

# **SALTFORD PARISH COUNCIL PLANNING COMMITTEE**

## **Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 28 July 2015 at 7.15 pm**

**PRESENT:** Councillors Adrian Betts (Chair), Jon Godfrey, Phil Harding, Kyle Rice and Rob Taylor

Officer Tricia Golinski

### **1. MINUTES**

The minutes of the Planning Matters section of the Parish Council meeting held on 7 July 2015 were confirmed as a correct record.

### **2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Duncan Hounsell (who is representing the Parish Council at a special meeting of the Keynsham Area Forum) and Cllr Chris Warren.

### **3. DECLARATIONS OF INTEREST**

Cllr Jon Godfrey declared an interest in applications 15/03000/FUL and 15/03001/LBA - Jeffrey's Lodge 23 High Street – as he is friends with the applicants.

Cllr Rob Taylor declared an interest in application 15/03131/FUL - 2 Manor Road – as he is a neighbour to the applicant.

Cllr Phil Harding declared an interest in application 15/02833/FUL - Boat Workshop adjacent to Rowing Club the Shallows – as he is a member of Canoe Avon and knows the applicant and the architect.

### **4. PUBLIC TIME**

There were 11 members of the public present.

Christine Radford spoke objecting to application 15/02904/FUL - Echo Gate 27 Rodney Road.

Jean Katsimiha spoke objecting to application 15/02904/FUL - Echo Gate 27 Rodney Road.

Patricia Till spoke objecting to application 15/02904/FUL - Echo Gate 27 Rodney Road.

Michele Baker spoke objecting to application 15/02904/FUL - Echo Gate 27 Rodney Road.

## 5. CHAIR'S ANNOUNCEMENTS

No announcements were made.

## 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:

**15/03000/FUL** - Jeffrey's Lodge 23 High Street - Erection of single storey side extension - Mr & Mrs H Jones

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: No objection subject to any requirements needed to meet Listed Building regulations

**15/03001/LBA** - Jeffrey's Lodge 23 High Street - Internal and external alterations to facilitate erection of single storey side extension - Mr & Mrs H Jones

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: No objection subject to any requirements needed to meet Listed Building regulations.

**15/02833/FUL** - Boat Workshop adjacent to Rowing Club the Shallows - Erection of boat repair workshop following demolition of existing boat shed - Mr Darrell Pickup

It was resolved that B&NES Council be advised this Council **COMMENTS ON** this application: No objection subject to the safe removal of what appears from the photos to be asbestos cement roof panels.

**15/02904/FUL** - Echo Gate 27 Rodney Road - Erection of 3 detached dwellings and garages - Mr Nicholas Johnson

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application: Object due to the following concerns: 1. over-development (contrary to policy D.4a); 2. not in keeping with Rodney Road (contrary to policy D.4a); 3. loss of privacy to immediate neighbours due to proximity of new properties to their boundaries (contrary to policy D.2f); 4. loss of natural habitat from the site; 5. it would not leave a positive legacy for Saltford (contrary to policy D.4); 6. concern about access and egress to the site particularly in view of on-street parking and the proximity of the junction with Harcourt Close; 7. no upper limit on the number of cars on site.

**15/03136/FUL** - 34 Claverton Road - Erection of single storey rear extension and conversion of loft including installation of dormer (resubmission) – Mr Christopher Rainbow

It was resolved that B&NES Council be advised this Council **OBJECTS TO** this application: The proposed dormer extending above the roof line would not be in keeping and would be contrary to policy D.4; and there is concern about the loss of privacy that the installation of dormer windows has on neighbours.

**15/03131/FUL** - 2 Manor Road - Erection of two storey side extension, loft

conversion and conversion of garage to garden room - Mr Laurence Burt  
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:

15/02673/VAR - Glenavon Farm 331 Bath Road - Variation of condition 12 - plans list of application 14/05767/FUL (Conversion, extension and redevelopment of existing farm buildings to provide a showroom and storage space) - Kindle Stoves

15/02225/FUL - 12 Rodney Road - Erection of two storey rear extension, construction of new garage attached to house following demolition of existing garage - Mr & Mrs David Morris

15/01977/FUL - 33 Rodney Road - Erection of a two storey dwelling - Mr & Mrs Britton

The Clerk reported that the following application had been WITHDRAWN:

15/02545/FUL - Springside 25 High Street - Erection of 1 x 4-bed dwelling (Renewal of planning permission 12/02029/REN) Mr & Mrs Adam Rees-Leonard

## 8. POSSIBLE CONTRAVENTIONS

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

15/00151/UNAUTH – A B&NES officer visited the property on 7 May 2015. During the visit they viewed the front area of the property and the rear garden. They did not view any building materials on the site and there was no evidence of a business being operated from the site. They therefore do not consider that a breach of planning control has occurred and the case will be closed.

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

## 9. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 8.15 pm

Chairman.....

Date confirmed and signed.....