

Minutes of the meeting of the Planning Committee Held on Monday 16th February 2015 in the Jubilee Hall

Consulted: Cllrs. Mike Webb (MW) (Chair), Terry Hunt (TH), Paul Caddick (PC), Alison Peters (AP)

Graham Smith (Clerk)

1. Apologies accepted for absence

Steve Blick (SB),

2. Public Participation

Mr J. Wright (Thornbury Gazette)

3. Declaration of Interests

None

4. Minutes from previous meeting

None

5. Planning Applications

PT15/0329/TRE	35 Wolfridge Ride, Alveston	Works to fell 1no. Ash Tree covered by Tree Preservation Order TP037 dated January 1971
PT15/0444/F	Oak House, Paddock Gardens, Alveston	Demolition of existing dwelling and erection of 10no. self-contained flats with access, parking and associated works.
PT15/0144/F	Chelwood, Vattinstoke Lane, Alveston (Information only – outside parish)	Extension of two storey front and side and rear elevation. Alteration to roofline. Single storey rear extension to form pool house and gym area. Demolition of existing outbuilding. Erection of detached garage and outbuilding to form kennels and plant room with games room, office and store area above.

(MW) informed committee members that although the tree is protected by Tree Preservation Order TP037 dated January 1971, in reality Ash Trees are not worth preserving as they become too brittle with age.

15201 Resolved: The planning committee have no objections to PT15/0329/TRE.

(TH) requested that (clerk) provide larger plans as much of the detail could not be seen in the documents provided. (Clerk) informed the committee that South Gloucestershire Council (planning) no longer send full plan hard copies through the post and recommended that in future if the small print or details of the plan are not clear on the hard copies that councillors should search the application details on the SG Planning website.

(MW) raised concerns that the erection of the development in question involved the demolition of an existing dwelling which is in good condition and asks (in this case) is the demolition of the existing dwelling to facilitate new development permissible, considering the building in question had undergone major refurbishment in 2010. (PT10/1270/F). (TH) confirmed that although living at Paddock Gardens did not need to declare an interest and expressed the concern of residents within the area about the proposals. These are as follows: -

1. The density of building is out of proportion to the site and represents gross overdevelopment within the allocated space.
2. The proposed development is out of character with the existing close properties in Paddock Gardens

3. There are too many units within the building creating a three storey facility facing onto David's lane which will particularly affect residents in No's 1, 2 & 3 Davids Lane where no provision has been made for tree screening.
4. Issues relating to on street parking and safety concerns relating to parking at junctions continue in the area, proven by the fact that yellow lines have been installed at the entrance to Courville Close. Residents are concerned that entrance to south side parking spaces are too close to the road junction and will present a danger when parking overspill occurs.
5. The plans have no dimensions with no scaling possible and therefore raise the question whether the allocated parking positions are suitable for vans or large 4 * 4 vehicles.
6. There has been no provision made for visitor parking
7. There are existing problems with regard to the traffic island situated at the A38 (David's Lane junction) which would be exasperated by such a development.
8. The proposed design is totally out of character with the existing properties in Paddock Gardens.
9. There are particular concerns regarding the overall height of this property which is planned to be sited on what is probably one of the highest points in Alveston.
10. The proposed dwelling will have a detrimental effect (particularly roots!) upon the mature tree immediately to the east but within the boundaries of the Alveston House Hotel.

(TH) also expressed concerns relating to congestions and inconvenience to residents should building works progress.

15202 Resolved: The planning committee object to PT15/0444/F for reasons stated above.

6. Planning Permissions Granted

PT14/4617/F	Westerleigh, Quarry Road, Alveston	Demolition of existing dwelling to facilitate the erection of 1no. Pair of semi-detached dwellings with access and associated works.
PT14/3827/F	Vermont House, Down Road, Alveston	Erection of single storey rear extension and first floor front extension to form additional living accommodation, installation of french doors to front elevation (resubmission of PT14/3030/F)
PT14/4215/F	Alveston Hill, Alveston, BS35 3LG (for information – not in Parish)	Construction of a three bedroom underground dwelling with associated works. (Amendment to previously approved scheme PT11/2052/F to add a further storey beneath the structure already approved).
PT14/4489/F	10 Willoughby Close, Alveston	Erection of first floor rear glazed stainless steel framed balcony, with associated staircase.

7. Planning Permissions Refused

PT14/4849/TRE	Chippings, Wolfridge Ride,	Works to fell 1 Dawn Redwood Tree covered by Tree Preservation Order TPO458 (15th Feb 1995)
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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

Joint Strategic Planning Strategy: Call for Sites
(Housing and Economic Land Availability Assessment)

Meeting Close – 19.28

The next meeting of the Planning Committee is on Monday 2nd March 2015