

Minutes of the meeting of the Planning Committee Held at 7.00PM on Monday 4th September 2023 in the Bush Room

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

1. Apologies accepted for absence.

None

2. Public Participation

None

3. Declaration of Interests

None

4. Minutes from Previous meeting

P23035 Resolved: The Parish Council Planning Committee accept the Planning Minutes of 17th July as accurate.

5. Planning Applications

P23/02458/F	4 Greenhill Alveston Bristol South Gloucestershire BS35 3QY	Conversion of 1no. existing dwelling house into 2no. dwelling houses with associated works.
P23/02418/TRE	Land Between, The Forecastle and Orchard House 2 Down Road	All trees covered by Preservation Order SGTP016/13 dated 24 September 2013
P23/02415/HH	The Barn, The Street Alveston	Installation of 18x Solar panels on south facing roof aspect of property

P23036 Resolved: The Parish Council Planning Committee reiterate (in respect to P23/02458/F) that the South Glos Council parking allocation specification be adhered to and expect (SGC Planning) to uphold its obligation in this regard. The Planning Committee is concerned that cars can only either reverse in or out of the driveway onto the main road as there is no turning circle and is aware of the large footfall of children due to the proximity to the school.

P23037 Resolved: The Parish Council Planning Committee have noted that some trees have already been felled and is unaware whether these were protected by the TPO. (Please investigate). Regarding P23/02418/TRE the planning committee object to the proposal to remove further trees and will hope a resubmission of plans will allow for this.

P23038 Resolved: The Parish Council Planning Committee have no objections to P23/02415/HH

6. Planning Permissions Granted

P23/01082/CLE	34 Wolfridge Ride Alveston	Erection of single storey rear extension under Permitted Development.
P23/01115/HH	The Green Greenhill Alveston	Demolition of existing front porch. Erection of first floor front extension and two storey front extension and single storey side extension to form ad
P23/02027/F	Bramley Cottage Greenhill BS35 3QZ	Creation of access on to classified highway.
P23/02065/HH	Leswill 7 The Square Alveston	Erection of single storey side extension to form additional living accommodation.
P23/02013/HH	38 Greenhill Road Alveston	Demolition of existing conservatory. Part garage conversion with single storey and two storey side extensions to provide additional living accommodation.
P23/00605/F	Silverhill Gloucester Road Rudge Way South	Change the use of the existing office building (Class E(g)) to a school for

		children with special needs (Class F1 (a) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) erection of 2 no. detached outbuildings to form classrooms, creation of multi-use games area (MUGA), additional parking and other associated works.
P23/01671/F	Olive Barn Stable Greenhill Lane Rudgeway South Gloucestershire BS35 3QP	Demolition of 2no. existing stable buildings and erection of 1no. stable building with associated works (Amendment to previously approved scheme P23/00368/F).
P23/01490/F	Land Adjacent To Willis House 27 Gloucester Road Rudgeway	Erection of 1no. detached dwelling with parking and associated works (resubmission of P20/03241/F)
P23/01639/TRE	Chippings Wolfridge Ride Alveston	Works to 1no. Dawn Redwood to reduce lateral spread on northeastern side by approx. 1m to re shape and leave a balanced crown, crown lift to 4.5m and sever Ivy at base covered by Tree Preservation Order TPO458 confirmed 15th February 1995.

7. Planning Permissions Refused

P23/02034/PNGR	Barn At Pear Tree Farm Earthcott Green Alveston S	Prior notification of a change of use from 1 no. agricultural building to 1 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development.
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8. Applications Withdrawn

P23/00477/HH	Holly Tree Cottage Shellards Lane	Demolition of existing single storey buildings. Erection of two storey side extension and single storey rear extension to provide additional living accommodation. (Re submission of P22/05856/HH)
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9. Notice of appeal (Secretary of State)

P22/06322/F	Stockleaze Latteridge Lane South Gloucestershire BS35 3TF	Erection of 1no. log cabin to form temporary rural workers dwelling for a period of 3 years and erection of 1no. building to form pigeon loft (Resubmission P22/02962/F).
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10. Prior Approval Not Required.

P23/01888/PNH	8 Quarry Road Alveston	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.65m, and for which the height of the eaves would be 2.53m.
P23/02020/PNH	10 Downfield Close Alveston	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6, for

		which the maximum height would be 2.90m, and for which the height of the eaves would be 2.80m.
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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 19.30PM

**The next meeting of the Planning Committee – 18th September 2023
(Jubilee Hall)**