

Minutes of the meeting of the Planning Committee Held on Monday 3rd June 2019 in the Bush Room

Consulted: Cllrs. Anne Curtis (AC) (Chair), Paul Caddick (PC), James Sumner (JS), Marcus Fry (MF), Alan Davies (AD).

Graham Smith (Clerk)

1. Apologies accepted for absence

None

2. Public Participation

11 members of the public were present. The public present presented their cases for and against the application P19/3784/F..

Members of the public including Alveston Residents emphasised that the building would be a Gospel Hall used solely for a place of worship and would not engage in any other activity. The use would be low, on average four hours a week at off peak hours. It will provide a facility for nine households in the Parish and four from adjacent parishes. The site would be tidied and the construction would be built using reclaimed materials. The footprint of the buildings would be reduced hence increasing the openness of the greenbelt. Commitment was given to no off street parking as car sharing would take place. Noise levels would be kept very low as the group will focus toward consideration to the neighbours.

Alternatively members of the public who were wholly represented by Alveston residents objected to the proposed development on the grounds that it is unsuitable for green belt development. The National Planning Policy Framework (February 2019) (para 145) states that the construction of new buildings is inappropriate in the Green Belt, and (para 143) that inappropriate development is, by definition harmful. Para 145 does not include places of worship in its list of permissible exceptions. The establishment of a surrounding car park was stated as inappropriate on Green Belt land and would also be harmful to the neighbourhood. Many of the public raised their concern relating to additional traffic making the junction of The Street / A38 / David's Lane increasingly more hazardous to navigate as it is recognised that currently it is a hazardous blackspot due to the volume of traffic. Other issues were raised ; Equine use of The Street:, traffic sign positioning, street lighting, events outside the schedule, use of car park, foul waste disposal, and noise levels. Through extensive discussion many of these concerns were satisfied with commitment and examples from the operation of nearby Gospel Halls.

3. Declaration of Interests

None

4. Minutes from Previous meeting

P19004 Resolved : The Planning Minutes of 20th May are accepted by the committee.

Previous Minutes Accepted and Signed by (AC)

5. Planning Applications

P19/3784/F	Barns At Hayfields The Street	Demolition of 1 No. barn. Erection of single storey extension to 1 No. barn to facilitate change of use to gospel hall (Class D1), creation of access, parking and associated works.
P19/4820/CLP Certificate of Lawfulness	22 Lime Grove Alveston	Erection of single storey detached double garage.

Councillors considered the items raised in Public Participation and raised concerns relating to the consistency of refusals of previous planning applications for development within The Street which were seen to be of less impact than the proposals set out in P19/3784/F. Councillors agreed that this application defies the rules set out for development within green belt and that the development is not in keeping with the surroundings. All Councillors had concerns relating to the increase of traffic at the already hazardous junction of The Street and Davids Lane filtering into the A38 traffic. All councillors were unanimous in objecting to the planning application

P19005 Resolved: The Planning Committee object to P19/3784/F on the basis that the application defies the rules set out for development within green belt and that the development is not in keeping with the surroundings. Consistency needs to be considered by SGC planners when examining reasons why refusals of previous planning applications for development within The Street occurred which are seen to be of less impact than the proposals set out in P19/3784/F. All Councillors had concerns relating to the increase of traffic at the already hazardous junction of The Street and Davids Lane filtering into the A38 traffic.

P19006 Resolved: The Planning Committee have no objection to P19/4820/CLP.

6. Planning Permissions Granted

None

7. Planning Permissions Refused

None

8. Applications Withdrawn

None

9. Notice of appeal (Secretary of State)

PT18/3713/F	Land To The West Of Lawnes Farm Forty Acre Lane	Erection of 2 no. detached dwellings with alterations to access and associated works.
PT18/2497/F	Minerva 15 Gloucester Road Rudgeyway	Demolition of existing outbuildings. Erection of 1no detached dwelling with parking and associated works.

10. Representation at Planning Meetings.

None

11. Appeal decisions

None

12. Enforcement Investigation.

COM/18/0139/OD/3 (Not available on planning portal)	Land Adjoining Hazel Cote 82 Gloucester Road Rudgeyway	Unauthorised change of use of the land edged from a mixed use of agricultural use and equestrian use (sui generis) to a mixed use of agricultural use, use for incidental residential purposes and the storage and sales of vehicles (sui generis), including as part and parcel of this unauthorised change of use the siting of a metal container, the erection of a fence and gate and the laying of hardstanding.
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P19007 Resolved: The Planning Committee supports the action pursued by South Glos. Council as the practice of storage and sales of vehicles is inappropriate within the Greenbelt and of no benefit to the local community.

13. Licence Application

None

14. Matters the Chair Considers Urgent

(AC) requested that (Clerk) follow up the action delegated at the meeting of 14th May.

P190603-01: Raise an enquiry to South Glos Council enforcement relating to Minerva 15 Gloucester Road Rudgeway requesting information on the permissible scale of business allowed from a residential property and if permission was obtained from SGC to allow the planting of trees on the Highway adopted land outside the premises.

Action to (Clerk)

Meeting Closed 20.15PM

The next meeting of the Planning Committee is on 17th June 2019