

**Minutes of the meeting of the Planning Committee
Held on 19th July 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

None

2. Declaration of Interests

None

3. Planning Applications

The Applications listed below are to be the subject of a site visit by SG Development Control (West) Committee on 22nd July prior to them making a decision. Cllr Brian Lee has agreed to act as the Parish Council representative at the meeting.

9.135 Resolved. The Parish Council objects to the revised 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.
-------------	----------------------------------	---

1. Whilst the Council accepts that the amendments made to the plans are a great improvement, they do little to address the lack of cohesion with neighbouring properties.
2. 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.
3. The changes to the site of the 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.

9.136 Resolved. The Parish Council objects to the revised 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.
-------------	----------------------------------	--

1. The elevations in the plans are incorrect and show the roofline lower than the actual and give a distorted impression of the street scene. The roof on the proposed property is too high.
2. The steep pitch to the roof and the inappropriate "black" tiles are out of keeping with the adjacent houses in Paddock Gardens.
3. 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.
4. The number of parking spaces for a five bedroom house is inadequate.

5. 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.
6. The addition of this dwelling will significantly overdevelop the area.

Letter from Mr & Mrs G Mitchell, 3 Paddock Gardens

The Committee discussed the letter received from Mr & Mrs Mitchell in which they suggest that if planning permission is granted, the SG Highways Department consider applying parking restrictions to some of the roadsides near the junction of Paddock Gardens and Davids Lane.

9.137 Resolved. The Parish Council to send a letter to the SG Highways Department asking that, in the light of the increased housing at the junctions they consider applying parking restrictions to the vicinity of Davids Lane, Courville Close and Paddock Gardens.

4. Planning Permissions Granted

SG Council has granted permission for the following applications:

PT10/1483/F	Firtrees. 6 Gloucester Rd. Rudgeway.	Erection of detached garage
PT10/1117/F	Rookery Farm, Shellards Lane, Alveston	Change of use of Land and ancillary buildings from mixed use (Class C3) and (Class B1) to (Sui Gneris) to enable storage of deceased at Rookery Farm and ancillary buildings as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended)
PT10/1151/F	14 The Square, Alveston	Erection of two storey side extension to form integral garage and additional living accommodation (amendment to previously approved scheme PT07/3482/F to change front dormer.)

5. Planning Permissions Refused

SG Council has refused permission for the following application

PT10/1274/F	Oak Lodge, Davids Lane, Alveston	Erection of 1no. Detached dwelling with attached garage and associated works.
-------------	----------------------------------	---

6. Applications Withdrawn

PT10/1198/O	Stanley Cottages, 7 The Down, Alveston	Erection of 1no dwelling (Outline) with all matters reserved
-------------	---	--

7. Notice of appeal (Written Submissions)

None

8. Appeal decisions

None

9. Enforcement Investigation.

None

10. Licence Application

Mr Serkan Bilgic (Sizzles)	Street Trading Licence renewal	A38 Layby at Silverhill.
-------------------------------	--------------------------------	--------------------------

9.138 Resolved. The Parish Council objects to the renewal of this street trading licence for the following reasons:

1. We object in principle to the use of this location to any trader due to its proximity to nearby houses and the attraction it makes to noisy customers. The local residents are significantly disturbed by this and the other trader on the site.
2. The hedges, neighbouring land and the lay-by are covered with rubbish, food waste, excrement, discarded packaging and other detritus.
3. The lay-by road edges are all but destroyed by parked vehicles.
4. Despite the attempts by the trader to keep his space limited, the layby roadway is not wide enough to allow heavy goods vehicles to negotiate past the trader's vehicle without resorting to driving over the kerb which is in a very poor state. This effectively blocks the layby to heavy goods vehicles which removes a main reason for its existence.

11. Enforcement

None

12. Information

None

13. Any Other Business

None

The meeting closed at 7.30 pm