

**Minutes of the meeting of the Planning Committee
Held on 7th Feb 2011 in the Bush Room**

Present: Cllrs. Mike Webb (Chairman), John Cutland, Terry Hunt, Phil Squires,
Bob Phillips (Clerk).

Apologies accepted for absence

Cllr Brian Lee

1. Public Participation

None.

2. Declaration of Interests

None

3. Planning Applications

9.157 Resolved. The Parish Council has no objection to the applications listed below.

PT11/0128/TRE	39 Wolfridge Ride, Alveston	Works to fell 1no. Silver Birch tree and re-pollarding of 1no. Ash tree covered by TPO 0033 dated 13 Jan 1971
PT11/0215/F	Lawnes Farm, Forty Acre Lane, Alveston	Erection of two storey side extension to provide additional living accommodation. Resubmission of PT10/1918/F

4. Planning Permissions Granted

SG Council has granted permission for the following application:

PT10/3348/F	Barn Cottage, Church Rd. Rudgeway	Alterations to roof to facilitate the conversion of existing store/workshop to form self contained annexe ancillary to main dwelling (re-submission of PT10/2791/F)
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Parish Council Consultation response. The Parish Council has no objection in principle to the application listed below but we strongly support the recommendations of the Conservation Officer to maintain the traditional appearance of the building and its relationship to others in the group

5. Planning Permissions Refused

SG Council has refused permission for the following application:

PT10/3410/F	Strode House, Strode Gardens	Erection of two storey side and rear extension and single storey front extension to provide additional living accommodation. (Resubmission of PT09/6036/F)
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Parish Council Consultation Response: The Parish Council has no objection to the application

6. Applications Withdrawn

None

7. Notice of appeal (Secretary of State)

PT10/2575/F	Wychwood, Church Rd. Rudgeway,	Change of use of land from agricultural to residential. Formation of access, driveway and hard standing. (Retrospective) Re-submission of PT10/0200/F
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8. Representation at Planning Meetings.

None

9. Appeal decisions

None

10. Enforcement Investigation.

None

11. Licence Application

Renewal	Simply Delicious, A38 Layby, Rudgeway.	Street Trading Licence
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9.156 Resolved. Following consultation with local residents, Alveston Parish Council reluctantly supports the licence renewal but with the following proviso's.

1. The trader to be strongly advised of his requirement to be more in tune with the community in which he operates. He should take particular note of any anti-social behaviour that occurs around his trading premises and make reports of all incidents to the police.
2. The hours of trading should be reduced by one hour to close at 23.00 hrs daily. (The local evidence provided suggests that nearly all the problems of noise, litter and anti-social behaviour occurs after 11.00pm)
3. Any generators used should be more adequately silenced.
4. The serving hatch of the traders van should face away from the road to limit the "horn beeping" from passing traffic.

Despite the good work of residents, Parish and District councillors and officers from the District Council, we are appalled with the general state of the lay-by. The Parish Council feel that there has been gross mismanagement of tax-payers money to counter the effects of this traders business and we continue with our view that this is the wrong site for this type of trader. However, we are assuming that once again our views and those of the local residents will be completely ignored if we respond to the consultation with that view. We therefore, reluctantly support the application provided the modifications are made.

12. Enforcement

None

13. Information

None

14. Any Other Business

14.1. Oak House, Davids Lane, Alveston - COM/10/0877/BOC & COM/10/0981/BOC

Condition 6 of the planning application in relation to the approved landscaping scheme. On 24th November 2010 the planning enforcement officer advised that either remedial works should be carried out to remove the fence and re-plant the hedge, or an application should be submitted for the removal or variation of the condition. The property developer was given 14 days to inform the department of their intentions and 1 month to action them. If they do not comply with this then the enforcement team will assess the expediency of taking formal enforcement action.

24th Jan 2011 – Confirmation from the enforcement officer that planting is complete behind the boundary wall. He is suggesting we wait for the application for the removal or variation of the condition.

After examining all the relevant documentation about this enforcement case, the committee was frustrated in understanding what was happening. It was agreed to write to South Glos Council in the hope that we could gain some clarity.

P110207-1 To write to SG Planning Enforcement officer to establish exactly what are their intentions with the issues at Oak House, Davids Lane. Action to Clerk

14.2. Consultation on draft supplementary planning guidance document – Shop fronts & Advertisements.

Noted.

14.3. Revisions to the South Gloucestershire list of locally listed buildings

The listed buildings information was noted. Members suggested it may be useful to have a list of the properties in the Parish which are listed. The Clerk to investigate.

The meeting was closed at 7.29pm.