



SALTFORD PARISH COUNCIL PLANNING COMMITTEE

**Minutes of the meeting of the Planning Committee held
at Saltford Hall on 2 August 2022 at 7.15 pm**

PRESENT

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

Officer: Lottie Smith-Collins

1. MINUTES

The minutes of the Planning Matters section (Item 8) of the Parish Council meeting held on 5 July 2022 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend this meeting were received from Cllr Jon Godfrey. It was noted that Cllr Sally Turner had not been summoned to the meeting (in error).

3. DECLARATIONS OF INTEREST

No interests were declared.

4. PUBLIC TIME

There was one member of the public present.

5. CHAIR'S ANNOUNCEMENTS

The Chair of Planning Committee, Cllr Phil Harding, shared that following representations made by SPC and others to the Secretary of State via Jacob Rees-Mogg MP (as resolved under [Item 8.e at the June meeting](#)) about the B&NES Council decision on application 20/02673/OUT (213 dwellings at 'Withies Green' - Land Parcel 0005, Bath Road, Keynsham), on 4 July 2022 the Secretary of State for Levelling Up, Housing and Communities had informed B&NES Council not to grant permission on this application without specific authorisation to enable him to consider whether he should direct under Section 77 of the Town and Country Planning Act 1990 that the application should be referred to him for determination. The decision to issue this Article 31 was made by the Minister of State for Housing, Stuart Andrew MP.

6. DECISIONS AND APPEALS

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

22/01340/FUL - Glenavon Farm 331 Bath Road Saltford BS31 3TJ. Change of use from Retail (Class E[a] and ancillary storage to: (Unit 1) retail (comparison good only) unit (Class E[a], and (Unit 2) a dual use comprising (i) a flexible leisure unit (Class E[d]) and (ii) storage and distribution (Class B8), and 23 No. additional parking spaces in the existing communal car parking area. Glenavon Farm

Partnership And Kindle Ltd

22/02170/FUL - 43 Claverton Road West Saltford BS31 3DU. Erection of single storey rear extension. Mr Andrew Martin.

The Clerk reported that the following application has been WITHDRAWN:

22/01548/FUL - Selwood Manor 396 Bath Road Saltford BS31 3DQ. Convert garage to two storey annex. Erection of a side roof extension and rear kitchen extension with changes to front wall and gate (Resubmission). M Randhawa

The Clerk reported that an APPEAL has been made to the Planning Inspectorate in respect of the following application:

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.

7. POSSIBLE PLANNING CONTRAVENTIONS

Following the resolution made at the July 2021 meeting (Item 8.b regarding a possible change of use at the fields in Kelston opposite Mead Lane and The Shallows), it was reported that SPC has again contacted B&NES Council's Planning Enforcement team for an update on actions and approached other relevant B&NES Council departments for support. SPC has received numerous complaints from both residents and visitors regarding the use of this field and recognises the wider impact - and associated concerns – its use has on other visitors, residents, businesses, B&NES Council services and police resource throughout the village.

Following the resolution made at the July 2022 meeting (Item 8.b) regarding a paddleboarding business advertising on The Shallows river bank, B&NES Council's Planning Enforcement team have allocated a case officer and will update SPC at regular intervals regarding progress with the case.

Following the resolution made at the June 2022 meeting (Item 8.b) B&NES Council's Planning Enforcement team had confirmed that a case had been allocated to an officer for investigation regarding a new sign on the A4 Bath Road situated on greenbelt land near speed signs (SPC's concerns related to size, location and safety). SPC's Planning Committee resolved to add information to this enforcement case to make B&NES Council aware of its concerns relating to the size and number of other prominent advertising signs at this site, which is situated in green belt and adjacent to the highway.

8. PLANNING ITEMS OF URGENT INFORMATION

None reported.

9. PLANNING APPLICATIONS

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

22/02480/FUL - 75 Uplands Road Saltford BS31 3HN. Erection of a new porch and provision of a roof conversion to include accommodation. Mr Stephen Allen

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

22/02663/TCA - 11 High Street Saltford BS31 3ED. G1 - Group of conifer trees that form a hedge - Fell due to excessive shading, low amenity value and major deadwood. Ms Marion Biles

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

22/02737/TCA - Hill House 52 High Street Saltford BS31 3EJ. T1 - Yew - Crown Reduce 1-2 metres. T2 - Laurel - Reduce height by 1 metre, crown lift. Mr Jon Shep

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

22/02717/FUL - 7 Beech Road Saltford BS31 3BE. Proposed conversion of existing detached garage into holiday home. Mr Steve Jenkins

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

COMMENT: Saltford Parish Council welcomes the application's commitment to sustainable building practices (use of existing building to avoid demolition waste, insulation, solar PV, etc.). However, the Parish Council is concerned that inserting a small holiday home between two dwellings, and in close proximity to an existing neighbouring dwelling (No. 5) within Beech Road, a residential road leading directly onto Saltford's Conservation Area, would set an unwelcome precedent for Saltford. This planning application is therefore contrary to B&NES Placemaking Plan (2017) policy D2 (a) local character and distinctiveness - site context.

Furthermore, the application's Design and Access Statement suggestion that there is "ample street parking available" is not correct. Beech Road is used for parking by Bristol to Bath bus commuters, visitor parking, and for parking by staff working 24/7 in Chestnut Avenue's Kingfisher Lodge Care Home and shop staff for the Bath Road shops nearby. Additionally, Saltford receives more visitors by car than its carrying capacity (road and parking space) can take during periods of hot weather causing gridlock and blocking access for emergency vehicles etc., so any new visitor/holiday accommodation must have sufficient off-street parking to avoid exacerbating this situation that is of growing concern to our community.

If despite the Parish Council's concerns as expressed in this response, B&NES Council decides to approve the application whilst ensuring adequate off-street parking is provided, an approval condition should reflect Placemaking Plan (2017)

policy RE7 that requires appropriate planning conditions for new visitor accommodation to “prevent permanent residential use of the accommodation”.

22/02733/LBA - 61 High Street Salford BS31 3EW. Internal and external alterations to include replacement of windows and doors, minor internal alterations, minor landscape alterations, reinstatement of one opening and the creation of an external boiler store. Messrs. Grogono-Thomas & Hobdey

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

22/02732/FUL - 61 High Street Salford BS31 3EW. Replacement of windows and doors, minor internal alterations, minor landscape alterations, reinstatement of one opening and the creation of an external boiler store. Messrs. Grogono-Thomas & Hobdey

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

The meeting closed at 7.55pm

Date of next Salford Parish Council meeting: Tuesday 6 September 2022 in the Avon Room at Salford Hall.

Chairman.....

Date confirmed and signed.....