a larger building compared to the original design for a dormer bungalow approved by B&NES Council in September 2015 as part of application 15/02904/FUL. In referring to the original application and our objection to that application in July 2015, Saltford Parish Council remains of the opinion that the development of the 3 additional dwellings on this site represents an over development not in keeping with Rodney Road and the proposed design for plot 1, if permitted, would exacerbate the inappropriateness of this development for Rodney Road and for the neighbouring properties due to its larger scale and bulk.**

18/02396/FUL - 11 Norman Road - Erection of single storey pitched roof rear extension following demolition of existing rear conservatory - Mrs Stella Hurley

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

b. Decisions and Appeals –

The Clerk reported that the following application has been Certified as LAWFUL by B&NES Council:

18/01737/CLEU - Avon Farm Avon Lane - Use of Tythe Barn, Stable Cottage, Meadow View and River View at Avon Farm as 4 dwelling houses (Certificate of Lawfulness of Existing Use) - Mr Clive Franklin

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

18/01458/LBA - 4 Mill Cottages The Shallows - Internal and external alterations to replace the wooden single glazed windows with like for like wooden framed double glazed windows and to replace the wooden front door with like for like wooden front door - Mrs Diane Chappell

The Clerk reported that the following applications have been REFUSED by B&NES Council:

18/01791/FUL - 52 Manor Road - Erection of raised rear terrace (Retrospective) - Mr & Mrs Bernard Smalley

c. Planning contraventions – The Clerk reported that an anonymous report had been made that at 6 Mill Cottages, The Shallows, a plot of land has been cleared and levelled adjacent to the public footpath. Planning application 14/01481/FUL to build a 1-bed dwelling on this plot was withdrawn in 2014.

Cllr Phil Harding reported that there had been three reports of planning contraventions at Avon Farm, Avon Lane, before B&NES' decision to certify 4 of the 5 dwellings in application 18/01737/CLEU as lawful. There may be matters of procedure for B&NES Council to address.

- d. **B&NES draft Local Plan and HELAA (Housing & Employment Land Availability Assessment)** – The Council agreed its response to B&NES Council's April 2018 draft HELAA.
- e. **Planning items of urgent information** – No items were reported.

9. FINANCIAL MATTERS

- a. **Monthly Financial Reports** – The report was discussed and accepted by members.
- b. **Schedules of Expenditure** – The expenditure listed in the schedules for the months of July and August 2018 was authorised and the schedules signed by the Chair.

10. WORLD WAR ONE FAMILY HISTORY RESEARCH

The Council authorised expenditure of a further £100 for Bath Record Office to complete a 7th WW1 family history search for a Salford family, which came in late direct to Bath Record Office (budget heading Council Led Schemes).

11. PHONE LINE PROVIDER

The Council agreed to the proposal from Cllr Jon Godfrey that it changes its phonenumber provider to a Voice Over IP provider whilst retaining the telephone number, and authorised expenditure of up to £20 per month to migrate the telephone number to a Voice Over IP provider (budget heading General Administration).

12. CASH POINT IN SALT FORD

The Council agreed to write to Cardtronics UK Ltd for advice on how to retain a cash machine in Salford, and to write to Tesco to ask if they would install a cash machine following the closure of McColls.

13. SOCIAL MEDIA POLICY

It was agreed that Cllr Jon Godfrey would investigate social media and bring a proposal to the September Council meeting.

14. COMMUNITY INFRASTRUCTURE LEVY (CIL) PAYMENTS

The Council considered the impact on its budget of increasing CIL payments from large developments in Salford. It was agreed that a report on the rules about spending CIL payments would be brought to the September Council meeting.

15. DATA PROTECTION

Cllr Jon Godfrey reported that the Parish Council website now has SSL encryption, including the Councillors Area and the contact form, so it is GDPR compliant. Work continues on Office 365 for GDPR compliance.

16. PUBLIC SPEAKERS AT COUNCIL MEETINGS

The Council agreed changes to its Public Speakers Registration Sheet and Public Engagement Guidelines to clarify that speakers' personal data is retained within the Council minutes.

17. REPORTS FROM LINK MEMBERS ON OUTSIDE BODIES

Cllr Jon Godfrey, on behalf of Saltford Community Association, reported that the Saltford Community Library / Post Office is progressing quickly and a tenancy agreement for the Parish Council's use of the building will be drafted.

Cllr Phil Harding, on behalf of Saltford Environment Group, reported that Saltford Hall is Saltford's first venue to be registered as a Refill station offering free tap water refills.

Cllr Duncan Hounsell reported that he attended Saltford Brass Mill's AGM on 7 June and Saltford Scouts AGM on 13 June.

18. ITEMS OF URGENT INFORMATION FROM COUNCILLORS

Cllr Duncan Hounsell reported that B&NES Council has made a Traffic Regulation Order (TRO) to introduce no stopping on entrance markings at any time in lengths of Claverton Road, Saltford, and introduce a 2 Hour Limited Waiting Bay, operating Monday to Saturday between 9am – 5pm in lengths of Manor Road, Saltford.

19. PUBLICITY

The Council agreed items to include in its SCAN page and ideas for its next e-newsletter.

The meeting closed at 8.25 pm

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