

Minutes of the meeting of the Planning Committee Held at 7.00PM on Monday 6th February 2023 in the Bush Room

Consulted: Cllrs. Anne Curtis (AC) (Chair), John Graham (JG), Paul Caddick (PC), Valerie Williams (VW).

Graham Smith (Clerk)

1. Apologies accepted for absence

Cllr Marion Reeve

2. Public Participation

None

3. Declaration of Interests

(PC) declared an interest in P22/04462/RM as it borders his property but declared that he has no financial interest in the application.

4. Minutes from Previous meeting

P22070 Resolved: The Parish Council Planning Committee accept the Planning Minutes of 16th January as accurate.

5. Planning Applications

| | | |
|------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P22/04462/RM | Land Rear Of 15 Greenhill Alveston | Erection of 2 no. dwelling with appearance, landscaping, layout, scale and access to be determined (Approval of Reserved Matters to be read in conjunction with outline permission P19/5000/O). |
|------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

P22071 Resolved: The Parish Council Planning Committee object to P22/07057/HH Cllrs wish to object to the application and raise the following issues / concerns toward aspects of safety relating to the construction process should permission be granted. Councillors request that the developer pay due attention to the following matters to prevent accidents (particularly as the intended construction site is so close to a primary school).

1. Suitable safety barriers and footpath diversions will need to be created. Delivery times to be restricted to avoid clashes with school drop of and pick up times and construction vehicles are not to reverse onto the road from the bridal way unless a third party is available to give adequate guidance to the driver of the reversing vehicle, even better to ensure there is enough room at the construction site so vehicles may turn around prior to pulling out. Cllrs appreciate that the access to the construction site is extremely narrow. (attached)
2. The access to the site is via a bridal way and Cllrs would ask you to check with SGC footpaths / bridal ways (Lyndsay Saunders) that this is appropriate and that landowner permissions have been granted. Councillors are also concerned that it is inevitable that the bridal way would become blocked to users and as this is a public right of way what will the council do to mitigate this issue.
3. No pavement parking should be permitted as developers are required to make a provision for parking on site or to arrange mini-bus transport on and off site for development workers.
4. Councillors ask SGC to take into account the wildlife that inhabits the bridal way / construction site and surrounding areas and asks what mitigations is being introduced?
5. The Planning Committee agree that this application is "over development" upon a small footprint and note that parking spaces (although permissible within the SGC parking specification of a development) there is no provision for visitors to the developments and street parking beyond the bridal way is restricted and extremely limited.

6. Planning Permissions Granted

| | | |
|-------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| P22/03979/F | South View Farm Church Road Rudgeway | Change of use of land to equestrian (keeping of horses) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). |
|-------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

| | | |
|--|--|---------------------------------------------------------|
| | | Erection of stable block (resubmission of P22/02419/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

None

15. Prior Notice Application

None

16. Any Other Matters

None

Meeting Closed 19.25PM

The next meeting of the Planning Committee – 20th February 2023