



**SALTFORD PARISH COUNCIL
PLANNING COMMITTEE
Tuesday 1 August 2023,
7:15pm, Avon Room at Saltford Hall**

AGENDA

1. MINUTES

To confirm as a correct record the minutes of the Planning Matters section (item 9) of the Parish Council meeting held on 4 July 2023 ([draft minutes](#) are on SPC's website).

2. APOLOGIES FOR ABSENCE

To receive any apologies received by the Clerk for inability to attend this meeting.

3. DECLARATIONS OF INTEREST

To receive any declarations of Members' interests in any item on the agenda.
The Council's Code of Conduct defines where a Member has a declarable interest and the effects of declarable interests on participation.

4. PUBLIC TIME

To receive any statements by members of the public on matters on the Parish Council Planning Committee agenda, limited to three minutes per person.

5. CHAIR'S ANNOUNCEMENTS

To receive any announcements from the Chair of Planning Committee.

6. DECISIONS AND APPEALS

To note any decisions and any appeals to the Planning Inspector made in respect of Saltford planning applications.

7. PLANNING CONTRAVENTIONS

To receive any updates on matters which have been referred to B&NES Council regarding possible contraventions of planning controls.

To receive information following concerns raised about the construction of an outbuilding at an address in Homefield Road in the Saltford Conservation Area. To resolve whether to report as a possible planning contravention to B&NES Council's Planning Enforcement team.

To receive any reports of new possible planning contraventions.

8. PLANNING ITEMS OF URGENT INFORMATION

To receive any reports of urgent information related to planning matters.

9. NEW PLANNING APPLICATIONS

To consider the following planning applications in respect of which B&NES Council, the planning authority, has invited comments (information is [available online](#) via the B&NES Council planning portal):

23/02365/TCA - The Old Rectory The Shallows Saltford BS31 3EU. Yew - T3 - Fell, the canopy of this tree has now collided with the lower canopies of trees T2 and T4. Mr Chris Westcott

23/02397/FUL - Lemsford The Glen Saltford BS31 3JP. Erection of balcony following the demolition of existing balcony. Refurbishment of the existing raised patio, construction of new retaining walls with balustrades and remodelling of staircases. Mr Chris Beer

23/02564/TCA - Saltford House High Street Saltford BS31 3ED. T1- Sycamore, repollard to ensure structural integrity. Ivor Ford (*original consultation wording received as follows: T1-Beech Tree, pollard to ensure structural integrity. Ivor Ford*)

10. PLANNING POLICY: LOCAL PLAN UPDATE (INCLUDING 'SALTFORD SOUTH' LANDSCAPE DESIGNATION REQUEST)

To receive an update on the B&NES Council new Local Plan, including SPC's request for 'Saltford South' landscape designation (AGLV or LGS) including a summary from the B&NES 2022-2042 Local Plan Workshop for Keynsham and Saltford area held in July as attended by Cllr Phil Harding.

To receive any further updates and if relevant to discuss any possible actions with regards to the B&NES Council Local Plan, including those relating to SPC's resolution to request landscape designation for 'Saltford South'.

11. LOCAL GREEN SPACE SUPPORT REQUEST FROM B&NES ALLOTMENT ASSOCIATION

To resolve a view on B&NES Allotment Association's request to B&NES Council for Local Green Space (LGS) designation at the Wick House Close allotment site. (The land at the allotment site at Wick House Close is owned by Curo, Saltford Parish Council holds an agreement with Curo to manage the allotment site). To resolve whether to submit a comment for the request to B&NES Council.

12. ITEMS OF URGENT INFORMATION FROM COUNCILLORS

To receive any reports of urgent information from Parish Councillors.

