

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 15 May 2012 at 7.15pm

PRESENT: Councillors Kevin Reeves (retiring Chair), Kim Johnson (retiring Vice Chair), Harvey Haeberling, Rob King and Reg Williams

Jill Williams (in attendance, observing)

1. ELECTION OF CHAIR

It was proposed by Cllr Kim Johnson and seconded by Cllr Reg Williams that Cllr Kevin Reeves be elected Chair of the Planning Committee for the year 2012/13.

It was RESOLVED to elect Cllr Kevin Reeves as Chair of the Planning Committee for the year 2012/13.

2. MINUTES

The Planning Matters section of the minutes of the Parish Council meeting held on 1 May 2012 were confirmed as a correct record.

3. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Duncan Hounsell, Cllr Neil McKen, and the Officer, Tricia Golinski.

4. DECLARATIONS OF INTEREST

Cllr Reg Williams declared that he has known Mr Philip Besley (12/01629/FUL) for 20 years but that he had no prejudicial interest in the application.

5. PUBLIC TIME

There were 8 members of the public present.

Alan Cornelius of 9 Rodney Road spoke objecting to planning application 12/01643/FUL (7 Rodney Road).

Clare Cornelius of 95 Hurn Lane, Keynsham spoke objecting to planning application 12/01643/FUL (7 Rodney Road).

Shirley Hanson-Lowe of 8 Rodney Road spoke objecting to planning application 12/01643/FUL (7 Rodney Road).

Robert Kelly of 5 Rodney Road spoke objecting to planning application 12/01643/FUL (7 Rodney Road).

Mr J Stone of 6 Rodney Road spoke objecting to planning application 12/01643/FUL (7 Rodney Road).

Graham Self of 7 Homefield Road spoke objecting to planning application 12/01629/FUL (Homefield House, Homefield Road)

6. ELECTION OF VICE-CHAIR

It was proposed by Cllr Kim Johnson and seconded by Cllr Rob King that Cllr Reg Williams be elected Vice-Chair of the Planning Committee for the year 2012/13.

It was RESOLVED to elect Cllr Reg Williams as Vice-Chair of the Planning Committee for the year 2012/13.

7. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- The Clerk has sent out an analysis of the last 12 months of planning application decisions. Discussion of this will be an agenda item at the next Parish Council meeting
- The Chair has had discussions with Peter Duppa-Miller regarding the B&NES actions and legal protocols in the event of changes to planning applications after the Parish Council has considered them and is awaiting further feedback
- The Chair together with Cllr Duncan Hounsell and Cllr Kim Johnson attended the B&NES Neighbourhood Planning Consultation Event on 3rd May where there was an update on the protocol document and a joint presentation by the Chairs of Freshford and Limpley Stoke Parish Councils.
- If there is a requirement for the next Planning Committee meeting to proceed on 29th May, there would be a clash with the Saltford Environment Group's 'Frack Off' meeting. It was agreed that the Clerk would be asked to submit a request to B&NES for special consideration to postpone the response to any applications to four weeks owing to the Jubilee bank holiday.

8. NEW PLANNING APPLICATIONS

The Committee considered the following planning applications in respect of which Bath & North East Somerset Council had invited comments, plans of which had been on display before the meeting:

12/01629/FUL - Overwater 6 Homefield Road - Erection of 2 storey side extension - Mr Philip Besley

RESOLVED that Bath & N E Somerset Council be advised this Council **comments on** this application as follows: SPC would ask that B&NES consider and review the situation with regard to overlooking with reference to Policy D.2 (f).

12/01643/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 - Miss Roxanne Daniels

The Chair read a letter from M & B Iles, 12 Uplands Road expressing their concern about this application. At their request, a copy of this letter will be passed to B&NES.

RESOLVED that Bath & N E Somerset Council be advised this Council **objects to** this application as follows:

- the lack of accuracy of the drawings and with reference to missing and approximate dimensions
- overlooking and not in keeping with local properties as contrary to Policy D.2 (f).
- the size, scale and roof height as contrary to Policy D.4 (a)
- the lack of parking in the context of the number of residents and visitors to the property as contrary to T.20 and T.24

9. DECISIONS

The Chair reported the following application which had been PERMITTED by Bath & NE Somerset Council:

12/00816/FUL - Saltford Lock, Access Road to Saltford Lock - Installation of safety boom – British Waterways

10. POSSIBLE CONTRAVENTIONS

11/00513 River Mead Lane / cycle track

An update was requested from the Clerk regarding the update provided by Cllr Reg Williams at the meeting on 1st May. The Clerk will also be requested to obtain an update from B&NES regarding the policy for residential moorings which can be used for collation of the outstanding issues.

Footpath BS27/41 from Avon Lane

Stuart Ballard has advised that the owners have been given six weeks to comply with an order to widen the footpath. The estimated deadline is the end of June.

12/00169/CONSR Bird in Hand, High Street

Cllr Kevin Reeves has not yet received information regarding the timing of the installation of security lighting and so has been unable to respond to B&NES on this.

12/00202/ADVERT Tiddlers Nursery 480 Bath Road

12/00203/ADVERT Sposa Elegante 439 Bath Road

The deadline of 11th May for the removal of unauthorised banners has passed and all are still in place. The Clerk will be requested to advise B&NES of this.

One possible new contravention was raised.

3 Chestnut Walk

When the planning application was approved there was a stipulation of approval that all wall and roofing materials matched the existing. The new doors and

windows are dark brown and do not match the originals or those next door. The height of the hipped roof is higher than that contained within the plan. The Clerk will be requested to bring this to the attention of B&NES.

Remaining outstanding possible contraventions:

08/00651	Mead Lane	Boat mooring
10/00632	3 Tynning Road rear of The Crown	Caravan on site
10/00021	Saltford Marina	Office and shower facility building
11/00366	Mead Lane	Narrowboat moored residentially

11. B&NES CONSULTATION ON THE COMMUNITY INFRASTRUCTURE LEVY PRELIMINARY DRAFT CHARGING SCHEDULE

The Committee agreed the following response to B&NES' consultation on the draft Community Infrastructure Levy Preliminary Draft Charging Schedule:

Saltford Parish Council broadly supports the B&NES Community Infrastructure Levy Preliminary Draft Charging Schedule, subject to the following:

- The levy is spent entirely within the Parish to which the levy is applied
- The current proposed level of the levy seems excessive
- There is clarification regarding the treatment of garages and outbuildings and where they sit within the schedule
- There is clarification on the dates when the charging schedule of the CIL will be reviewed

12. TEMS OF URGENT INFORMATION

There were none.

The meeting closed at 8.45pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 26 June 2012

DATE OF NEXT COUNCIL MEETING: 12 June 2012

Chairman.....

Date confirmed and signed.....