

# **SALTFORD PARISH COUNCIL PLANNING COMMITTEE**

## **Minutes of the meeting of the Planning Committee held at Saltford Hall, Wedmore Road, Saltford 22 September 2015 at 7.15 pm**

### **PRESENT:**

Councillors: Adrian Betts (Chair), Phil Harding, Duncan Hounsell, and Rob Taylor.  
Officer: none

### **1. MINUTES**

The minutes of the Planning Matters section of the Parish Council meeting held on 1 September 2015 were confirmed as a correct record.

### **2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from the Clerk, Tricia Golinski, and Councillors Jon Godfrey, Kyle Rice and Chris Warren.

### **3. DECLARATIONS OF INTEREST**

Cllr Duncan Hounsell declared an interest in application 15/03866/AR, Saltford Motor Services 491 Bath Road, as he has been a customer and his wife is a Committee member of Saltford Business Network of which Saltford Motor Services is a member.

Cllr Rob Taylor declared an interest in application 15/03866/AR, Saltford Motor Services 491 Bath Road, as he knew Mr George Thomas there.

### **4. PUBLIC TIME**

There was one member of the public present but he did not address the meeting.

### **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:

**15/03963/FUL** - 468 Bath Road - Erection of single storey rear extension following demolition of existing conservatory - Miss Marie Lillingston  
It was resolved that B&NES Council be advised this Council **SUPPORTS** this application.

**15/03870/FUL** - Waterleat Mead Lane - Installation of rooftop pavilion following removal of existing pitched roof (Resubmission) - Mr Pete Denmead

It was resolved that B&NES Council be advised this Council  
**COMMENTS ON** this application: We repeat the main comments we submitted on 4 March 2015, namely that this is in the Green Belt and that the development is significantly out of proportion to neighbouring properties. Furthermore this Council is concerned that the proposed privacy screen (timber slatted weather boarding) on the upper decking could reduce natural daylight for the neighbouring property.

**15/03799/FUL** - Swineford Lock Bath Road North Stoke - Installation of a weir boom to protect craft from the hazards to navigation associated with the weir - Canal & River Trust

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

**15/03866/AR** - Saltford Motor Services 491 Bath Road - Display of 2 externally illuminated signs together with 4 additional promotional flags to the forecourt side boundary to supplement the 7 existing promotional flags to the forecourt front boundary (Retrospective) - Mr Warren Hunt

It was resolved that B&NES Council be advised this Council  
**COMMENTS ON** this application: We support the two externally illuminated signs as this is appropriate for a modern car dealership and is considerably more subtle than what has gone before. Likewise the use of flags is appropriate for car dealerships but we question the total number of flags sought.

**15/03794/FUL** - New residential property next to 2 Beech Road - Creation of new vehicular access - Mr Nigel Tucker

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

**Further information regarding Environmental Statement 15/03570/DLPAO**  
- Clay Bridge World's End Lane - Prior approval for alteration (increase in height) of the existing overbridges parapet walls in connection with the electrification of the Great Western Main Line (Clay Overbridge MLN1 112M 26Ch) - Network Rail

It was resolved that B&NES Council be advised this Council  
**COMMENTS ON** this application: We reiterate our previous comments\* and request that this is referred to the Development Control Committee as this represents a significant change to a listed structure.

\*Comments submitted on 2.9.2015: We accept the need for safety measures, but are concerned that the proposed solution degrades the appearance of the listed structure. We ask that it preserves as much as possible of the original structure. We are also concerned that we were not consulted as major stakeholders, and ask to be included in any future consultation.

## **7. B&NES PLACEMAKING PLAN: KEYNSHAM EMPLOYMENT LAND**

The Committee considered B&NES Council's consultation on site proposals for employment land East of Keynsham (off Pixash Lane), and agreed the following response:

Given that the decision to develop this area of Green Belt for employment

purposes has been made in the Core Strategy we wish to make the following points and observations:

- We support the road access from Pixash Lane but to prevent that junction with the A4 becoming too congested, main access should be via the Broadmead Lane roundabout and Ashmead Road.
- The planned closure of refuse facilities on the west side of Bath will result in increased traffic through Salford to the refuse facility in Pixash Lane.
- Policies that encourage the use of public transport should be implemented for this development including a requirement for each individual business to produce a travel plan.
- To preserve the rural setting of this part of Keynsham, considerable attention should be given to natural screening and the height of buildings whilst avoiding the use of advertising hoardings (e.g. as currently evident at the Broadmead Lane roundabout).
- Consideration should be given to light industry and high tech, scientific based industries, thereby avoiding heavy industrial use of this employment land that borders the Green Belt and is within a rural setting.

## **8. DECISIONS**

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

15/02706/FUL - 11 Raleigh Close - Erection of two storey rear extension - Mr Jon George

15/02098/FUL - 552 Bath Road - Revision of 14/02061/FUL to replace juliette balcony with a glazed balcony - Mr M Webber

15/02833/FUL - Boat Workshop adjacent to Rowing Club the Shallows - Erection of boat repair workshop following demolition of existing boat shed - Mr Darrell Pickup

15/03136/FUL - 34 Claverton Road - Erection of single storey rear extension and conversion of loft including installation of dormer (resubmission) - Mr Christopher Rainbow

The Chair reported that the following application had been WITHDRAWN:

15/00629/FUL - Waterleat Mead Lane - Installation of rooftop pavillion following removal of existing pitched roof - Mr Pete Denmead

## **9. POSSIBLE CONTRAVENTIONS**

The Chair reported that the Clerk had received the following update from B&NES Council on possible contraventions of planning controls:

15/00216/ADVERT - A reminder letter had been sent to the owners of the site in relation to the outstanding requirement for advertisement consent in respect of the unauthorised canvas adverts. B&NES Council had advised that, if necessary, it had powers to enter the Land and remove the unauthorised

advertisements in order to safeguard the character and appearance of the public realm.

The Chair reported that the Clerk had not received any new possible planning contraventions raised by Parish Councillors.

**10. ITEMS OF URGENT INFORMATION**

No items were reported.

The meeting closed at 8.40pm

Chairman.....

Date confirmed and signed.....