



**SALTFORD PARISH COUNCIL
PLANNING COMMITTEE
Tuesday 5 August 2025,
7:15pm, Avon Room at Saltford Hall**

AGENDA

1. MINUTES

To receive, update if required, and confirm as a correct record the 'Item 10 - Planning Matters' section of the minutes of the meeting of the Council held on Tuesday 1 July 2025 (draft copy available on the [website](#) and on the screen).

2. APOLOGIES FOR ABSENCE

To report any apologies received by the Clerk from Planning Committee members 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.*

(Items 1 to Item 3: 5 minutes)

4. PUBLIC TIME

In accordance with Standing Orders, to receive any addresses or statements by members of the public on an item (or items) on the Parish Council agenda. Members of the public may address the Council on items that include 'to RESOLVE' only. Speakers are limited to three minutes per person.

(Up to 15 minutes, at the Committee Chair's discretion)

5. PLANNING CHAIR'S ANNOUNCEMENTS

To receive any announcements from the Chair of Planning Committee.

6. FUTURE AGENDA ITEMS

Further to items proposed outside of the meeting by Councillors, to receive any additional item suggestions from Councillors for a future agenda under 'Planning Matters', to include proposed actions and information.

7. DECISIONS AND APPEALS

To note any decisions by B&NES Council and any appeals to the Planning Inspector

made in respect of Salford planning applications.

8. PLANNING CONTRAVENTIONS

Planning contraventions: Salford Parish Council, as can any resident, can [report something to Planning Enforcement](#) (B&NES Council is the Planning Authority). Further information on [SPC's Possible Planning Contraventions](#) page.

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

ii.a To receive reports of and/or to raise any new possible planning contraventions.

ii.b To RESOLVE to raise an enquiry with the Planning Authority (B&NES Council) about any new possible planning contraventions as raised at the meeting; Or, if a matter is raised at the meeting, to RESOLVE whether to instead discuss at a future meeting prior to a decision being made on any actions.

9. PLANNING ITEMS OF IMPORTANT OR URGENT INFORMATION

To receive any reports of important or urgent information related to planning matters, to include information received from B&NES Council (the Planning Authority).

To receive an update on the second B&NES Council Local Plan Options Consultation process, to include information about key dates relating to the public consultation, as shared at B&NES Council's Parish Liaison meeting in July.

10. CONSULTATIONS ON PLANNING APPLICATIONS IN SALTFFORD:

i. Planning applications (consultations) as received ahead of the issuing of the meeting notice: TO RESOLVE as a statutory consultee responses to the following planning applications in respect of which B&NES Council has invited comments from Salford Parish Council (Further information is [available online](#) on the B&NES Council planning portal):

25/02662/FUL - 451 Bath Road Salford BS31 3AZ. Erection of annexe to provide ancillary accommodation. Shane Davis

25/02721/AR - 480 Bath Road Salford BS31 3DJ. The erection of 3nr new signs, 1nr on the east elevation, and 2nr on the North of the Building at the entrance. There will be 1nr rewrap which is like-for-like dimensionally of the existing fascia sign on the North elevation of the building. Specified signage to be illuminated externally either via trough lighting or built in and covered.
Happy Days Nursery

25/02722/AR - Salford Primary School Claverton Road Salford BS31 3DW. Removal of 3nr existing signs on the building. To be replaced by 3nr new signs and the addition of 1nr New fence sign and 1nr new gate sign.
Happy Days Nursery

25/01405/VAR - Rosemere Homefield Road Salford BS31 3EQ.

Description of Proposal: Revised information - Variation of condition 6 (Plans List (Compliance)) of application 24/00958/FUL (Erection of single storey front and rear extensions, internal refurbishment works, new corner windows to the master bedroom and sitting room, new detached garage and workshop building, external landscaping works and detached gatehouse). H Franklin

ii. Planning applications (consultations) received after the issuing of the meeting notice: To RESOLVE a response to any additional planning consultations received since the publication of the meeting notice, provided that no time extension to the consultation response deadline has been granted by the Planning Authority; Or, to RESOLVE that the Clerk shall submit a response to any such planning consultation(s) using delegated powers (prior to the consultation end date). Details of planning applications can be viewed on the [B&NES Council Planning Portal](#).

(Item 7 to Item 10: 20 minutes)

11. USE OF DELEGATED POWERS – CONSULTATION REF. NO. 25/02545/TPO

To record that SPC had submitted a 'SUPPORT' comment for: '25/02545/TPO - Avon County Rowing Club Saltford Rowing Centre Bath Road Saltford BS31 3JS. T3 poplar to reduce the tree canopy by 6 meters. T4 london plane 3 m reduction , lift lower branches to 4 m. T5 london plane 3 m reduction, lift lower branches to 4 m. T6 london plane 3 m reduction, lift lower branches to 4 m. MH Landscaping'.

To record that the response was resolved using delegated powers on the grounds of Health and Safety following discussion at the July 2025 meeting (Item 10.d.ii).

(3 minutes)

12. HOUSING DEVELOPMENT BOUNDARY (HDB) REVIEW INFORMAL CONSULTATION: LOCAL PLAN

B&NES Council's Planning Policy team has informally consulted Parish Councils about proposed changes to the HDB in the B&NES Council area. No informal proposals for changes to Saltford's HDB have been received from B&NES Council.

To discuss and RESOLVE whether SPC will respond to the Housing Development Boundary (HDB) informal review, and if so, to RESOLVE SPC's response to the HDB informal review by the 6 August end date (Information on Cllrs SharePoint).

Any formal consultation on HDB changes will be included as part of the second B&NES Options Consultation (at which point SPC may resolve its formal view, if any, and subject to any new information as part of the Options Consultation).

(5 minutes)

13. B&NES COUNCIL CONSULTATION ON CHANGES TO THE PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The SPD is a material consideration in decision making by B&NES Council (the Planning Authority) on planning applications. B&NES Council is proposing to update the Planning Obligations SPD to expand its scope to include new obligations required that relate to developer contributions towards GP Surgeries, Early Years (Childcare for children aged nine months to four years old) facilities, SEND (Special educational needs and disabilities) provision and home to school transport. B&NES Council has stated that proposed changes to the SPD also take into account recent national policy changes, updated costs, and updates to the implementation of Local Plan policies.

To note the contents of the B&NES Council consultation on proposed changes to the Planning Obligations Supplementary Planning Document (SPD), and to RESOLVE whether to submit a response. If a response is agreed, to RESOLVE the content of the Council's response ahead of the consultation deadline at 5pm on 29 August.

Information about the consultation and the draft SPD consultation document is available on B&NES Council's website at: www.bathnes.gov.uk/planningspdupdate

(5 minutes)

14. MEETING REQUESTS: UPDATE ON REQUESTS TO MEET WITH WECA MAYOR AND LEADER OF B&NES COUNCIL, FOLLOWING SPC PUBLIC LETTER 'NEW HOUSING WITHOUT COMPROMISING FOOD SECURITY AND NATURE' TO THE DEPUTY PRIME MINISTER ANGELA RAYNER MP

Further to SPC's previous resolutions to seek meetings to discuss SPC's public letter to the Deputy Prime Minister, Angela Rayner MP, titled "[New housing without compromising food security and nature](#)", to receive any updates regarding SPC's requests to hold (separate) meetings with the WECA Mayor and the Leader of B&NES Council.

(5 minutes)

15. PLANNING POLICY: SPC REQUEST FOR 'SALTFORD SOUTH OF THE A4' LANDSCAPE DESIGNATION BY B&NES COUNCIL (AGLV OR LOCAL GREEN SPACE)

To receive an update from members of the Planning Policy Working Group about SPC's bid for landscape designation protection for 'Saltford South of the A4', to include a request to meet with members of the Planning Policy team with regards to SPC's 'Historic Fields' paper.

To consider relevant information related to SPC's request to gain additional protection for Saltford's Green Belt (if any) and associated actions to be considered by the Planning Policy Working Group.

(5 minutes)

[END]