

## Minutes of the meeting of the Planning Committee Held on Monday 5<sup>th</sup> August 2013 in the Bush Room

**Consulted:** Cllrs. Brian Lee (Chairman) (BL), James Sumner (JS), Steve Blick (SB), John Cutland (JC), Terry Hunt (TH)  
Graham Smith (Clerk)

### 1. Apologies accepted for absence

Mike Webb

### 2. Public Participation

D. Goldring, M. Goldring, J. Robbins, D. Gillings, E. Caddick, P. Caddick

### 3. Declaration of Interests

None

### 4. Minutes from previous meeting

Item omitted

### 5. Planning Applications

5.1.

PT13/2503/F	The Brindles Strode Common Alveston	Erection of 1 no. detached dwelling with new access and associated works.
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All public participation related to the above application: - Mr Goldring recognised the likelihood of development on the site and emphasised that he did not doubt the capabilities of the contractor to produce a good quality construction, however he expressed his major concern relating to the roofline being too high and suggested it be lowered to be equal to that of "Fairlawne". Further suggestions were: that the Strode Common side building line of the proposed development is defined by the northern edge of the "Brindles" house with a further reduction being achieved if the axis of the proposed new development were to be rotated through 90 degrees such that it is at right angles to its neighbour. The facing materials used in construction should be in harmony with the relatively new bungalow (Fairlawne), adjacent to the site. The sewerage drainage from the proposed development be routed directly into services in Strode Common and that the sewerage drainage from "The Brindles" be interrupted and re-routed into the service provided for the proposed development.

Mrs Caddick expressed concerns relating to the position of the rear window having a negative impact upon the privacy of her home and garden. Other expressions of concern was that the roof being too high and that this was one of too many "in fills" causing an increased impact upon parking issues.

David Gillings raised concerns with regard to the large number of "oversized" buildings being granted planning permission within Alveston in recent years and also feels strongly with regard to the amount of "infill" developments being approved.

Mr Robbins, who was speaking in favour of the development brought to the attention of the Planning Committee that there was no objections raised to an application for erection of 2no semidetached dwellings with associated works on the same land in July 2012. (This application being withdrawn in August 2012). The previous planning application overall impact was greater as this had 4 vertical windows to the rear whereas the new application has one window which is 30m away from the nearest neighbours window.

Mr Robbins commented that he considers there to be no "overlooking" issues as shrubs and trees at the boundary have recently been removed. Likewise there have been no objections relating to drainage, highways and landslides and of 32 neighbours within the locality, 3 have raised objections.

JC – Referred to the previous application which was presented to the Planning Committee in July 2012 emphasising the comments made by the Parish Council for their preference for bungalows to be located at the plot in question.

SB – Highlighted his concern that this is yet another entrance for vehicles onto the main road.

**13.219 Resolved:** The Parish Council objects to the planning application and raises the concerns expressed by the public and recommends this application be “Called In” to South Gloucestershire Planning.

5.2

PT13/2760/F	24 Wolfridge Ride, Alveston. BS35 3RA	Erection of single storey front and side extensions to provide additional living accommodation.
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SB declared that this property is facing his own.

**13.220 Resolved:** The Parish Council has no objection to this application.

5.3

PT13/2690/F	Redthorne Cottage, Earchcott Green, Alveston	Change of use of warehouse and paddock to storage and distribution (Class B8)
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**13.221 Resolved:** The Parish Council objects to this application on the grounds that the parking spaces are located on greenbelt and that vehicle movements appear to be unlimited.

## 6. Planning Permissions Granted:-

None

## 7. Planning Permissions Refused

None

## 8. Applications Withdrawn

None

## 9. Notice of appeal (Secretary of State)

PT13/1027/F	South View, Church Road, Rudgeyway	Erection of single storey extension to form a paint and body shop (Resubmission of PT12/4150/F)
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## 10. Representation at Planning Meetings.

None

## 11. Appeal decisions

None

## 12. Enforcement Investigation.

None

**13. Licence Application**

N/A	Cross Hands Car Park, Alveston	Street Trading Licence for static trailer to provide fast food.
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**13.222 Resolved:** The granting of this application is subject to a six month review. The resolution of the committee is to assess public attitude toward this application just prior to the expiry date.

**14. Information**

None

**15. Any Other Business**

None

Meeting Close – 19.30

**The next meeting of the Planning Committee is on Monday 19<sup>th</sup> August at 7.00pm**