

SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford
on Tuesday 12th June 2012 at 7.15pm

PRESENT:

Councillors - Duncan Hounsell (Chair), Kim Johnson (Vice-Chair), Mathew Blankley, Harvey Haerberling, Rob King, Kevin Reeves, Chris Warren, Jill Williams and Reg Williams

Officer - Tricia Golinski

1. MINUTES

The minutes of the Council meeting held on 1 May 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 Cllr Neil McKen and Cllr Tina Curtis.

3. DECLARATIONS OF INTEREST

Cllr Kim Johnson declared a personal interest in item 11 as Steve Johnson is her husband.

Cllr Kevin Reeves declared an interest in item 5 as his company has been a supplier to Crest Nicholson in the past and potentially would be in the future.

Cllr Reg Williams and Cllr Jill Williams declared an interest in item 8.3 application 12/02029/REN Springside 25 High Street, as they are near neighbours, but did not consider it a prejudicial interest.

Cllr Mathew Blankley declared an interest in item 5 as he lives in Manor Road.

4. PUBLIC TIME

There were 4 members of the public present.

Victoria Jones, of Jeffrey's Lodge 23 High Street, spoke expressing concerns about planning application 12/02029/REN Springside 25 High Street.

5. PEGASUS PLANNING GROUP PRESENTATION

The Council received a presentation from Jim Tarzey of Pegasus Planning Group, advisers to Crest Nicholson, regarding a proposed residential

development at Manor Road. The Chair noted that Pegasus Planning Group was present at its own request, there was no planning application at present, and members asked questions but did not express opinions.

6. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- The Parish Council thanks anyone who organised Jubilee events in Salford.
- A photo page has been set up on the Parish Council website and members should send any relevant photos to the Clerk.
- The group photograph of members planned for the 3 July meeting will be postponed until the September meeting so that all members can be present.
- The next Parish Cluster meeting will be on 28 June at 6.30pm in Salford Hall and the following items have been requested for inclusion on the agenda:
Please could B&NES:
 - Investigate adding 2 or 3 car park spaces in the Salford shop parade car-park in front of Elstons 507 Bath Road (at the request of Mr Elston) to replace the double yellow lines that are currently ignored. This is to expand the parking available and to help with congestion when lorries are delivering.
 - Report on what is being done by B&NES to enforce the 2 hour parking restriction at the Salford shop parade.
 - Report on progress on the prioritisation of items listed in the B&NES Task register - A4 Bath Rd/Manor Rd- Traffic signals; A4 - VAS signage; A4-pedestrian facilities.
- The next Chew Valley Partnership meeting will be on 27 June at 7.00pm in Salford Hall.
- The following items are not on this agenda but will be considered at the next Parish Council meeting on 3 July:
 - B&NES' consultation on options for accommodation of Gypsy & Traveller sites within the District.
 - Results of B&NES' trial of revised timings of pedestrian crossing sensors at Bath Road/Beech Road/Manor Road junction.
 - To receive the minutes of the Staffing Committee and to consider a proposed Health and Safety Policy.
- The Audit Commission have appointed Grant Thornton UK LLP to audit Salford Parish Council's annual return for five years from 2012/13.
- Cllr Duncan Hounsell and Cllr Jill Williams visited Keynsham Sure Start centre and will report on this at the July meeting.

(Item 8. PLANNING MATTERS was considered next).

7. SPECIAL RESOLUTION

The Council considered a Special Resolution proposed by Cllr Duncan Hounsell that, for a sixth month trial, item 7 of the Planning Committee Terms of Reference be deleted, the effect of which would be that the Planning Committee alone considered planning matters at a Full Council Meeting. The Council voted against the resolution.

8. PLANNING MATTERS

1. **Minutes** – The minutes of the Planning Committee meeting held on 15 May 2012 were confirmed as a correct record.

2. **Additional member of Planning Committee** – It was agreed that Cllr Jill Williams joins the Planning Committee with immediate effect.

3. New planning applications –

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

12/01848/FUL - 17 Justice Avenue - Erection of a two storey side and a single storey rear extension following demolition of existing garage and rear single storey wing - Mr & Mrs G Dudley

It was **RESOLVED** that Bath & N E Somerset Council be advised this Council **supports** this application

12/02075/LBA - Saltford Manor Queen Square - Internal and external alterations for the installation of a window to a kitchen - Prof & Mrs Richard Canter

It was **RESOLVED** that Bath & N E Somerset Council be advised this Council **supports** this application

12/02029/REN - Springside 25 High Street - Renewal of application 09/02585/FUL (Erection of a single dwelling house) (renewal of planning permission 04/02136/FUL) - Mrs Patricia Vine

It was **RESOLVED** that Bath & N E Somerset Council be advised this Council **comments on** this application: the Parish Council is concerned that the relevant trees are maintained and would ask that B&NES Tree Officers inspect the site and ensure that provision is made for the relevant trees and that they are not damaged; we would highlight that the site is in a Conservation Area; and noting that the site is listed, would ask whether a Listed Building Application is required.

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

12/01184/FUL - 334 Bath Road - Erection of single storey side extension following demolition of existing garage

The Clerk reported the following applications which had been WITHDRAWN:

12/00247/FUL - 489B Bath Road - Change of use to restaurant and takeaway (Use Class A3/A5) to include extension in rear courtyard

12/01519/FUL - 28 Uplands Road - Extension and refurbishment of house to improve layout and external appearance

4. Possible Contraventions – Cllr Kevin Reeves reported the following update from B&NES:

3 Chestnut Walk - Extension not built according to plans approved - This is already an enforcement case, the planning officer has already been in contact with the owners over the breach and they will be submitting a retrospective planning application in an attempt to regularise the works.

The Clerk reported the following updates from B&NES:

12/00202 Tiddlers Nursery – possible unauthorised banner advertisement – They have requested to be allowed to keep the banner up until the end of July when they will be relocating, in which case it would not be expedient for the Council to take action on this.

12/00203 Sposa Elegante - possible unauthorised banner advertisement – I have had no response to my letter so I will continue to chase them up regarding their banner.

Cllr Kevin Reeves asked the Clerk to report to B&NES the following possible new planning contravention:

Chestnut Walk at what was the end of the road before the recent developments – pavement is too narrow in places. What should the minimum width be?

Cllr Reg Williams asked the Clerk to request a report from B&NES on 10/00021 Saltford Marina office and shower facility.

Cllr Reg Williams raised the issue of B&NES' policy on residential moorings, Cllr Duncan Hounsell noted that B&NES is to produce a policy on river dwellers, and the Clerk was asked to find out when this would be produced.

Remaining outstanding possible contraventions:

11/00513	River Mead Lane / cycle track	Narrowboats moored
	Footpath BS27/41 from Avon Lane	Footpath diverted
12/00169/	Bird in Hand, High Street	Security lighting installed (Conservation Area)
08/00651	Mead Lane	Boat mooring
10/00632	3 Tynning Road rear of The Crown	Caravan on site
11/00366	Mead Lane	Narrowboat moored residentially

5. Planning items of urgent information – Cllr Kevin Reeves noted that B&NES has drafted a City of Bath World Heritage Site Setting Supplementary Planning Document Consultation, but that that this did not need consideration by the Parish Council.

9. 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 June 2012 be authorised and the schedule signed by the Chair.
3. **Parish Council notice boards** – the Council considered the notice boards outside the Post Office which need renewing as the backing panels have the old website address printed on them. It was noted that one of the notice boards is difficult to manage due to problems with opening the cover. It was agreed to postpone a decision on this until the July meeting.

10. REPORTS FROM REPRESENTATIVES ON OUTSIDE ORGANISATIONS

Cllr Duncan Hounsell reported that at the recent meeting of the B&NES Area group of ALCA, the following items were agreed for inclusion at the next Parishes Liaison Group meeting:

- Core Strategy
- Neighbourhood Planning
- Standards regime
- Broadband
- Gypsies & Traveller Sites Options consultation
- B&NES website navigation
- B&NES attitude to fracking

11. CO-OPTION OF EXTERNAL MEMBER ON TO PARISH PLAN IMPLEMENTATION WORKING GROUP

The Council approved the co-option of Steve Johnson onto the Parish Plan Implementation Working Group.

12. A4 TRAFFIC SIGNS

The Council considered a request from a local resident for signs on the Bath Road requesting "Please allow residents to pull out thank you" whilst noting that the signs suggested would not be in accordance with the Traffic Signs Regulations and General Directions 2002. Cllr Reg Williams proposed two suggestions that would achieve the intention of this request:

1. The pedestrian crossing lights near the Norman Road/Bath Road junction could be linked to sensors triggered by vehicles waiting at the junction;
2. A new traffic island could be put in on the Bath Road opposite the junction with Grange Road, as this helps vehicles to pull out.

It was agreed to ask B&NES to consider these two suggestions in addition to the traffic items already listed on the Task Register.

13. B&NES' A36 WEIGHT RESTRICTION CONSULTATION

The Council considered B&NES' proposed experimental 18t weight restriction on the A36 at the junction of Bathwick Street and Beckford Road in Bath. Concerns were raised that this proposal would have a knock-on effect on traffic and air pollution in Saltford. It was agreed to circulate a draft response to all members prior to submitting it to B&NES.

14. PARKING AND DELIVERY ISSUES AT SHOP PARADE

- a. The Council considered recent complaints and progress on the problem of delivery lorries at the shop parade. It was agreed to ask PC Sam Kayser to call a meeting to include the managers of Tesco and the Co-op, representatives of B&NES Council, representatives of the Parish Council, and others affected. It was also agreed to bring this matter up at the next PACT meeting.
- b. The Council considered an idea from the owner of Elstons @ 507 Bath Road to ask B&NES to consider providing additional car parking spaces in front of 507 Bath Road to replace the existing double yellow lines, which are often ignored. It was agreed to ask B&NES to consider this.
- c. Cllr Duncan Hounsell suggested asking businesses at the shop parade to ask their employees not to park there for longer than the 2-hour limit. It was agreed to include this in the agenda for the meeting requested under item 14.a.

15. SALTORD BUSINESS COMMUNITY NETWORK

Cllr Duncan Hounsell reported that the successful launch of the Business Community Network is to be followed by a Business Lunch on 13 June at Saltford Golf Club. It was agreed to spend up to £50 (budget heading Council Led Schemes) to cover costs of the lunch.

Cllr Duncan Hounsell reported that B&NES Stronger Communities Team in Keynsham & Chew Valley are to allocate £300 to Saltford Business Community Network towards set-up costs, and the funding will go into the Parish Council's bank account for now.

16. VILLAGE WALK

Cllr Duncan Hounsell reported that Brian Cooper is organising the walk on behalf of the Parish Council and will undertake a risk assessment and arrange for publicity for the walk, which is to take place on Wednesday 25 July 2012 at 7.00pm from The Shallows car park.

17. EMERGENCY COVER FOR CLERK

Cllr Duncan Hounsell suggested that, as a risk management measure, Mr Peter Duppa-Miller be asked to act as emergency cover for the Clerk in the event of

unexpected absence, and that the Chair would trigger a request for such cover, should it be necessary, in consultation with other members as available. The decision on this was postponed until the next meeting to allow for the formal details of the arrangement to be clarified.

18. ITEMS OF URGENT INFORMATION

Cllr Mathew Blankley reported that B&NES is holding a public exhibition where Council staff will be available to answer questions on the Options for Accommodation of Gypsy & Traveller sites within the District on Tuesday 26th June 2012 at the JN Fear Hall, 30 High Street, Keynsham, between 3:00pm and 7:00pm; and that B&NES is holding a Special Council meeting on Gypsy & Traveller site provision on 18 June at 1.00pm in Guildhall, Bath.

The meeting closed at 9.02pm

Next Council meeting: 3rd July 2012

Next Planning Committee meeting: if necessary 26th June 2012

Chairman.....

Date confirmed and signed.....