

**Minutes of the meeting of the Planning Committee  
Held on 21<sup>st</sup> June 2010 at 7.00 p.m. in the Jubilee Hall**

**Present:** Cllrs. Brian Lee (Chairman), John Cutland, Mike Webb, Terry Hunt  
Bob Phillips (Clerk).

**Apologies accepted for absence**

None

**1. Public Participation**

Mr & Mrs Geoff Stott of Paddock Gardens.

**2. Declaration of Interests**

None

**3. Planning Applications**

**9.133 Resolved.** The Parish Council have no objection to the applications listed below.

PT10/1344/F	The Old Post Office, Gloucester Rd. Rudgeway.	Erection of single storey side extension to enclose existing store.
PT10/1483/F	Firtrees. 6 Gloucester Rd. Rudgeway.	Erection of detached garage

**9.134 Resolved.** The Parish Council objects to all three applications listed below.

The Parish Council is appalled that these three applications are being considered separately as they are all on the same site and the application is made by a single developer.

To ensure our objections are listed against each application, large elements of each will be repeated.

Alveston Parish Council objects the application listed below for the following reasons:

PT10/1275/F	Oak House, Davids Lane, Alveston	Erection of 2no. Dormers to front (west) elevation to provide additional living accommodation. Erection of detached garage. Creation of new vehicular access.
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1. No site planning application notice has been posted
2. The proposed line of the dormer roof is out of character with the existing close properties in Paddock Gardens.
3. Neither the tiles on the proposed roof nor the introduction of cedar cladding are in keeping with the most closely adjoining properties in Paddock Gardens.
4. The proposed windows will overlook adjoining properties.

5. The proposed new garage, the second garage on the site, is in advance of the building line of the adjacent properties in Paddock Gardens. This garage is out of context with all the other properties in Paddock Gardens whose garages are mostly integrated into the building.
6. The addition of a new garage significantly reduces the available parking space and with the property close to the junction with Davids Lane will make on-road parking and increased traffic problems inevitable.

Alveston Parish Council objects the application listed below for the following reasons:

PT10/1270/F	Oak House, Davids Lane, Alveston	Erection of 1no. Detached dwelling with garage, cycle store and associated works. Creation of new vehicular access to existing dwelling.
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1. No site planning application notice has been posted.
2. We are concerned that the plans and design and access statement gives an incorrect address, an incorrect description as being of two storeys when in fact its three and an incorrect description of the site in relation to the most closely adjoining properties.
3. The plans have no dimensions with no scaling possible.
4. The proposed design is totally out of character with the existing properties in Paddock Gardens and will significantly detract from the openness and rural feel to this part of the village.
5. The design and materials of this proposed dwelling mirrors those recently built in Davids Lane and despite the claims of the single developer, it does not reflect the theme of development in the rest of the village.
6. The design of this much larger property than those adjacent will be contrary to policies H.4A & B
7. The steep pitch to the roof and the inappropriate "black" tiles are out of keeping with the adjacent houses in Paddock Gardens.
8. We are particularly concerned about the overall height of this property which is sited on what is probably one of the highest points in Alveston. The plans give no indication of the height so it is very difficult to judge but must give cause for concern.
9. The number of parking spaces for a five bedroom house is inadequate.
10. To remove the boundary hedge will significantly detract from the pleasant and rural feel to the entrance to Paddock Gardens and the Council feel that the 30+ years it has been in place lends a feel of continuance and quietness to the area.
11. The addition of this dwelling will significantly overdevelop the area.

Alveston Parish Council objects the application listed below for the following reasons:

PT10/1274/F	Oak Lodge, Davids Lane, Alveston	Erection of 1no. Detached dwelling with attached garage and associated works.
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1. No site planning application notice has been posted.
2. We are concerned that the plans and design and access statement gives an incorrect address, an incorrect description as being of two storeys when in fact its three and an incorrect description of the site in relation to the most closely adjoining properties.
3. The plans have no dimensions with no scaling possible.
4. The proposed design is totally out of character with the existing properties in Paddock Gardens and will significantly detract from the openness and rural feel to this part of the village.
5. The design and materials of this proposed dwelling mirrors those recently built in Davids Lane and despite the claims of the single developer, it does not reflect the theme of development in the rest of the village.
6. The design of this much larger property than those adjacent will be contrary to policies H.4A & B
7. The steep pitch to the roof and the inappropriate "black" tiles are out of keeping with the adjacent houses in Paddock Gardens.

8. We are particularly concerned about the overall height of this property. The plans give no indication of the height so it is very difficult to judge but must give cause for concern.
9. The number of parking spaces for a five bedroom house is inadequate.
10. To remove the boundary hedge will significantly detract from the pleasant and rural feel to the entrance to Paddock Gardens and the Council feel that the 30+ years it has been in place lends a feel of continuance and quietness to the area.
11. The addition of this dwelling will significantly overdevelop the area.
12. The proposed dwelling will have a detrimental effect upon the mature tree immediately to the east but within the boundaries of the Alveston House Hotel.

**9.135 Resolved.** The Parish Council objects to the application listed below for the following reasons:

1. The proposal is an overdevelopment of the site
2. The access road is too small.
3. The size and dimensions of the proposed dwelling is out of character with adjacent properties.

PT10/1198/O	Stanley Cottages, 7 The Down, Alveston	Erection of 1no dwelling (Outline) with all matters reserved
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#### 4. Planning Permissions Granted

SG Council has granted permission for the following applications:

PT10/0605/F	Hilltop, Old Glos Rd. Alveston	Erection of first floor and single storey rear extension to form additional living accommodation. Erection of detached double garage and store.
PT10/0277/F	30 Strode Common	Erection of single storey rear and first floor side extension over existing garage to include front and rear dormer windows and rear balcony to provide additional living space.
PT10/0634/LB	Dial House, The Street, Alveston	Erection of single storey rear extension. Erection of 3.9 metre rear boundary wall. Internal & external alterations to include replacement windows and conservation roof light to rear elevation
PT10/0476/RVC	Wyman Dillon Ltd. Silverhill	Removal of conditions 03 (single office) and condition 05 (use of flats) attached to planning permission P93/1595 dated 17th June 1993

#### 5. Planning Permissions Refused

SG Council has refused permission for the following application

PT10/0481/F	8 Thornbury Rd. Alveston	Erection of two storey side extension to form 1 no semi detached dwelling with associated works
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**6. Applications Withdrawn**

None

**7. Notice of appeal (Written Submissions)**

None

**8. Appeal decisions**

None

**9. Enforcement Investigation.**

	Minerva, 15 Gloucester Rd. Rudgeway.	Investigation to be carried out within 10 days of 19 <sup>th</sup> May.
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**10. Representations at Planning Meetings**

None

**11. Enforcement**

None

**12. Information**

None

**13. Any Other Business**

None

The meeting closed at 7.35 pm