

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 20 November 2012 at 7.15pm

PRESENT: Councillors Kevin Reeves (Chair), Reg Williams (Vice-chair), Harvey Haerberling, Duncan Hounsell, Kim Johnson, Rob King and Jill Williams

Officer Tricia Golinski

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 6 November were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

No apologies for inability to attend this meeting were received.

3. DECLARATIONS OF INTEREST

Cllr Reg Williams declared an interest in item 6 Revisions to 12/02315/FUL - Saltford Golf Club Golf Club Lane, as he is a member of Saltford Golf Club, and declared that he may speak on the matter but would not take part in any vote.

4. PUBLIC TIME

There were 27 members of the public present.

Trevor Watts spoke in support of Revisions to 12/02315/FUL - Saltford Golf Club.

Clare Brocklesbury spoke about Revisions to 12/02315/FUL - Saltford Golf Club, objecting to the proposed extra car park.

Bob Kelly spoke objecting to 12/04559/FUL - 7 Rodney Road.

Tim Hoddenott spoke about Revisions to 12/02315/FUL - Saltford Golf Club, objecting to the proposed use of Longwood Lane for access.

Guy Lamb spoke about Revisions to 12/02315/FUL - Saltford Golf Club, concerned about possible alternative uses of the land if this application is refused.

Mathew Blankley spoke objecting to 12/04559/FUL - 7 Rodney Road, and commented on Revisions to 12/02315/FUL - Saltford Golf Club.

5. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- B&NES has invited two members of the Parish Council to a workshop on the Local Development Framework on 26 November; Cllr Duncan Hounsell is to attend and possibly one other member.
- CPRE and NALC will be running workshops on Neighbourhood Planning if there is enough interest in these: no dates are yet set.
- The B&NES Planning website was unavailable last Friday and Saturday, but is now back online. Also historical data relating to planning applications appears to be missing and the Clerk is asked to report this to B&NES.
- Cllr Kevin Reeves is to speak at B&NES Development Control Committee meeting on 21 November. He had booked to object to Revisions to 12/02315/FUL - Saltford Golf Club (but will change this following the discussion of this application at this meeting) and to object to 12/03325/FUL – 489B Bath Road.

6. NEW PLANNING APPLICATIONS

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

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

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application: 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.

12/04545/FUL - Saltford Manor Queen Square - Erection of a pitched roof extension with a link to the main house following demolition of flat roof garage and outbuildings - Prof & Mrs Richard Canter

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

12/04547/LBA - Saltford Manor Queen Square - Erection of a pitched roof extension with a link to the main house following demolition of flat roof garage and outbuildings - Prof & Mrs Richard Canter

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

12/04603/FUL - 6 Manor Road - Provision of a loft conversion with side hipped dormer - Mr Andrew Stainer

It was resolved that Bath & N E Somerset Council be advised this Council **comments on** this application: no comment.

Revisions to 12/02315/FUL - Saltford Golf Club Golf Club Lane - Change of use of land and extension of existing golf course to create new golf academy, including contouring and landscaping, erection of a driving range building, provision of a car park and installation of ground level flood lighting to driving range - Saltford Golf Club

It was resolved that Bath & N E Somerset Council be advised this Council **comments on** this application: 1. On completion, a technical review of the lighting must take place. 2. The lights must go out at 9pm week nights and 7.30pm weekends and preferably do so automatically. 3. The management plan for access from Longwood Lane must be strictly adhered to and monitored. 4. The weight limit and capacity of Longwood Lane must be clarified. 5. While the sky glow effect is contrary to policy BH22, the fact that the lights will be switched off at specified times mitigates this effect. 6. Question whether the car park is required if the new driving range is only open to members.

12/04748/FUL - 25 Uplands Road - Erection of a single and double storey side extension - Mrs Georgina Churchhouse

It was resolved that Bath & N E Somerset Council be advised this Council **comments on** this application: no comment.

12/04710/FUL - Glen Cottage The Glen - Installation of 3 clear glazed dormer windows and a replacement conservatory with terrace above (Resubmission) - Mr & Mrs K Dawe

It was resolved that Bath & N E Somerset Council be advised this Council **objects to** this application: The new dormer to the west elevation would contravene Policy D.2(f) in terms of overlooking the neighbouring property to the west. The Parish Council has done a kerb side visit and can confirm that the concerns of Mr Hobbs are correct. Request that this application goes to committee if the case officer disagrees with the Parish Council's view.

12/04609/LBA - 63 High Street - External alterations for the erection of a single storey rear extension following demolition of existing outbuilding - Mr N Dawson

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

7. DECISIONS

The Clerk reported the following applications which had been PERMITTED by Bath & NE Somerset Council:

12/04313/FUL - 4 Uplands Road - Erection of a double storey side extension and single storey rear extension following demolition of existing detached garage - Mr Duncan Phillips

The Clerk reported that the following application is to be considered by B&NES Development Control Committee on 21 November 2012:

12/03325/FUL - 489B Bath Road - Change of use to restaurant and takeaway (Use Class A3/A5) to include extension in rear courtyard (resubmission) - Mrs Racheal Ashbee

8. POSSIBLE CONTRAVENTIONS

a) Cllr Kevin Reeves gave the following update on matters which have been referred to B&NES Council for clarification as to whether a contravention of planning controls has taken place:

08/00651, 11/00366 and 11/00513 – the Clerk is still looking into land ownerships and B&NES planning history searches.

10/00021 – an appeal has been made to the Planning Inspector against B&NES’ Planning Enforcement Notice, and the Parish Council has sent comments to the Planning Inspector.

10/00632 (formerly 08/00677) – an update is still awaited from B&NES.

12/00202/ADVERT – the banner has now gone and the case is closed.

SPC 201201 – the Clerk is to request an update from B&NES.

12/00572/ADVERT - an update is still awaited from B&NES.

SPC 201204 – this is the subject of a current application and will remain on this list until resolved.

Cllr Reg Williams reported the following possible new contravention which has been reported to B&NES:

12/00693/ADVERT - Kelston View 429 Bath Road Saltford Bristol - Possible unauthorised advertisement for a local pub.

b) The Committee agreed to put a statement on its website and notice board requesting parishioners to advise the Parish Council of any complaints they make to the enforcement section of B&NES Council, in order to assist the Parish Council in monitoring possible planning contraventions. B&NES’ system is still such that they are unable to notify the Parish Council of cases where the first informant was not the Parish Council.

9. ITEMS OF URGENT INFORMATION

There were none.

The meeting closed at 9.00 pm.

DATE OF NEXT PLANNING COMMITTEE MEETING: 18 December 2012

DATE OF NEXT COUNCIL MEETING: 4 December 2012

Chairman.....

Date confirmed and signed.....