



SALTFORD PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held
at Saltford Hall on 1 August 2023 at 7.15pm

PRESENT

Councillors: Phil Harding (Chair of Planning Committee), Jon Godfrey (SPC Chair) and Andy Rice. **Officer:** Lottie Smith-Collins

1. MINUTES

The minutes of the Planning Matters section (Item 9) of the Parish Council meeting held on 4 July 2023 were confirmed as a correct record.

2. APOLOGIES FOR ABSENCE

Apologies for inability to attend were received in advance of the meeting from Cllrs Gary Graveling and Paul Smith.

3. DECLARATIONS OF INTEREST

Cllr Jon Godfrey declared an interest in item 9 '23/02564/TCA - Saltford House High Street Saltford BS31 3ED. T1- Sycamore, repollard to ensure structural integrity. Ivor Ford. *(original wording on consultation: T1-Beech Tree, pollard to ensure structural integrity. Ivor Ford)*' as he is a neighbour of the applicant. Cllr Godfrey stated that he would participate in the discussion and vote.

4. PUBLIC TIME

There was 1 member of the public present.

5. CHAIR'S ANNOUNCEMENTS

The Chair of Planning Committee, Cllr Phil Harding, announced that he had attended the B&NES Council Local Plan Workshop for the Keynsham and Saltford area on 18 July, and that he would provide a report under item 10 'Planning Policy: Local Plan update (Including 'Saltford South Landscape designation request)'.

6. DECISIONS AND APPEALS

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

23/01882/FUL - 2 Howard Close Saltford BS31 3AS. Erection of single storey rear extension and conversion of garage. Mr David Entwistle

23/01912/FUL - 1 Justice Avenue Saltford BS31 3DR. Erection of single storey rear extension and two storey side extension. Mrs Claire McKenzie

23/01414/FUL - 57 Norman Road Saltford BS31 3BH. Erection of a detached outbuilding. Miss Katie Sapsed

7. POSSIBLE PLANNING CONTRAVENTIONS

The Clerk informed the committee that SPC had received a response for 22/00284/ADVERT (business advertising sign on The Shallows) which had stated that a breach of planning had not occurred. In response SPC had requested further information about B&NES Council policy for advertising business use on B&NES Council owned amenity spaces, and that SPC awaited further response.

The Clerk reported that the Council had received concerns about the construction of an outbuilding at The Craig West, Homefield Road, located in the Saltford Conservation Area. The Council resolved to report the outbuilding as a possible planning contravention to B&NES Council's Planning Enforcement team, due to the dimensions and position possibly being in breach of permitted development in a conservation area.

8. PLANNING ITEMS OF URGENT INFORMATION

Cllr Jon Godfrey shared information that concerns had been raised regarding the condition of, and activity immediately adjacent to, a Grade II listed building in the Saltford Conservation Area. The Council agreed that further information would be sought and if required the matter would be an item on the September agenda.

9. PLANNING APPLICATIONS

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

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

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

COMMENT: It is regrettable that the Yew tree was not managed with periodic pruning to avoid the claimed necessity for removal. The applicant should be encouraged to plant a replacement Yew within the garden as Yew trees provide valuable wildlife habitat in Saltford as well as contributing to the Conservation Area's tree cover.

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

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

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

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

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

Cllr Phil Harding provided a summary following his attendance at B&NES Council’s Local Plan workshop for the Keynsham and Saltford area on 18 July 2023. Cllr Harding shared information from the workshop, including that the ‘housing need’ for the B&NES area had been identified as 14,500 over the new Local Plan period 2022-2042, at the rate of 750 p.a.

Cllr Harding stated that it had been expressed at the workshop that Keynsham Town Council (KTC) and Saltford Parish Council had a shared objective of protecting the Green Belt between and around the two settlements. He added that the recent co-operative working between KTC and SPC, including seeking landscape designations at ‘Saltford South’ and ‘Keynsham East’, was proving a positive and helpful way forward to protect the two communities from unsustainable development. Cllr Harding added that the next meeting with B&NES Council’s Planning Policy officers and KTC regarding the landscape designation bids would take place in the autumn.

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

Following the B&NES Allotment Association’s request for SPC to support its application for Local Green Space (LGS) designation at the Wick House Close allotment site, it was resolved that a support comment would be submitted to B&NES Council’s Planning Policy team. The decision was made considering information received that Curo (the owners of the land at the Wick House Close allotment site) had expressed its support of the request to SPC, and that Curo was engaging with members of the B&NES Allotment Association.

12. ITEMS OF URGENT INFORMATION FROM COUNCILLORS

Cllr Andy Rice raised concerns about safety and potential environmental hazards at the location of planning enforcement case ‘Parcel 8831 Bath Road (land between 584 and 586 Bath Road, Saltford)’. It was acknowledged that B&NES Council’s Enforcement Team had taken action to request the landowner to remove the end-of-life vehicles and tyres by the 29 August. It was agreed that SPC would raise safety concerns with the Case Officer should removal not have occurred by the end of the month, with an update to be provided to the Council at SPC’s September meeting if possible.

The meeting closed at 8:30pm

Date of next Saltford Parish Council (full council) meeting: Tuesday 5 September 2023 in the Avon Room at Saltford Hall.

Chair.....

Date confirmed and signed.....