

**Minutes of the meeting of the Planning Committee
Held at 6.30PM on Monday 20th May 2024 in the Jubilee Hall**

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

1. Apologies accepted for absence.

None

2. Public Participation

Two members of the public were present, one to observe discussions relating to Hazel Cottage as the owner / occupier. He stated that the Victorian building was being converted to befit modern life and the intention is to move the front to the back to return to its original orientation when built. This would involve adjusting the driveway accordingly and to remove the oil tanker & shed. The architect was always mindful of the greenbelt restrictions and that the cottage is not "listed".

The other member of the public was given five minutes to raise concerns relating to item 9 on the agenda which is currently at appeal with the secretary of state.

3. Declaration of Interests

None

4. Minutes from Previous meeting

P24001 Resolved: The Parish Council Planning Committee accept the Planning Minutes of 18th March as accurate.

5. Planning Applications

P24/01062/TRE	43 Wolfridge Ride Alveston	Works to fell 2no. Beech 1no. Oak and 1no. Silver Birch. Works to 1no. Beech to Crown lift to 6m, works to 2no. Holly to Crown lift to 1m and trim all over by 0.5m, and works to 1no. Norway maple to Prune to clear streetlight by 1m all covered by TPO 37 dated 13th January 1971
P24/01073/HH	Oak Barn Gloucester Road Rudgeyway	Installation of 1no. dormer to southern roof slope and erection of a two-storey extension to form additional living accommodation.
P24/01067/HH	Hazel Cottage Hazel Lane Rudgeyway	Erection of a single and a two-storey extension to the south elevation to form additional living accommodation. Erection of front porch. Demolition of existing garage and erection of a detached double garage. Reinstatement of original access.
P24/00983/F	Land At Old Green Farm Earthcott Green Alveston	Rerouting of existing slurry drainage channels and erection of a circular concrete slurry store.
P24/01134/HH	6 Greenwood Drive Alveston	Demolition of existing porch. Erection of single storey extension to form additional living accommodation. Installation of access ramp.
P24/01149/CLP	White Cottage 10 The Square Alveston	Demolition of existing conservatory. Erection of single storey extension.
P24/01164/HH	21 Stoney Stile Road Alveston	Erection of front extension and raising of roof over garage to facilitate garage conversion to additional living accommodation and porch.

P24/01086/F	Shed At Oak Barn Gloucester Road Rudgeway	Erection of a side extension to form additional agricultural machinery and material storage.
P24/01210/PNH	18 Wolfridge Ride Alveston	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.50m, and for which the height of the eaves would be 2.40m.

P24002 Resolved: The Parish Council Planning Committee have no objections to P24/01062/TRE subject to it meeting the approval of the South Glos Council tree officer / inspector.

P24003 Resolved: The Parish Council Planning Committee have no objections to P24/01073/HH.

P24004 Resolved: The Parish Council Planning Committee have no objections to P24/01067/HH.

P24005 Resolved: The Parish Council Planning Committee have no objections to P24/00983/F.

P24006 Resolved: The Parish Council Planning Committee have no objections to P24/01134/HH.

P24007 Resolved: The Parish Council Planning Committee have no objections to P24/01149/CLP.

P24008 Resolved: The Parish Council Planning Committee have no objections to P24/01164/HH.

P24009 Resolved: The Parish Council Planning Committee have no objections to P24/01086/F.

P24010 Resolved: The Parish Council Planning Committee have no objections to P24/01210/PNH

6. Planning Permissions Granted

P24/00687/F	Whistledown Barn Earthcott Green	Subdivision of existing dwelling to form 2 no. dwellings with associated works.
P24/00699/TRE	The Chalet Alveston Hill	Works to fell 1no. Acer pseudoplatanus covered by SGTPO 17/16
P24/00237/HH	2 Birch Drive Alveston	Demolition of existing conservatory. Erection of a single storey rear extension to form enlarged garage and erection of single storey front, rear and side extensions to form additional living accommodation.

7. Planning Permissions Refused

None

8. Applications Withdrawn

None

9. Notice of appeal (Secretary of State)

Member of public spoke on this matter at the beginning of meeting. Clerk read to committee the previous response dated, 20th March 2023 and refused by council on 11th October 2023.

P22082 Resolved: The Parish Council Planning Committee strongly objects to P23/001015/F due to the overdevelopment of site and the safety of pedestrians relating to the resident's car parking and proposed turning circle which is considered inadequate and will encourage occupiers simply to reverse onto a heavily used pavement which also is adjacent to an access corridor to David's Close and is impeded by a safety barrier. Also note the entrance is also impeded by a telegraph pole carrying electric cables. Once again, the Parish Council reports concerns relating to the cavalier attitude of developers using this heavily used area for parking industrial vehicles endangering both pedestrians which, in a large part are children commuting to and from school, and heavy traffic at such times. This is the third application in a matter of months all of which are of 25m apart. It is noted that the plans are not in keeping with Cllrs understanding of the National Planning Framework.

P23/01015/F APP/P0119/W/24/3338784	Erection of 1no. dwelling with associated works.	Land To the Rear Of 33 Davids Close Alveston
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10. Result of representation at SGC Planning Meeting

Cllr Marion Reeve had attended the meeting representing the Parish Council to highlight the parish council's residents' concerns. The result was that the application was turned down however, the SGC constitution states that this is able to be re-presented at another committee which will meet on 20th June (site visit 7th June). The planning committee has 24hrs prior to the meeting to submit its views once again and will be discussed at the planning committee meeting scheduled for 17th June.

11. Appeal decisions

None

12. Enforcement Investigation.

None

13. Licence Application

Toms Grill	Lay By Rudgeway Bristol	Application for a Renewal Street Trading Consent
Toms Kebab	A38 Layby New Lane Alveston	Application for a Renewal Street Trading Consent

The Planning Committee expressed concern relating to aspects of the renewal, particularly toilet facilities for staff and sought clarification from SGC.

14. Circulated Schedule

None

15. Prior Notification application

None

Meeting Closed 7.14PM

**The next meeting of the Planning Committee – 3rd June 2024
(Bush Room)**