

Minutes of the meeting of the Planning Committee Held on Monday 3rd February 2020 in the Bush Room

Consulted: Cllrs. Anne Curtis (AC) (Chair), James Sumner (JS), Marcus Fry (MF), Marion Reeve (MRV), John Graham (JG), Paul Caddick (PC), Alan Davies (AD).

Cllr Matthew Riddle (MR) (SGC), Graham Smith (Clerk)

1. Apologies accepted for absence

2. Public Participation

One member of the public was present to raise concerns relating to P20/00319/F representing a resident from property at 8 Quarry Mead. (Clerk) requested an email containing information as described to circulate to Councillors prior to the next planning meeting. Cllrs strongly recommended that all individuals who were concerned over application P20/00319/F to contact South Gloucester Planning through the "Planning Portal" on the website to lodge objections rather than object to the Parish Council as the Parish council is only seen as one consultee comment by planners.

(MR) briefly confirmed that South Glos Council (Street Care) were aware of damage created to verges by the developer of the Cross Hands area houses and were monitoring.

3. Declaration of Interests

None

4. Minutes from Previous meeting

(Clerk had previously circulated the previous minutes with the agendas). (MF) stated that the minutes excluded conversations relating to issues regarding the developers at the Cross Hands sight. (Clerk) agreed to investigate and report. The minutes remained unsigned.

5. Planning Applications

P20/00319/F	33 Quarry Road Alveston	Demolition of 2 no. semi-detached dwellings. Erection of 13 no. dwellings with associated works. Construction of car park for use of Hadrell Court
P20/00072/TRE	4 West View Alveston	Works to 1 no. Field Maple to reduce crown by 5-6 metres, 1 no. Eucalyptus and 1 no Field Maple lopped back to previous points, 1 no. Oak lopped back to boundary and reduce crown by up to 3m to leave overall spread of 12m and 1 no. Beech tree lopped back to boundary removal of overhanging branches covered by TPO no 37 dated 13th January 1971
P20/00720/PNA	Friezewood 63 Gloucester Road Rudgey	Prior notification of the intention to erect 2 no. agricultural buildings for use of storage and machinery

(Clerk) informed Councillors that the deadline date for submissions on the South Glos Council planning portal had been extended from 7th Feb to 19th Feb therefore councillors were advised that it was not necessary to make a decision for submission at this meeting but can be placed on the agenda at the meeting scheduled for 17th February. Discussions followed and Councillors concluded that the development was welcome as it brought affordable housing into Alveston, but was exasperated by the long standing issues of parking in the area and this development will add to the problems.

Councillors suggested that the submitted parking survey was insubstantial as it did not accurately cover sufficient time periods.

(MF) noted that there were no communal charging points for electric cars associated with the development and it is something that now needs to be considered, as does rainwater harvesting.

Councillors agreed to continue discussions at the next planning to take into account the Quarry Road parking working group meeting with South Glos Council scheduled for the afternoon of 17th February.

P19051 Resolved: The Planning Committee have no objections to P20/00072/TRE subject to specialist approval.

P19052 Resolved: The Planning Committee have no objections to P20/000720/PNA.

6. Planning Permissions Granted

PT18/3573/F	Stanley Cottages 7 The Down Alveston	Change of Use of building from residential annex to independant dwelling (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective)
P19/6978/F	Willis Brake 25 Gloucester Road	Erection of first floor and rear extension to existing garage to form additional living accommodation and front extension to existing greenhouse form new storage building.
P19/15651/RVC (See Circulated Schedule)	The Chalet Thornbury Hill Alveston	Variation of condition 2 attached to planning permission P19/1925/F amended by application P19/12577/NMA to substitute plans 04, 05, 06, 07, and 08 to facilitate an extension to the proposed terrace. Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 No. dwelling with associated works.
P19/17147/OHLE	Rudgeway Park Rudgeway	Application for consent under Section 37 of the Electricity Act 1989 to install two new poles in the footpath to support overhead service lines. The application is made under section 5(2) of The Overhead Lines Exemption)

7. Planning Permissions Refused

P19/19372/F	5 Holly Close Alveston	Erection of a single storey front extension to form additional living accommodation.
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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. Circulated Schedule

P19/15651/RVC	The Chalet Thornbury Hill Alveston	Variation of condition 2 attached to planning permission P19/1925/F amended by application P19/12577/NMA to substitute plans 04, 05, 06, 07, and 08 to facilitate an extension to the proposed terrace. Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 No. dwelling with associated works.
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This application appears on the Circulated Schedule following an objection comment from Thornbury Town Council contrary to Officer Recommendation.

15. Matters the Chair Considers Urgent

(PC) informed Cllrs that neighbouring resident received apology from developers at the Greenhill site opposite the Jubilee Hall and received a commitment to make good the communal verges. (MR) added that SGC were aware of this as well as the Cross Hands development.

(PC) raised issues relating to the speed limit signs on the approach into Alveston at Strode Common. (AC) requested that in view of time that this be sorted at another time (MR) stated he would discuss with (PC) direct.

Meeting Closed 19.55PM

The next meeting of the Planning Committee is on 17th February 2020