

Minutes of the meeting of the Planning Committee Held on Monday 2nd June 2014 in the Bush Room

Consulted: Cllrs. Mike Webb (MW) (Chair), Steve Blick, (SB), Paul Caddick, (PC). Alison Peters (AP)
Graham Smith (Clerk)

1. Apologies accepted for absence

2. Public Participation

None

3. Declaration of Interests

(PC) declared that he knew the applicant for PT14/1940/F and was familiar with the application prior to the meeting.

4. Minutes from previous meeting

4.1 **Resolved:** The Minutes of the meetings held on 19th May 2014 were approved.

5. Planning Applications

5.1

PT14/1776/F	Mount Cottage, 35 Gloucester Rd.	Erection of single story rear extension and conversion of existing outbuilding to form additional living accommodation. (Resubmission of PT13/1767/F)
PT14/1653/F	67 Gloucester Road, Rudgeway, BS35 3SG	Conversion of existing covered pool house and lounge to form 1no. Dwelling (Retrospective)
PT14/1843/F	Redthorne House, Earchcott Green, Alveston	Erection of two storey side extension to provide additional living accommodation
PT14/1940/F	8 Willoughby Close, Alveston. BS35 3RW	Erection of single storey rear and side extension to provide additional living accommodation.

14211 Resolved: The planning committee have no objection to PT14/1776/F, erection of single story rear extension and conversion of existing outbuilding to form additional living accommodation. (Resubmission of PT13/1767/F).

14212 Resolved: The planning committee have no objection to PT14/1653/F, conversion of existing covered pool house and lounge to form 1no. Dwelling (Retrospective).

14213 Resolved: The planning committee have no objection to PT14/1843/F, erection of two storey side extension to provide additional living accommodation.

14214 Resolved: The planning committee have no objection to PT14/1940/F, erection of single storey rear and side extension to provide additional living accommodation.

6. Planning Permissions Granted

PT14/0937/F	1A Quarry Rd. Alveston	Installation of 14no. Solar panels, re-siting of existing greenhouse, external insulation cladding to porch and erection of detached shed.
PT14/1358/F	Valley Farm, Lower Hazel.	Erection of single storey rear extension to provide additional living accommodation. (Outside parish boundary fyi only)

7. Planning Permissions Refused

None

8. Applications Withdrawn

None

9. Notice of appeal (Secretary of State)

None

10. Representation at Planning Meetings.

None

11. Appeal decisions

None

12. Enforcement Investigation.

None

13. Licence Application

None

14. Information

PT14/1882/CLP	1 Olive Gardens, Alveston BS35 3RE	Certificate of lawfulness for the proposed erection of single storey rear extension.
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(Clerk) informed the committee that he had contacted SGC Planning to enquire concerning the details of a Certificate of Lawfulness. The committee commented that there is no objection to the issue of a certificate for this work to be carried out.

15. Any Other Business

The planning committee discussed how to design and enable planning guidance criteria to ensure consistency in decision making with regard to applications. (AP) raised the example of how the committee would consider "retrospective" applications and that the committee would need to discuss their view with regard to retrospective applications and present a standard and consistent approach when returning submissions. (Clerk) suggested to the committee that when a planning meeting occurs with a small amount of applications to consider that this matter is discussed under AOB with regard to differing type of application until a full guidance document is agreed and produced.

P140602 – 01: Place under AOB on planning minutes when appropriate an item to discuss the committee approach to differing type of application until a full guidance document is agreed and produced.

Action to Clerk

(Clerk) raised the fact to the committee that South Gloucestershire Council (SGC) appear to adopt a consistent approach which is likely to be backed up by documentation and suggested to the committee that a member of SGC planning team attend a meeting to present and advise the planning committee with regard to this approach.

P140602 – 02: Contact (SGC) in order to invite a representative from the Planning department to attend a planning meeting / council meeting.

Action to Clerk

(SB) raised a concern relating to a large amount of wood being delivered to an address in Woolfridge Ride as no planning applications had been received for any alterations.

(SB) raised concern relating to road visibility at the A38 / Davids Lane Junction due to an Alveston House Advertising sign.

P140602 – 03: Contact the Alveston House Hotel with regard to removing / replacing sign in order to maximise visibility for road users.

Action to Clerk

(TH) raised concern relating to the continued presence of a blue minibus parked on the grass verge on the A38 close to St Helens Church as the grass below has not been cut for a significant period of time. (Clerk) raised the fact that the Parish Council is powerless to formally request removal as the Parish does not own the land. (TH) requested that (Clerk) contact (SGC) and raise this as an issue.

P140602 – 04: Contact (SGC) to request that the council action the removal of the minibus in question.

Action to Clerk

Meeting Close – 19.28

The next meeting of the Planning Committee is on Monday 16th June 2014