

## Minutes of the meeting of the Planning Committee Held at 6.45PM on Monday 18<sup>th</sup> September 2023 in the Jubilee Hall

**Consulted:** Cllrs. Anne Curtis (AC) (Chair), Valerie Williams (VW), Marion Reeve (MCR), John Graham (JG). Paul Caddick (PC), Ward Cllrs Matthew Riddle (MR), Tony Williams (TW).

### 1. Apologies accepted for absence.

None

### 2. Public Participation

8 Members of Public were in attendance relating to application P23/02556/PN1. (Chair) allowed representatives from group to speak for up to five minutes on subject. Peter Waller informed Cllrs that his comments relate to the general resident objections as submitted prior to meeting with reasons why the proposed location is unsuitable and explained, these being : -

- Pedestrian Safety: This the busiest junction in the village for both cars and pedestrians. There are children on their way to and from School, Mothers with toddlers and pushchairs. The pavement at that point is quite wide for a good reason. If it were narrower due to the proposed boxes, children might be even more tempted than usual to step into the road. Parental control is not always so easy with a pushchair a toddler and perhaps a dog on a lead!
- Damage to local businesses: One of the factors which attracts shoppers to the Parade is that it is a pleasant place to be. As you drive or walk up to the Parade along Greenhill Road you see a pleasing green area with a well maintained and colourful raised bed. The phone box and traditional letterbox complete the idyllic village scene. Two utilitarian green rectangles as big as the phone box and the letterbox together would be completely out of character with the ambiance of the centre of our village.
- Over the last 14 years the community has come together to make improvements to the Parade. A Volunteer force was formed with residents from all over the Parish to raise money and to undertake work. This effort continues today. St Helen's children plant bulbs, The WI, the Scouts and others donate plants which go into the raised beds. We are particularly proud of the Spring display of colour and the poppy display for Remembrance week and of course the still growing lights display for Christmas. The proposed position of the ugly green boxes and a mast, twice as high as a telephone pole, would bring all that effort, time and money to an end. The Parade is a public amenity. It is the very essence of the character of the village and one of the things that makes Alveston such a popular and pleasant place to live. (PW) also noted application was in breach of the SGC Core Strategy.

MS S Openshaw briefed Cllrs on the safety of telephone masts and the potential negative impact to health and as yet studies show that the impact is unknown and it is best to adopt a precautionary principal. (AC) confirmed that a safety impact report was available on the planning portal.

(VW) spoke of the dangers of vehicles at the proposed junction and that the proposed application could obscure views of children with traffic and concurred with public comments that much effort is made by community volunteers to maintain the aesthetic of the area.

(JG) suggested that alternative locations should be sought for the mast as an improvement to signals within the area is required. (MR) proposed that research is warranted by the existing applicant to investigate the opportunities of "mast sharing" with other erections in the village. However he also reiterated that it was not for councils to suggest locations but for the applicant to research and apply.

(Clerk) confirmed that there were currently 32 public objections listed on the planning portal. (AC) confirmed that the Planning Committee concur with submitted views expressed by the residents and recommend that the Parish Council objects strongly.

### 3. Declaration of Interests

None

### 4. Minutes from Previous meeting

**P23039 Resolved:** The Parish Council Planning Committee accept the Planning Minutes of 4<sup>th</sup> September as accurate.

## 5. Planning Applications

<a href="#">P23/02560/CLP</a>	12A Greenhill Alveston	Conversion of garage into living accommodation.
<a href="#">P23/02556/PN1</a>	Greenhill Road Alveston BS35 3LZ	Installation of 1 no. 15m monopole supporting 6 no. antennas, installation of 3 no. additional equipment cabinets and ancillary development thereto.
<a href="#">P23/02523/HH</a>	Hazel Cote 82 Gloucester Road Rudgey	Erection of two storey rear extension, single storey rear extension, single storey side extension to form additional living accommodation. Erection of front external porch extension and first floor terrace.
<a href="#">P23/02491/F</a>	25 Quarry Road Alveston	Erection of two storey side extension to form 1 no. dwelling. Erection of single storey rear extension and to porch to existing dwelling to form additional living accommodation, installation of 2no. front and 1no. rear dormers to facilitate loft conversion (amendment to previously approved scheme P20/18897/F) (retrospective).

**P23040 Resolved:** The Parish Council Planning Committee have no objection to P23/02560/CLP as councillors recognise that this policy of resubmission is used proactively by developers. Councillors fail to understand why this was not placed on the original plans when the developer fully intended to utilise garage space as living accommodation in the first instance.

**P23041 Resolved:** The Parish Council Planning Committee strongly object to P23/02556/PN1 and concur with the objections submitted by the 30 residents listed on the portal who also object. There are places within the Parish which could be more suitable for housing such a mast and associated equipment which would not impact upon aesthetics, safety and general wellbeing of the village and its residents. The 30 confirmed objections listed on the portal is the “tip of the iceberg” relating to the general sentiments of many residents within the parish who also object to such a construction in a less vocal manner being unable to use the planning portal or social media.

**P23042 Resolved:** The Parish Council Planning Committee object to P23/02523/HH, it is considered overdevelopment if it exceeds 40% of the volume of the existing structure.

**P23043 Resolved:** The Parish Council Planning Committee strongly objects to P23/02491/F as it is overbearing, unsightly, overlooks residents’ gardens and having been predetermined on previous applications by being turned down both from South Glos Council and the Planning Inspector. An application was submitted on 16<sup>th</sup> September 2022 with one year to undertake and has been noted that little work has been carried out. Almost one year has passed since notice of enforcement and it is recognised that the application submission is a timely re-application to avoid the enforcement process. The Parish Council planning committee request that the application be turned down and as such allow the enforcement process to continue uninhibited.

## 6. Planning Permissions Granted

None

## 7. Planning Permissions Refused

None

## 8. Applications Withdrawn

None

## 9. Notice of appeal (Secretary of State)

None

## 10. Prior Approval Not Required.

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**

(PC) raised concerns relating to the monitoring of activities of construction workers on the development adjacent to the bridal path by causing obstruction and illegal parking on a public right of way. (TW) confirmed that it is not the responsibility of the district council to monitor developers and if the law has been broken police should be informed.

Meeting Closed 19.35PM

**The next meeting of the Planning Committee – 2<sup>nd</sup> October 2023  
(Bush Room)**