

SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held via Zoom on 4 August 2020 at 7.15 pm

PRESENT

Councillors: Phil Harding (Chair of Planning Committee), Adrian Betts (Vice Chair of Planning Committee), Jon Godfrey and Gary Graveling.

Officer: Lottie Smith-Collins

1. MINUTES

The minutes of the Planning Matters section of the Parish Council meeting held on 7 July 2020 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Chris Warren.

(Cllr Adam Rees-Leonard is on a leave of absence until November 2020).

3. DECLARATIONS OF INTEREST

No interests were declared.

It was noted that a SPC Councillor resided at a property listed under item 9 'new planning applications', however no Councillor present had a pecuniary interest to declare.

4. PUBLIC TIME

There were 3 members of the public present.

Three members of the public spoke to object to item 9 planning application '20/02479/OUT - Parcel 1991, Bath Road, Keynsham'. Comments related primarily to safety and access concerns.

5. CHAIR'S ANNOUNCEMENTS

The Chair stated that Saltford Environment Group had submitted its response to B&NES Council for planning application '20/02673/OUT – Land Parcel 0005 Bath Road, Keynsham'. The Chair added that SPC would discuss and resolve its response to 20/02673/OUT at SPC's September meeting.

6. DECISIONS AND APPEALS

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

20/01660/FUL - 6 Camerton Close Saltford BS31 3BT. Erection of double storey side extension. Mrs Elena Kinnison

20/01582/FUL - 1 Chestnut Walk Saltford BS31 3BG. Removal of existing two storey front extension and single storey rear extension. Alterations to existing roof, including a loft conversion and the addition of 2no dormers. Erection of single storey rear extension, second storey side extension (over existing single storey side extension) and new front porch. Mr Jeremy Twiggs

20/01885/FUL - 6 Beech Road BS31 3BE. Erection of single storey rear lean-to extension. Mr and Mrs Fallows

20/01926/FUL - 32 Beresford Close BS31 3HU. Proposed demolition of existing rear extension and garage to facilitate the erection of a single-storey rear and side extension, installation of a wheelchair accessible ramp to the front elevation and a second ramp alongside the proposed side extension to provide full wheelchair access to property. Mrs Jane Kidd

20/00674/FUL - Saltford Primary School Claverton Road Saltford BS31 3DW. Erection of a single storey changing rooms adjoining the existing pool hall, together with shower and toilet facilities. Relocation of the Plant Room to west side of the pool hall to allow for construction. Mr Gordon Lye

The Clerk reported that the following application has NO OBJECTION by B&NES Council:

20/02104/TCA - Mill Island Moorings Mill Lodge The Shallows Saltford. T3, pine - monolith to 2-3m. T4, pine - crown reduce by 2-3m and remove deadwood. T5, pine - reduce weight on ponderous limbs by 25% and remove deadwood. T6, ash - monolith to 2-3m. Mr Darren Calder

7. PLANNING CONTRAVENTIONS

The Clerk stated that no report had been received on outstanding cases of possible contraventions of planning controls.

No new possible planning contraventions were raised by Parish Councillors.

8. PLANNING ITEMS OF URGENT INFORMATION

The Clerk stated that follow up correspondence to the case officer for planning application 20/01887/CLEU (Saltford Farm 561 Bath Road BS31 3JS. Change of use of land for stationing of residential caravan (Certificate of Lawfulness for an Existing Use)) had been sent in July. This correspondence was to clarify that on making its response submitted on 8 July 2020, Saltford Parish Council had no evidence itself to suggest that the claim made by the applicant for the period of use of the caravan for residential purposes was other than that claimed by the applicant. Saltford Parish Council therefore left it to B&NES Council to determine the CLEU application based on its interpretation of evidence provided and any other information in its possession.

The Clerk stated that B&NES Council Ward Cllr Duncan Hounsell had informed SPC that the following types of applications will now be referred automatically to B&NES Council Planning Committee:

- Any applications for which the Council or ADL (Aequus Developments Limited) is the applicant, involving more than two properties, will be reported to the Planning Committee unless the Chair of the Planning Committee deems them too trivial, in which case they will be dealt with under officer delegation (Note ADL is the Council's property arm).
- All applications for fossil fuel exploration or extraction; or for commercial infrastructure for energy generation using fossil fuels will be determined by the Planning Committee.

9. NEW PLANNING APPLICATIONS

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

20/02278/FUL - 25 Witney Close Saltford BS31 3DX. Erection of single storey front extension with lean-to roof to provide a new utility room and entrance area. Mr & Mrs Ashworth

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

20/02349/FUL - 3 Somerville Close Saltford BS31 3HT - Erection of single storey rear extension, existing garage to be demolished and rebuilt at the side of the house and front garden to be converted into driveway (Resubmission). Paul Hodgkinson

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

20/02385/FUL The Old Coach House Manor Road Saltford BS31 3AF. Erection of a single storey extension, covered accessway and internal and external alterations. JMW Solicitors LLP

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

20/02445/TPO - Elm House Chestnut Walk BS31 3BG - Beech (T1) - To be crown reduced to previous reduction points (3m). Mr Richard Godwin

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

20/02524/FUL - 5 Golf Club Lane Saltford BS31 3AA. Erection of single storey extension to the front of the house and dormer. Mr David & Miss Stella Isaacson/ Ball

It was resolved that B&NES Council be advised that this Council **COMMENTS ON** this application:

COMMENT: Saltford Parish Council is aware of concerns raised by a neighbour concerning the effect of privacy from the proposed new dormer window. Serious consideration should be given to amending that aspect of the design to mitigate this potential loss of privacy to the neighbouring property.

20/02479/OUT- Parcel 1991, Bath Road, Keynsham, Bath and Northeast Somerset.

Outline application for up to 5,950sqm (GEA) of flexible use commercial development falling within Use Classes B1(b), B1(c), B2, and B8 with primary access onto Bath Road. All matters reserved except access. Places for People Strategic Land.

It was resolved that B&NES Council be advised that this Council **OBJECTS** to this application:

OBJECT: Saltford Parish Council is seriously concerned that the application grossly underestimates the vehicle movements for this proposed development which would have significant consequences for the safety of pedestrians and cyclists including school students from Saltford attending local schools etc.

Saltford Parish Council is concerned that this proposal for another junction on the A4 between Saltford and Keynsham would add traffic movement and congestion to an already busy road (part of the B&NES strategic highway network) and as a result increase air, and noise pollution and effect road safety.

The number of road movements would appear to be an underestimate when considering the number of car parking spaces (69) proposed for the site, added to the fact that at this stage the final use of the site is unknown.

This junction and the increase in traffic that it will bring should not be considered in isolation but must be considered by B&NES in respect of its effect on the A4 and the people that live close to it with the decisions that have recently been taken for an additional junction for Hygge Park and the School, and the new commercial build at Glenavon Farm. Those decisions need to be considered together with the proposed strategic housing development for the North of the A4 and the further development of commercial sites connecting to this section of the A4. B&NES Council also needs to take into consideration any effect on the A4 of vehicles rerouting through Saltford to circumvent the Clear Air Zone (CAZ) charges of Bath.

In respect of road safety Saltford Parish Council would be opposed to the removal of the refuge island on the A4 opposite and the A4 layby at the front of the site.

We are concerned at the proposed use of heavy goods vehicles using the site and the congestion that they will cause whilst entering and leaving. On considering the plans we are also concerned that the site could become a distribution centre for transfer of goods to smaller vehicles so that they could serve Bath and Bristol city centres thereby further increasing vehicle movements.

Before the Covid-19 lockdown local roads and the A4 between Keynsham and Saltford struggled to cope with traffic volumes at peak periods and it is not yet known how travel patterns will change after the pandemic, e.g. increased or reduced use of public transport or of private vehicles including for additional local journeys by those working from home. We ask B&NES Council therefore that any new development between Keynsham and Saltford must be preceded, not followed, by new transport infrastructure to prevent further congestion and gridlock at peak periods as economic activity recovers.

With the many pressures on biodiversity and food security from habitat loss, climate change and other factors, we are concerned that this proposal would result in loss of valuable agricultural land.

We note and share the concerns expressed by B&NES Council's Landscape Team on 28.2.2020 concerning the indicative layout that may impact negatively on mitigation of the development's landscape and visual impact, compensatory tree planting provision, enhancement of green infrastructure and the retention and strengthening of existing boundary vegetation. We also agree that the location of the proposed access and the size and location of the indicative buildings would clearly have an impact on existing landscape character and views.

Given the above comments Saltford Parish Council would ask for these to be considered fully by B&NES Council and the decision that it takes over the development of the site to fully account for its effect on the community in Saltford as well as those who commute and/or travel through, or to and from, Saltford each day.

20/02683/TCA - Springside 25 High Street Saltford BS31 3ED. Thuja plicata (T1) – Fell. Taxus baccata (T2) - Remove low north-west lateral branch. Ilex aquafolium (T3) – Fell. Sycamore (T4) - Crown thin by 15 percent. Mrs Sarah Rees-Leonard

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

20/02694/VAR - 22 Uplands Road Saltford BS31 3JJ. Variation of conditions 2 (Plans List) and 8 (Removal of PD) of application 19/03008/VAR. (Variation of condition 2 attached to application 18/01449/FUL (Erection of 1no. 2bed single storey dwelling (resubmission)). Mr David Lamb

It was resolved that B&NES Council be advised that this Council **OBJECTS** to this application:

OBJECT: Saltford Parish Council remains concerned that the proposed dwelling is not in keeping with the design, character and nature of the properties in the immediate neighbourhood and that it will have an imposing effect on its immediate neighbours in such a confined space.

The meeting closed at 8:10 pm

Date of next Saltford Parish Council meeting: Tuesday 1st September 2020 (remote via Zoom)

Chairman.....

Date confirmed and signed.....