

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 23 June 2015 at 7.15 pm

PRESENT: Councillors Jon Godfrey, Phil Harding (Vice-Chair), Duncan Hounsell, Rob Taylor and Chris Warren

Officer Tricia Golinski

In the absence of the Chair, the meeting was chaired by the Vice-Chair.

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 2 June 2015 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Adrian Betts and Kyle Rice.

3. DECLARATIONS OF INTEREST

Cllr Jon Godfrey declared an interest in application 15/02545/FUL Springside 25 High Street, as he is friends with the applicants.

Cllr Phil Harding declared an interest in application 15/02545/FUL Springside 25 High Street, as he knows the applicants; and in applications 15/02225/FUL 12 Rodney Road and 15/02545/FUL Springside 25 High Street, as the architect John Blake is a sponsor of Saltford Environment Group's website.

Cllr Chris Warren declared an interest in application 15/02545/FUL Springside 25 High Street, as he knows the applicants.

4. PUBLIC TIME

There were 5 members of the public present.

Roger Kinsman spoke about item 8 ALLEGED PLANNING CONTRAVENTIONS - PROTOCOL AND PRACTICE, saying that, in his view, the item contravened a standing order of the Council (standing order 11a).

B&NES Cllr Francine Haeberling spoke about item 8 ALLEGED PLANNING CONTRAVENTIONS - PROTOCOL AND PRACTICE, and expressed views on the role of Parish councillors in this regard.

Roger Kinsman spoke on behalf of Reg Williams about item 9, reporting some alleged planning contraventions which had already been reported to the Parish Council.

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:

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

It was resolved that B&NES Council be advised this Council
COMMENTS ON this application: **In principle we are in favour of the use of the land for a new dwelling.**

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

It was resolved that B&NES Council be advised this Council
COMMENTS ON this application: **No comment.**

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

It was resolved that B&NES Council be advised this Council
COMMENTS ON this application: **We have concerns about the size/design/orientation of the proposed building; we object to the proposal to demolish part of the wall which is part of the street scene; and we repeat the comments we made about application 12/02029/REN (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).**

7. DECISIONS

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

15/01793/FUL - 7 Rodney Road - Erection of single storey rear extension - Mr G Preston

15/01056/FUL - 3 Beech Road - Erection of two storey side extension - Mr & Mrs C Harvie

15/02272/TCA - Fir Lodge The Shallows - 1 x Conifer - fell, 2 x Common Fir - fell, 1 x Serbian Spruce - fell - Mrs Francine Haerberling

8. ALLEGED PLANNING CONTRAVENTIONS - PROTOCOL AND PRACTICE

Cllr Duncan Hounsell clarified that this item could be considered without breaching Standing Orders, as the item SALT FORD PARISH COUNCIL'S POLICY AND PRACTICES REGARDING ALLEGED PLANNING CONTRAVENTIONS was withdrawn at the June Council meeting so no resolution was made.

The Committee considered the motion from Cllr Adrian Betts, and the following amended motion was proposed by Cllr Duncan Hounsell, seconded by Cllr Phil Harding and agreed:

For the sake of clarification, this Planning Committee of Saltford Parish Council confirms that the protocol and practice of the Council regarding alleged planning contraventions is as follows:

- Elected councillors can raise an alleged planning contravention for consideration at meetings of the Planning Committee.
- An elected councillor can raise an alleged planning contravention either at the meeting or, in advance of the meeting, to the clerk.
- At a meeting of the Planning Committee, the clerk will list any alleged contraventions notified by councillors in advance of the meeting.
- Minutes of meetings will state the alleged planning contraventions discussed at the meeting and any decisions made without reference to any individual councillor.
- Those alleged contraventions brought to the attention of councillors which are considered appropriate to be raised and are agreed by the committee as requiring reporting to B&NES Council, will go forward in the name of the Parish Council.
- Members of the public who submit to the Council possible planning contraventions will be given help and advice by standard letter on how to use the B&NES planning enforcement service, giving details of the B&NES Ward councillors should the member of the public wish anonymity.
- Minutes of meetings will NOT record alleged planning contraventions reported by any member of the public.
- This protocol and practice will be appended to the Planning Committee's Terms of Reference.

9. POSSIBLE CONTRAVENTIONS

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

15/00216/ADVERT – B&NES Council has recommended to the owner of the premises that an application for consent is submitted in regards to the applicable advertisements within 28 days. Alternatively, B&NES Council has advised that the applicable advertisements are removed within 14 days and that the site is returned to its former state prior to the display of advertisements.

The Clerk reported the following possible planning contraventions raised by Parish Councillors:

a) Avon Valley Motors - apparent extension of car-park in green belt. The small strip of land to the east of Avon Valley Motors has been fenced off and cars have been seen parked there.

The Committee agreed to report this to B&NES Planning Enforcement.

b) Two large signs at the Crown Public House (advertising the new restaurant). The Committee agreed not to report this at present and review it in one month.

c) Seek clarification from B&NES on their policy in respect of the number and size of the pennants / flags on the forecourt at Salford Motors.

The Committee agreed not to report this to B&NES as an alleged planning contravention at this time.

10. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 8.45 pm

Chairman.....

Date confirmed and signed.....