

**Minutes of the meeting of the Planning Committee
Held at 6.15PM on Wednesday 20th Apr 2022 in the Bush Room**

Consulted: Cllrs John Graham (LG), Marion Reeve (MCR), Valerie Williams (VW),

Graham Smith (Clerk)

1. Apologies accepted for absence

Cllrs. Anne Curtis (Chair), Paul Caddick (PC),

2. Public Participation

None

3. Declaration of Interests

None

4. Minutes from Previous meeting

P22020 Resolved: The Parish Council Planning Committee accept the Planning Minutes of 21st March as accurate.

5. Planning Applications

P22/00411/F	Melrose 12 Greenhill Alveston	Erection of 1 no. dwelling with new access, parking and associated works.
P22/02033/TRE	The Mew Thornbury Hill Alveston	Works to 1no. Lime to crown reduce to previous reduction points and works to fell 6no semi-mature Limes covered by SGTPO 17/16 dated 10/05/2016.
P22/01975/HH	Sonora 3 Rudgey Park Rudgey	Erection of a single storey side extension, enlargement of existing rear dormer and installation 1 no. front dormer to facilitate formation of additional living accommodation.
P22/01995/LB	Premier Lodge Hotel Ship Inn Thornbury Road	Erection of extension to form cellar store and installation of new external lighting. Internal alterations to include alterations and repairs to existing doors and walls, installation of new posts and screens and replacement of existing flooring, bar fittings, seating and utility provision.
P22/01373/F	Premier Lodge Hotel Ship Inn Thornbury Road	Erection of extension to form cellar shed, freestanding chimney stack, gazebo, goal post arches, pergolas, external seating, fencing, new lighting to all elevations and other associated site landscaping works.
P22/02041/PNH	Knights Well Shellards Lane Alveston	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 7.95 metres, for which the maximum height would be 3.75 metres, and for which the height of the eaves would be 2.49 metres.
P22/02076/HH	25A Quarry Road Alveston	Installation of 1no rear dormer to facilitate loft conversion (retrospective). Re-submission of P21/01993/F).
P22/02075/HH	25A Quarry Road Alveston	Installation of 1 no. rear dormer windows to form loft conversion (retrospective). Resubmission of application P21/01205/F.

P22021 Resolved: The Parish Council Planning Committee object to P22/00411/F due to; the entrance/exit being located at the narrowest part of Greenhill Rd generating more traffic movement in an area which is already congested at school peak hours. The Parish Council is concerned that the erection of this home does not consider activity within the neighbouring Jubilee Field and potential damage caused to the house resulting in sporting activity on the field. (The house is within easy shot of a "six" from the Cricket square). The Parish Council will not stop recreational sport on the field and should the development be given approval requests that South Glos Council planners add a condition which passes responsibility for the protection of the home to the developer and not to hold field users liable for damage caused due to the close proximity of the development to the sports pitches.

P22022 Resolved: The Parish Council Planning Committee object to P22/02033/TRE as the committee can not see why the felling of trees is necessary. Although the committee does not object to reducing to crown the 1no. Lime.

P22023 Resolved: The Parish Council Planning Committee have no objections to P22/01975/LB

P22024 Resolved: The Parish Council Planning Committee have no objections to P22/01995/LB

P22025 Resolved: The Parish Council Planning Committee have no objections to P22/01373/F

P22026 Resolved: The Parish Council Planning Committee have no objections to P22/02041/PNH

P22027 Resolved: The Parish Council Planning Committee object to P22/02076/HH for the reasons laid out in application P21/01993/F which was covered by a formal letter from Alveston Parish Council to planning officers sent under separate cover at the time.

P22028 Resolved: The Parish Council Planning Committee object to P22/02075/HH for the reasons laid out in application P21/01205/F which was explained that due to it not being in keeping with any other development in the area and that it is overlooking neighbours and that there are more bedrooms therefore increasing habitable occupants consequently more parking spaces being required.

6. Planning Permissions Granted

P22/00057/ADV	Ship Inn Thornbury Road Alveston	Display of 2 no. externally illuminated fascia, 1 no. externally illuminated hanging sign, 1 no. externally illuminated totem, 4 no. non illuminated parking signs, 2 no. non illuminated directional sign, and 2 no. externally illuminated totem signs.
P22/00060/LB	Ship Inn Thornbury Road Alveston	External works to attach 5 no. signs.
P22/01297/HH	20 Beech Leaze Alveston	Erection of a single storey front extension to form enlarged garage and front porch.

7. Planning Permissions Refused

None

8. Applications Withdrawn

P22/01003/RVC	Barn Cottage Church Road Rudgey	Removal of condition 6 attached to permission PT10/3348/F to allow the annexe to be used as a separate dwelling. Alterations to roof to facilitate the conversion of existing store/workshop to form self-contained annexe ancillary to main dwelling.
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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

Toms Brekkie	Lay By Rudgeway	Application for a New Street Trading Consent in South Gloucestershire
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P22029 Resolved: The Parish Council Planning Committee have no objections to Tom's Brekkie street trading licence application.

14. Circulated Schedule

None

15. Prior Notice Application

None

16. Matters the Chair Considers Urgent

(Clerk) pointed out that the next meeting falling due on 2nd May is a Bank Holiday and requested instruction for the next meeting. (JG) suggested it be held on 3rd May subject to the availability of the Bush room. All members agreed and instructed Clerk to book if available.

Meeting Closed 18.50PM

Next meeting of the Planning Committee in the Bush Room -TBA