

## Minutes of the meeting of the Planning Committee Held on Monday 26<sup>th</sup> April 2021 virtually via “Zoom” Software

**Consulted:** Cllrs. Anne Curtis (Chair), Marion Reeve (MRV), Paul Caddick (PC) John Graham (JG), Alan Davies (AD).  
Graham Smith (Clerk)

### 1. Apologies accepted for absence

None

### 2. Public Participation

Three members of public were present who were granted time to raise concerns relating to planning application P21/01993/F. The fact that it is felt that the handling of this application by SGC planning officers has been inadequate and found to be ignoring views of neighbours and wanting for correct due process. Work has been completed without approval, enforcement has not been thorough and working times ignore proper practice having noise and drilling continuing late into the evening and on Sundays sometimes to as late as 8.00PM. When the application was presented, it was to replace an existing building and to add an extension which appeared to be an annexe. This presented itself as a two-storey house which was like neighbouring properties. What is in situ now is two three-storey town houses where the developer has added two “dormer” extensions both being built without planning permission as permitted development rights had not been granted, and although the retrospective planning application for the first property has not been approved the developer has intentionally gone ahead to build and complete the dormer extension on the second property. Retrospective applications are for the purpose of amending errors and lack of foresight from developers ignorant of the rules and it is not a process within planning code of conduct to be taken advantage by unscrupulous development of which is evident in this situation. SGC have allowed the building to be completed in entirety even before a decision has been taken on the retrospective application on the first property. Neighbours have written to South Glos. Planning officers on numerous occasions regarding these infringements of due process but have evidently been ignored by the SGC planning authority.

The planning officers also need to be made aware of the serious nature of parking issues within Quarry Road and that the evident size of the structures being build and the additional (unapproved) accommodation will contravene the planning regulations adopted for the provision of parking associated with the development.

### 3. Declaration of Interests

None

### 4. Minutes from Previous meeting

**P20058 Resolved:** The Planning Minutes of 29<sup>th</sup> March are accepted as accurate by the committee.

### 5. Planning Applications

<a href="#">P21/02162/CLP</a>	8 Strode Gardens Alveston	Erection of single storey rear extension to form additional living accommodation.
<a href="#">P21/01993/F</a>	25 Quarry Road Alveston	Installation of 1 no. rear dormer to facilitate loft conversion. (Retrospective)
<a href="#">P21/02426/F</a>	Sunnydale 36 Gloucester Road Rudgey	Erection of single storey rear extensions to form additional living accommodation.
<a href="#">P21/02601/CLP</a>	Rosemead Gloucester Road Alveston	Erection of a single storey rear extension.
<a href="#">P21/02583/F</a>	Redthorn House Earthcott Green Alveston	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation.
<a href="#">P21/02393/LB</a>	Manor Farm The Street Alveston	Internal and external alterations to include the erection of 1 no. single storey rear extension; removal and replacement of

		render on South and West elevations and chimneys; repointing of stone work on East and North elevations, and removal and replacement of roof tiles on East and West roof slopes.
<a href="#">P21/02396/F</a>	Manor Farm The Street Alveston	Erection of a single storey rear extension to form additional living accommodation

The Parish Council Planning Committee discussed at length the rules relating to permitted development rights and (AC) stated that the rights were suspended and therefore planning permission was required. (AC) asks SGC what was the point of removing the permitted development rights in the first place when the developer is permitted to retrospectively develop despite being aware of the processes involved. (AC) states that there is little point of Parish Councils to scrutinise these issues when it is washed over by the SGC planning authority.

Councillors requested that (Clerk) read an email received from SGC Cllr Matthew Riddle stating;

1. A complaint was received by SC Council last September, the site was visited and investigated and it was found that no breach had occurred.
2. After received a call from a resident in March I logged a complaint about the possible building of a dormer window in the roof of the existing house (the additional house at end, at that time has not been started). At least one other complaint was also logged.
3. The building of that dormer window was found to be in breach of planning, because while such a structure is allowed under Permitted Development Rights (PD Rights), when the permission for the additional house was granted the DR Rights were removed. Therefore, such a structure required planning permission. It is standard practice for SGC then to request a planning application from the owner to regularise the situation. A planning application was submitted.
4. At this point (mid March) I requested that a 'Stop Notice' be put on the building to stop any further work until these matters were resolved. I raised it with the case officer who in consultation with the head of enforcement concluded that it did not meet the national government criteria for a Stop Notice to be used.
5. When the additional house on the end was built that too had a dormer window, without planning permission. I brought that to the attention of SGC as well, and again a planning application was request and submitted.

We now await the planning officer's report on the planning application and Keith and I will 'call it in' to a Planning Committee Meeting if the Planning Officer recommends consent for the dormer windows.

Councillors requested that (Clerk) write to SGC expressing concerns regarding the application.

**PL210426 - 01:** Compose and deliver a letter to South Glos Council expressing the Planning Committees' and neighbourhood concerns relating to the development at 25 Quarry Rd.

**(Action to Clerk)**

**P20059 Resolved:** The Planning committee strongly object to application P21/01993/F and a formal letter has been sent from Alveston Parish Council to planning officers under separate cover highlighting the matters arising from the mis-handling of this application by South Glos Councils' officers and the enforcement team and their reluctance to explain the due process that guides them stating that such matters are confidential.

**P20060 Resolved:** The Parish Council Planning Committee have no objections to P21/02162/CLP

**P20061 Resolved:** The Parish Council Planning Committee have no objections to P21/01601/F

**P20062 Resolved:** The Parish Council Planning Committee have no objections to P21/02426/F

**P20063 Resolved:** The Parish Council Planning Committee have no objections to P21/02601/CLP

**P20064 Resolved:** The Parish Council Planning Committee have no objections to P21/02583/F

**P20065 Resolved:** The Parish Council Planning Committee have no objections to P21/02393/LB but request that SGC monitor to ensure the rules relating to listed building control are adhered to.

**P20066 Resolved:** The Parish Council Planning Committee have no objections to P21/02396/F but request that SGC monitor to ensure the rules relating to listed building control are adhered to.

## 6. Planning Permissions Granted

<a href="#">P21/01708/TRE</a>	43 Wolfridge Ride Alveston	Works to various trees as per the attached proposed schedule of works ( Section 5 of the application form) received by the council on the 15th March, as covered by TPO 37 dated 13th January 1971.
<a href="#">P21/00808/F</a>	44 Courville Close Alveston	Erection of rear conservatory.
<a href="#">P19/13185/LB</a>	Angers Farm Earthcott Green	Internal and external alterations to include the replacement of doors and windows to 2 no. buildings, the erection of a single storey rear extension and creation of new window openings to 1 no. barn (Barn 2/3).
<a href="#">P19/13184/F</a>	Angers Farm Earthcott Green	Demolition of 2 No. barns. Change of use of 2 no. agricultural buildings to form 3 no. dwellings to include the erection of a single storey rear extension ( to Barn 2/3) and associated works.
<a href="#">P21/01009/F</a>	The Knoll Thornbury Hill Alveston	Erection of front porch. Erection of single storey front and single storey side extensions to form additional living accommodation.

(AC) refers to the Angers Farm permissions stating that they go against the recommendations of the planning committee and therefore are included in item 14. (Circulated Schedule)

## 7. Planning Permissions Refused

<a href="#">P21/00820/F</a>	Ashleigh 52 Gloucester Road RudgeWAY	Erection of a two storey side extension to form covered walkway and 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**

P19/13185/LB Angers Farm Earthcott Green  
P19/13184/F Angers Farm Earthcott GreenCllrs

**15. Prior Notice Application**

None

**16. Matters the Chair Considers Urgent**

(AC) expressed regret and apologised to the members of the public for the poor process and experience they have received at the hands of South Glos Council.

(Clerk) informed the planning committee to be aware that the next meeting of the Planning Committee will take place on **Wednesday** 5<sup>th</sup> May due to the May Day bank holiday.

Meeting Closed 19.32PM

**Next meeting of the Planning Committee 5<sup>th</sup> May 2021 via “Zoom” Software**