

# **SALTFORD PARISH COUNCIL**

**Minutes of the meeting of the Council held at Saltford Hall, Saltford  
on Tuesday 5<sup>th</sup> June 2018 at 7.15pm**

## **PRESENT:**

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

**Officer** – Tricia Golinski

## **1. MINUTES**

The minutes of the Council meeting held on 1 May 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 Kyle Rice and Rob Taylor.

## **3. DECLARATIONS OF INTEREST**

Cllr Jon Godfrey declared an interest in item 8 planning application 18/02079/FUL - Holly Barn Norman Road, as he is a neighbour of the applicant.

## **4. PUBLIC TIME**

There were 36 members of the public present.

Terence Sitton spoke on behalf of 3 people objecting to planning application 18/02229/FUL - 26 Tynning Road.

Andrew Jones, Roger Morris, Tony Pascoe and Judith Sullivan spoke objecting to planning application 18/02326/FUL - Rosemere Homefield Road.

Dick Stabbins (on behalf of Lis Evans), Pete Denmead, Gordon Lye and Dick Stabbins spoke about item 10. MEAD LANE MOORING AND PARKING, calling for B&NES Council to monitor and enforce the mooring trial, for an overnight parking ban, and for the 14-day limit to be shortened or removed.

## **5. CHAIR'S ANNOUNCEMENTS**

The Chair announced that a thank-you card had been received from the family of John Dunford, a previous Parish Councillor, for the wreath sent by the Parish Council to his funeral.

## **6. CLERK'S ANNOUNCEMENTS**

The Clerk made no announcements.

## 7. REPORT FROM B&NES WARD COUNCILLORS

B&NES Cllr Francine Haerberling reported that she is in full support of Mead Lane residents but that a B&NES officer had stated that at present there is no solution to the moorings issue, as there is no suitable legislation and no budget for enforcement.

B&NES Cllr Emma Dixon reported that the outstanding work on the lighting to the car park next to Salford Hall had been escalated to B&NES Property Services team manager.

## 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:

**18/01737/CLEU - Avon Farm Avon Lane** - Use of Tythe Barn, Stable Cottage, Meadow View, River View and the Dove Cote at Avon Farm as 5 dwelling houses (Certificate of Lawfulness of Existing Use) - Mr Clive Franklin

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application:

Salford Parish Council does not support inappropriate development of this nature in the Green Belt outside Salford's housing boundary. The application claims that these dwellings have existed with continuous occupation for four or more years. We have no evidence of continuous occupation for the period claimed and are not able to confirm whether or not there has been concealment of this change of use at this remote location. Salford Parish Council is therefore not in a position to formally object to these dwellings and this comment should not be seen as support from the Parish Council for this or further housing development at Avon Farm.

If B&NES Council is minded to grant the Certificate of Lawfulness of Existing Use it should first satisfy itself that all five properties have been inhabited continuously (e.g. Council Tax/Electoral Roll records) without concealment of this planning contravention. Note: An alleged planning contravention concerning these dwellings reported to Salford Parish Council on 4<sup>th</sup> June has been reported to the B&NES Planning Enforcement Team.

B&NES Council should also set a pre-condition that the owner provides written assurance that further housing development or change of building use to housing will not occur at Avon Farm without prior planning permission.

**18/01509/OUT - Land Parcel 9000 Bath Road Keynsham** - Residential and related development comprising approximately 200 dwellings, replacement Sports Pitch to facilitate expanded Primary School, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works - McTaggart & Mickel Homes Ltd

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

Salford Parish Council objects to this proposed development and agrees with the fundamentally important objection from the Senior Highways Development Control Engineer at B&NES Council who made it clear that the existing road network in the vicinity of the site has insufficient capacity to accommodate the increase in

traffic likely to be generated by the proposed development. Many of the 330+ objections submitted shared that concern and we consider that the existing road infrastructure will struggle to cope with other new housing already planned for East Keynsham and that the local road network will be even more seriously congested by this proposal should it be allowed to proceed.

We also draw to your attention your Senior Highways Development Control Engineer's statement that the proposal is contrary to Policies KE3b (safeguarded land) and ST7 (traffic management proposals) of the B&NES Placemaking Plan, and contrary to paragraph 32 (transport statement/assessment support for significant developments) of the National Planning Policy Framework. As this is Green Belt land "safeguarded to meet longer term development needs" in the B&NES Core Strategy it should only be considered for development after the other developments identified in the Core Strategy have been completed, not before. This would therefore be after infrastructure including transport, education provision and other local services is already in place and found to be coping with existing and new demands placed on it. Additionally only if a genuine need (not demand) for additional new housing remains after the other Core Strategy developments have been completed should any consideration for development of this site be considered.

**18/01990/FUL - 15 High Street** - Erection of second storey extension over kitchen and additional single storey rear extension - Mr Nick Sladek

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: B&NES Council should consider the potential loss of light to the rear of the neighbouring property (no. 17 High Street) when making its determination.

**8/02079/FUL - Holly Barn Norman Road** - Installation of 2 windows in Ruby Barn and blocking up of the north window, installation of 4 rooflights and 2 windows in Holly Barn and replacement of all existing windows with PVC-U - Mrs Claire Selwood

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application:

Saltford Parish Council regrets the decision in 2017 by B&NES Council to permit this incremental conversion from stables to dwellings. As these former barn buildings are in the Green Belt, outside the Saltford housing boundary and within the northern and eastern view of Saltford's Conservation Area whilst overlooked by properties in the Conservation Area, they are in a sensitive area of Saltford. The buildings should therefore retain their original outward appearance as much as possible to be in keeping with the surrounding area. We therefore ask that B&NES consults with its professional adviser on conservation area matters for advice before making its decision whilst drawing the adviser's attention to these comments.

**18/02110/CLEU - 2 Haselbury Grove** - Stationing of a mobile home for the purposes of providing ancillary accommodation to 2 Haselbury Grove - Mr Andrew Tooke

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application:

Saltford Parish Council has reservations about installations of this nature in rear gardens in Saltford. However we recognise that each case should be considered on its own individual merits and situation. If the planning advice claimed in the application to have been given by the B&NES case officer is correct we have no

further comment.

**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

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

**18/02229/FUL - 26 Tynning Road** - Erection of bungalow in rear garden following demolition of existing house - Mr & Mrs Miners

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

B&NES Council should consider the visual impact on the immediate neighbours at Nos 24a, 24b and 24c from the proposed design of the taller new dormer bungalow that would be quite different from the existing group of single storey bungalows and also potential loss of privacy for No. 24c from the dormer windows. If granted, the planning consent should set clear conditions for allowing continuous access during demolition and construction works to the relatively narrow private drive into Tynning Road as residents in Nos 24a, 24b and 24c have no alternative means of access.

**Revised plans for 18/01307/RES - Land Parcel 7200 Bath Road Keynsham** -

Reserved matters for consideration of layout, scale, appearance and landscaping for 250no. dwellings pursuant to permission 16/00850/OUT for residential and related development comprising approximately 250 dwellings, new Primary School with associated outdoor playing facilities, means of access thereto, associated open space, landscaping, access roads, footways/cycleways and infrastructure works. - Crest Nicholson (South West) Ltd

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: No further comment to our comment on 16/00850/OUT submitted on 12.4.2016.

**Revised plans for 18/01308/FUL - Land parcel 7700 Bath Road Keynsham** - Erection of 11 dwellings with access from Bath Road (via access approved under outline permission 16/00850/OUT) and associated works - Crest Nicholson (South West) Ltd

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application: No further comment to our comment on 18/01308/FUL submitted on 4.4.2018.

**18/02326/FUL - Rosemere Homefield Road** - Erection of a dwelling and gate house following the demolition of an existing dwelling - Helen Franklin

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

Saltford Parish Council objects to this planning application that is a revision of the previous application 17/03084/FUL that was refused. The design remains visually intrusive due to the size and scale of the proposed dwelling in this elevated position overlooking properties in and being seen from Saltford's Conservation Area and also from the Cotswold AONB. We refer to our comments of 9.8.2018 concerning the previous application and the points and concerns we raised then remain (with the exception of our point concerning the higher roof terrace that has been removed from the design).

**b. Decisions and Appeals –**

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

18/00948/FUL - 1 Chelwood Road (revised information) - Erection of 2 bed dwelling attached to existing house (resubmission) - Mr Matthew Watts

18/00895/FUL - 6 Drake Close - Removal of concrete cladding and replacement with cedar timber lengths - Mr Adam Wyrill

18/01195/FUL - 545 Bath Road - Demolition of existing kitchen/dining extension to rear of property and replacement with new open-plan kitchen/living/dining extension - Mr Ben Ramsay

18/01349/FUL - 11A Somerville Close - Erection of single storey side and rear extension following demolition of existing single storey lean-to and garage - Miss Kerry Veitch

18/01614/LBA - Manor Barn, Queen Square - Internal and external works to repair roof to Dovecote - Mrs Patricia Curnock

The Clerk reported that the following application has been WITHDRAWN:

18/00679/FUL - Dryleaze Bath Road - Erection of two storey side extension and loft conversion with front dormer window following removal of existing conservatory - Mr & Mrs Mallon

- c. Planning contraventions** – The Clerk reported that a report had been made on 4 June 2018 to Salford Parish Council's Planning Committee of a possible planning contravention concerning Avon Farm and related planning application 18/01737/CLEU. The report concerns an alleged recent change of use without planning permission to residential dwellings of 6 farm buildings at Avon Farm, 5 of which are the subject of planning application 18/01737/CLEU. The report gives examples of evidence for the fact that the change of use was recent and less than the 4 year qualifying period for the Certificate of Lawfulness of Existing Use currently applied for, such as recent construction and electrical works, and advertising for rent on Air BnB.

The Council agreed to report this possible planning contravention to B&NES Council Planning Enforcement team, but to exclude the evidence from the report.

- d. Planning items of urgent information** – Cllr Phil Harding reported that the Planning Committee will consider the suggestion from B&NES Council Planning Policy that Salford sets up a working group to look at HELAA (Housing & Employment Land Availability Assessment).

## 9. FINANCIAL MATTERS

**a. Monthly Financial Reports** – The report was discussed and accepted by members.

**b. Schedule of Expenditure** – The expenditure listed in the schedule for the month of June 2018 was authorised and the schedule signed by the Chair.

**c. Website Security Encryption** – The Council authorised expenditure of £175.00 to add Security Encryption to the Salford Parish Council web site as part of our GDPR requirements (budget heading Administration).

**d. Funeral wreath** – The Council authorised expenditure of £35.00 on a funeral wreath for John Dunford, previous Parish Councillor (budget heading Council Led Schemes).

**e. Annual accounts 2017/18** – The Council received the annual accounts for 2017/18.

**f. Internal audit of 2017/18** – The Council received the report of the internal audit of 2017/18 and noted that there are no recommendations for action.

**g. Annual Governance and Accountability Return (AGAR) 2017/18: Governance Statement** – The Council approved and the Chair signed the annual Governance Statement 2017/18.

**h. Annual Governance and Accountability Return (AGAR) 2017/18: Accounting Statement** – The Council approved and the Chair signed the annual Accounting Statement 2017/18.

## 10. MEAD LANE MOORING AND PARKING

The Council unanimously agreed the following motion proposed by Cllr Phil Harding and amended by Cllr Duncan Hounsell:

Salford Parish Council regrets the withdrawal by B&NES Council in April of the January 2018 agreement made with residents and the Parish Council on mooring limits for 2018 following the 2017 Mead Lane mooring trial. Salford Parish Council is of the opinion that the problems associated with overstay moorings, misuse of the riverbank, and obstructive parking in Mead Lane would not have arisen if B&NES Council, as the riparian owner, enforced mooring limits and dealt appropriately with misuse of the riverbank at this prime riverside location previously enjoyed by a wide range of stakeholders.

Salford Parish Council requests that B&NES Council:

- (i) introduces enforcement of mooring limits in Mead Lane as a matter of urgency
- (ii) re-commences dialogue with residents and the Parish Council in working towards implementing a programme of mooring measures and vehicle parking solutions for Mead Lane that is acceptable to residents as a matter of priority.

## 11. WEDMORE ROAD CAR PARK

The Council considered the reply from B&NES Council's Property Services and agreed to ask B&NES Council to clarify whether or not the Parish Council would have to pay for lighting the car park, and to let B&NES Council know that the Parish Council will not be able to consider the proposal until it has this information and until the outstanding work to install lighting from

Saltford Hall to the car park is completed. The Council also agreed to let B&NES Council know that the Parish Council could not consider the proposal in the current financial year as its 2018/19 budget is already set, and that its subsequent final decision would have to be subject to a full consultation by B&NES Council of all concerned stakeholders including residents, Saltford Community Association and its affiliated organisations.

## **12. BRISTOL AIRPORT CONSULTATION**

The Council considered Bristol Airport's public consultation *Towards 2050* and agreed to respond with the same comments as were made to the previous consultation in January 2018.

## **13. VILLAGE WALK RISK ASSESSMENT**

The Council approved the risk assessment for the annual parish walk taking place on 12 June starting at 7.00 pm at The Shallows car park.

## **14. CHURCHYARD WALL REPAIRS**

The Council considered two quotations received for the repairs to the churchyard walls recommended in the survey by Clegg Associates in February 2018, and agreed to accept the quotation from S & G Stonemasons.

## **15. PARISH CLERK RECRUITMENT**

The Council agreed to advertise for a replacement permanent Parish Clerk and Responsible Financial Officer, and authorised additional expenditure up to a maximum of £500 for the new Clerk to work in parallel with the current Clerk for two weeks (budget heading Office Staff).

## **16. LOCAL GOVERNMENT PENSION SCHEME**

The Council agreed that as from 5 June 2018, all current and future employees are designated as eligible to become members of the Local Government Pension Scheme.

## **17. REPORTS FROM LINK MEMBERS ON OUTSIDE BODIES**

Cllr Duncan Hounsell reported that he had attended Saltford Business Network's recent event, Saltford Day Centre's AGM and Kingfisher Lodge's Open Breakfast.

Cllr Phil Harding reported that Saltford Environment Group's History of Saltford project had arranged for a print image of the 1728 painting of the Jolly Sailor to be returned to Saltford and it is now hanging in its original home above the main fireplace in the Jolly Sailor.

Cllr Duncan Hounsell reported that the public toilets in The Shallows have been shut for two months due to a blockage and that Healthmatic is responsible for maintenance.

## **18. ITEMS OF URGENT INFORMATION FROM COUNCILLORS**

Cllr Chris Warren reported that the historic Saltford Village fingerpost at the junction of Bath Road and Manor Road will soon be back in place.

The meeting closed at 9.30 pm

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