

**Minutes of the meeting of the Planning Committee  
Held on Monday 5<sup>th</sup> October 2020 virtually via “Zoom” Software**

**Consulted:** Cllrs. Anne Curtis (Chair), John Graham (JG), Marion Reeve (MRV), Paul Caddick (PC), Alan Davies (AD), Keith Burchell (KB) (SGC).

Graham Smith (Clerk)

**1. Apologies accepted for absence**

None

**2. Public Participation**

One member of the public joined the meeting at agenda item 14 only to observe.

**3. Declaration of Interests**

None

**4. Minutes from Previous meeting**

**P20028 Resolved:** The Planning Minutes of 21<sup>st</sup> September are accepted as accurate by the committee.

**5. Planning Applications**

<a href="#">P20/17901/TRE</a>	24 Wolfridge Ride Alveston	Works to laterally reduce the crown of 1 no. Oak tree to obtain a maximum 2.5 metre clearance from the dwelling to its west and a maximum 2 metre clearance from the street light to its south. Crown lift 1 no. Birch tree to a height of 4 metres. Trees covered by Preservation Order SGTPO16/13 dated 24 September 2013.
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**24 Wolfridge Ride, Alveston.**

**P20029 Resolved:** The Parish Council Planning Committee have no objection to P20/17901/TRE

**6. Planning Permissions Granted**

<a href="#">P20/10208/F</a>	12 Bannetts Tree Crescent Alveston	Erection of two storey side extension and conversion of garage with associated works to provide additional living accommodation.
<a href="#">P20/03241/F</a>	Willis House 27 Gloucester Road Rudgeway South Gloucestershire BS35 3SF	Erection of 1no. detached dwelling with parking and associated works (resubmission of PT18/2416/F)

**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 Applications Withdrawn**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. Circulated Schedule

<a href="#">P20/10208/F</a>	12 Bannetts Tree Crescent Alveston	Erection of two storey side extension and conversion of garage with associated works to provide additional living accommodation.
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#### 15. Current SGC Consultations

- a. CIL and Section 106 Planning Obligations SPD  
[https://consultations.southglos.gov.uk/consult.ti/CIL\\_20/consultationHome](https://consultations.southglos.gov.uk/consult.ti/CIL_20/consultationHome)
  - b. Householder Extensions Supplementary Planning Guidance  
[https://consultations.southglos.gov.uk/consult.ti/SPD\\_HH\\_20/consultationHome](https://consultations.southglos.gov.uk/consult.ti/SPD_HH_20/consultationHome)
  - c. Statement of Community Involvement 2020  
<https://consultations.southglos.gov.uk/consult.ti/SCI2020/consultationHome>
  - d. Barn Conversions Supplementary Planning Guidance  
[https://consultations.southglos.gov.uk/consult.ti/SPD\\_BC20/consultationHome](https://consultations.southglos.gov.uk/consult.ti/SPD_BC20/consultationHome)
- a. (Clerk) informed Cllrs that he had distributed an email from the SGC CIL officer which contained an explanation of consultation (a). Councillors agreed that the consultation will have little impact upon the funds which will be passed to the Parish Council and is a positive move forward for Parish and Town Councils as they will receive the same amount of CIL Neighbourhood portion and where development takes place they will see a greater improvement of infrastructure in the locality using the increased S106 contributions.
  - b. (Including d.) - (AC) stated that she was in favour of the principal of the consultations in that they were looking at assessing inconsistencies in aesthetics in both extensions and barn conversions. (Clerk) emphasised to Councillors that these consultations ask that SGC be granted greater control over planning applications in specific areas. (KB) confirmed that SGC are putting the consultations forward with “half an eye” on the Central Government White Paper endeavouring to ensure that communities have a say. (PC) agreed that extensions should be scrutinised by the District Council to avoid random and inconsistent building practises and that this is a good way to ensure uniformity. (JG) asked the question of (KB) requesting how SGC define permitted development areas. (KB) stated that it depends upon when the previous agreements were made. In many cases all that needs to be done is to complete a “Neighbour Informative” which basically informs neighbours of intentions. Now this piece of the SGC consultation ties this down as often developers using this procedure have overridden their agreement and SGC have been unable to enforce this. Now with more recent developments where houses are more tightly packed the Council feels it requires an increased level of control.

- c. (Clerk) stated that regarding this consultation the Council resolved not to adopt a neighbourhood plan due to 1. Being washed over with greenbelt 2. The lack of community volunteers and 3. The cost, which would be at least half the Parish Councils annual precept. (Clerk) raised that this consultation (item 2) recommended that pre discussions take place between developers and SGC prior to the planning application being submitted. Item 3 is with regard to SGC switching to a digital approach toward planning applications and process. (KB) stated that with SGC new plans and those of Central Government that he believes that there would be a lot more involvement of Town and Parish Councils. He also encouraged that all Town and Parish Councils should examine their need for adopting a Neighbourhood Plan because central government proposals would allow Parish Council comments to be given more weight.

(PC) proposed that the Parish Council forward a response to SGC stating that the Parish Council support the consultations. (AC) seconded and all Cllrs unanimously agreed.

**P20030 Resolved:** The Parish Council Planning Committee agreed that (Clerk) respond acknowledging the support of the Parish Council relating to the content of the SGC planning consultations.

**PL201005-1:** Confirm to SGC that the Parish Council supports the planning consultations (a.- d.).

**Action to (Clerk)**

## 16. Matters the Chair Considers Urgent

(PC) reminded Cllrs that (Clerk) should send Marcus Fry a letter of thanks for his service to the Council over his years as a Councilor and Chair. Cllrs also agreed that a similar letter be sent to James Sumner.

**PL201005-2:** Forward a letter to Marcus Fry and James Sumner from the Parish Council thanking for service to the Council and the Community.

**Action to (Clerk)**

Meeting Closed 19.50PM

**The next meeting of the Planning Committee 19<sup>th</sup> October via “Zoom” Software**