

## Minutes of the meeting of the Planning Committee Held on Monday 8<sup>th</sup> January 2018 in the Bush Room

**Consulted:** Cllrs. Steve McMillan (SM) (Chair), Marcus Fry (MF), Paul Caddick (PC).

Graham Smith (Clerk)

### 1. Apologies accepted for absence

James Sumner (JS), Steve Blick (SB)

### 2. Public Participation

11 Members of the public were in attendance.

Chairman allowed the opportunity for each member of the public to speak. All participants raised the subject of planning application PT17/5480/O. A representative for the hotel was present as was a press reporter. The vast majority of the public were against the development and presented their reasons why to the Planning Committee. Cllrs stressed the role of the Parish Council in the process and confirmed that they were not the decision makers. Councillors also stressed that their views (the public) should also be made directly to South Gloucestershire Council.

### 3. Declaration of Interests

None

### 4. Planning Applications

<a href="#">PT17/5652/F</a>	The Chalet Thornbury Hill Alveston	Erection of 2 no. detached dwellings and associated works
<a href="#">PT17/5480/O</a>	Alveston House Hotel Davids Lane	Demolition of existing buildings. Erection of up to 39 no. self-contained units for occupation by people over 55 and communal areas, with associated works (Outline) with Access to be determined all other matters reserved.

Councillors considered PT17/5480/O first and discussed the views of the public attending. Councillors concluded that the proposal is a massive over-development of the available space which would impact the lives of neighbouring residents and the wider Alveston community. The proposal significantly detracts from the existing look and feel on the village.

**Parking** - The number of proposed parking spaces on-site is woefully inadequate to cater for the inevitable number of vehicles required by future residents and their visitors leading to increased street parking. It is noted that parking allocation does not conform to the SGC Planning guidelines. On street parking is already at a premium due to the addition of recent housing developments in the exact same area.

**Access & Safety** - David's Lane is an important access route into and out of the village for all existing Alveston residents. An increase in street parking and increased traffic density concentrated in such close proximity to an already busy A38 junction will cause traffic congestion and worsen traffic safety in an area with a history of road accidents. It was noted that there are only four ways in and out of Alveston for traffic and one is one way and the other is subject to massive waiting times at peak times. It was agreed that this development will add to the traffic issues which already undermine the village.

It was agreed that this historic building should have been listed to prevent this situation from occurring and Councillors believe that the shell / façade of the building should remain intact.

Concerns rose with regard to blocking of light and privacy issues relating to a large three storey building being erected close to neighbours on what is the highest point in Alveston and the positioning of the bin store which is at the point closest to neighbours.

**17028 Resolved:** The Planning Committee object to PT17/5480/O

The Planning committee understand that the Chalet and gardens are located within the green belt and it is for this reason that the planning committee object to this development.

**17029 Resolved:** The Planning Committee object to PT17/5652/F

**5. Planning Permissions Granted**

None

**6. Planning Permissions Refused**

None

**7. Applications Withdrawn**

None

**8. Notice of appeal (Secretary of State)**

None

**9. Representation at Planning Meetings.**

None

**10. Appeal decisions**

None

**11. Enforcement Investigation.**

None

**12. Licence Application**

None

**13. Any Other Business**

None

**The next meeting of the Planning Committee is on 15<sup>th</sup> January 2018**