

SALTFORD PARISH COUNCIL

**Minutes of the meeting of the Council held at Saltford Hall, Saltford
on Tuesday 5th March 2013 at 7.15pm**

PRESENT:

Councillors - Kim Johnson (Vice-Chair), Harvey Haeberling, Duncan Hounsell, Rob King, Neil McKen, Kevin Reeves, Robert Taylor, Chris Warren, Jill Williams and Reg Williams

Officer - Tricia Golinski

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

1. MINUTES

The minutes of the Extraordinary Council meeting held on 19 February 2013 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 Mathew Blankley (Chair).

3. DECLARATIONS OF INTEREST

Cllr Neil McKen declared an interest in item 6.2 planning application 13/00384/FUL - Avondale Homefield Road, as he is a neighbour of that property.

Cllr Duncan Hounsell declared an interest in item 7.5 as the Saltford Football Club application for financial assistance refers to Saltford Stars Junior Football Club, which he founded.

4. PUBLIC TIME

There were 8 members of the public present.

Mr Dunford spoke about planning application 13/00384/FUL - Avondale Homefield Road: its unsuitability for a bed and breakfast as it is on a shared private drive.

Mr Boulton spoke about Saltford Football Club's application for financial assistance.

5. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- B&NES councillors have approved a proposal for 12,700 new homes up to 2029 as part of its Core Strategy. The locations identified include East

Keynsham and South West Keynsham. The Planning Inspector will consider the proposal, and there will be a period of public consultation from 26 March for 6 weeks.

- Revised plans for application 12/05315/OUT - Parcel 8966 Manor Road are open for consultation and will be considered by the Planning Committee on 19 March.
- The next Parish Council meeting on 2 April will be preceded by the annual Parish Meeting at 6.00 pm, with reports from local organisations and the Community Awards presentations.

6. PLANNING MATTERS

1. **Minutes** – This item was deferred.

2. **New planning applications** –

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

13/00665/FUL - 13 Manor Road - Erection of single storey extension after demolition of rear flat roof extension - Irwin Mitchell

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

13/00433/FUL - 50 Grange Road - Erection of rear single storey extension, side porch, side second storey extension with internal remodelling - Mr Banks

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

13/00384/FUL - Avondale Homefield Road - Change of use from dwelling (C3) to bed and breakfast (C1) - Mr & Mrs N Westington

It was resolved that B&NES Council be advised that this Council **comments on** this application: We would draw your attention to the access to the site.

3. **Decisions** – The Clerk reported the following application which had been PERMITTED with conditions by B&NES Council:

12/04559/FUL - 7 Rodney Road - Erection of a single storey rear extension, re-formation of roof structure at increased pitch and formation of new room in roof and alterations to vehicle entrance to create 'in-out' driveway (Resubmission) - Miss Roxanne Daniels

4. **Planning items of urgent information** – Cllr Kevin Reeves reported that he had attended the appeal hearing for Appeal 12/00092/ENFAPL against Enforcement Notice (reference 10/00021). A site visit is to be made.

7. 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 March 2013 be authorised and the schedule signed by the Chair.
- 3. ‘Spring into Action’ event** – The Council agreed expenditure of up to £75 on this event scheduled for 25 June (budget heading Council Led Schemes). Cllr Duncan Hounsell noted that B&NES is contributing £200 to the event and a programme will be available nearer the time.
- 4. Legal fee for allotment site lease** – The Council agreed expenditure of up to £1250 for legal fees to set up a new lease with Curo for the allotment site (budget heading Council Led Schemes).

- 5. Saltford Football Club application for financial assistance** – The Council agreed to make a grant of £551 to Saltford Football Club (budget heading Miscellaneous Grants).

8. LORD OF THE MANOR (FLOWERS) GRAVE

Cllr Jill Williams proposed that the Council allocate up to £40 for restoration of this grave which is in a poor condition, and this was agreed.

9. BROADWAY GREEN

Cllr Rob King reported that Curo has been asking residents about turning the green on Broadway into a car park. The Clerk reported that there is no written consultation but Curo staff have been knocking on doors in Broadway and Brockley Road, asking residents if they want part of the grassed areas turned into parking bays or the grass protected with plastic matting. The Council agreed to write to the Chairman of Curo strongly opposing the idea of any erosion of green spaces, especially on Broadway and Brockley Road.

10. BUS INFORMATION

Cllr Rob King reported that the bus departure information on electronic screens at bus stops is inaccurate. The Council agreed to contact B&NES councillors and officers and First Bus regarding this problem and when it will be fixed.

11. VACANT PROPERTIES

Cllr Jill Williams posed the question: what action could be taken regarding unsightly vacant properties in Saltford? The Council agreed to ask NALC for any advice on this topic and whether there is any scope for addressing it under new legislation such as Neighbourhood Plans.

12. B&NES HOUSING OPTION FOR SALTFORD

Cllr Duncan Hounsell accepted the amendment proposed by Cllr Kim Johnson, and the Council agreed that:

- (1) Saltford Parish Council notes that the by-pass proposed was to become the housing development boundary for Saltford, and believes that the in-filling of 5000

additional homes *in the existing green belt* would have destroyed the village of Saltford as we know it. Saltford Parish Council rejects this as an option completely both now and for the duration of this Council's term.

(2) Saltford Parish Council wishes to place on public record the view expressed below in the name of Saltford Parish Council to a working party at B&NES Council which was discussing the above option:

"Saltford Parish Council would like to express its concern at the option of building a bypass around Saltford to be paid for by the building of 5000+ homes to contribute towards B&NES Core Strategy's housing numbers. It is difficult to see how such an option could be considered as sustainable development. This number of homes will nearly quadruple the size of Saltford and will be extremely detrimental to Saltford's amenities and general character, destroying a large amount of Green Belt. As a Parish Council, we would be willing to help B&NES in its searches for strategic sites in and around the village to meet the authority's needs, however we would insist that we are asked to meet the same demands as other large villages; 5000+ homes is massively disproportionate. Whilst we recognise that many residents say they want Saltford bypassed, this is not regardless of the consequences of building one and whilst it is something listed in the draft Core Strategy as a long-term project, the infilling of land between the existing village-boundary and a bypass with such a large quantity of homes is something that will be met with disdain by the vast majority of residents; the number of objections to the proposed 99 houses on Manor Road is a clear indicator of resident's opinions of building on Green Belt and agricultural land.
Whilst we are confident that this option will not be taken forward, we would like to make our opinion clear should it be given serious consideration.
We also request that this option be dropped with a firm public statement from B&NES to prevent a blight on house values and house sale transactions for the areas most affected by such an option."

13. ALLOTMENT TENANCY AGREEMENTS

The Council agreed some amendments to the proposed allotment tenancy agreements. The Council noted that the tenancy agreements cannot be issued until the lease is agreed with Curo, and that Curo has accepted a holding over period while the lease is being finalised.

14. GARDEN SHARE SCHEME

The Council authorised the Clerk to send information about Saltford Environment Group's Garden Share scheme to those on the Parish Council's allotment site waiting list, making it clear that the Garden Share scheme is independent of the Parish Council.

15. LITTER

The Council agreed to ask B&NES to clear up litter on the A4 in support of the request from Saltford Environment Group to clear the substantial litter from the sides of the A4 between Saltford and Brislington.

16. YOUNG PEOPLE'S ACTIVITIES

Cllr Neil McKen reported that B&NES is to start a mobile youth service in Saltford after Easter in liaison with Saltford Community Association, for 6 months. Further information will be provided at the next Parish Council meeting.

17. CODE OF CONDUCT

This item was deferred until the next Parish Council meeting.

18. REPORTS FROM REPRESENTATIVES ON OUTSIDE ORGANISATIONS

Cllr Neil McKen reported that a survey report had been done on Saltford Brassmill and more detailed analysis would follow.

Cllr Duncan Hounsell reported that the following items were discussed at the Parishes Liaison meeting:

- Presentation by B&NES Leader
- Presentation by B&NES Chief Executive
- B&NES Council budget frozen
- Core Strategy developments
- Green Deal
- Rural broadband
- Community resilience (especially flooding)

Cllr Duncan Hounsell reported the following from the PACT meeting:

- New priorities:
 - Developing Speedwatch in Saltford
 - Parking on zig zag lines and other inappropriate parking near school gates
 - Street lights night time switch off
- Crime is low but there has been a spike in burglaries

Cllr Duncan Hounsell reported that Saltford Business Network held a seminar on social media for business, with 20 businesses attending; and their next meeting is a social event on 28 March at the Jolly Sailor.

Cllr Duncan Hounsell reported from the Keynsham Dial a Ride trustees meeting that it has been operating for 10 years and is the most successful scheme in B&NES.

Cllr Reg Williams reported from the B&NES Emergency Medical Service Patients' Forum that the new 111 phone service for out of hours medical advice or assistance is starting on a trial basis in this area.

Cllr Reg Williams reported from the River Avon Users Consultative Committee that so much silt had come down river in the floods that Hanham Lock was closed, and dredging will take place.

Cllr Reg Williams reported from B&NES' briefing session on changes to the benefit system.

Cllr Jill Williams reported that Saltford Community Association is making improvements to Saltford Hall, a hearing loop is to be funded by B&NES councillors, and a proposal for a lift is to be costed and funds raised.

Cllr Jill Williams reported that Saltford Primary School would benefit from funding for new classrooms should the large housing development in Manor Road go ahead.

19. PUBLICITY

The Council agreed the items to include in the Parish Council's page of SCAN and ideas for the next Parish Council e-newsletter.

20. STAFFING COMMITTEE

The Council approved the appointment of Cllr Reg Williams to the Staffing Committee.

21. ITEMS OF URGENT INFORMATION

Cllr Kim Johnson suggested that Saltford Parish Council respond to B&NES' draft LTP Capital Programme (which is out for consultation until 21 March), noting with regret that Saltford is not included.

22. RESOLUTION TO EXCLUDE THE PUBLIC

The Council resolved that in accordance with Standing Order 1 c, in view of the confidential nature of the business about to be transacted, the public be temporarily excluded.

23. SALTFORD COMMUNITY AWARDS

The Council received and agreed the recommendations from the Saltford Community Awards Panel.

The meeting closed at 9.30 pm

Next Council meeting: 2 April 2013 at 7.15 pm following the Parish Meeting at 6.00 pm

Next Planning Committee meeting: 19 March 2013

Chairman.....

Date confirmed and signed.....