

**Minutes of the meeting of the Planning Committee
Held at 7.00PM on Monday 2nd September 2024 in the Bush Room**

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

1. Apologies accepted for absence.

None

2. Public Participation

One member of the public was in attendance to observe.

3. Declaration of Interests

None

4. Minutes from Previous meeting

P24019 Resolved: The Parish Council Planning Committee accept the Planning Minutes of 15th July as accurate.

5. Planning Applications

P24/01943/TRE	1 Barnwell Place Alveston	Works to 1no. Robinia tree to raise the lower canopy to a height of 4-5 metres. Reduce any overextended lateral branches by a maximum of 1.5 metres to balance the crown, and crown thin by 15% covered by Tree Preservation Order SGTPO 10/15 dated 03/11/2015
P24/01847/LB	Old Church Farm Church Road Rudgey	Change of use of the site and buildings from the existing Hotel and Conference Centre (Sui-generis) to a Special Educational Needs (SEN) School (Class F1) alongside supporting works; various internal alterations to the existing listed buildings; new external entrance door and roof lights to the Conference Centre; the demolition of the existing bungalow and replacement with a new single storey teaching block, extension of the existing car park, new perimeter fencing and gate
P24/01863/F	Old Church Farm Church Road Rudgey	Change of use of the site and buildings from the existing Hotel and Conference Centre (Sui-generis) to a Special Educational Needs (SEN) School (Class F1) alongside supporting works; various internal alterations to the existing listed buildings; new external entrance door and roof lights to the Conference Centre; the demolition of the existing bungalow and replacement with a new single storey teaching block, extension of the existing car park, new perimeter fencing and gates, a new MUGA and hardstanding play area and associated landscaping works.
P24/01665/HH	White Cottage 10 The Square Alveston	Demolition of existing conservatory and erection of a single storey rear/side extension to form additional living accommodation.

P24/02024/TRE	The Mew Thornbury Hill Alveston	Works to fell 1no. Eucalyptus tree covered by Tree Preservation Order SGTPO 17/16 dated 7th June 2016.
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P24020 Resolved: The Parish Council Planning Committee have no objections to P24/01943/TRE subject to the SGC Tree Officer having no concerns with the application.

P24021 Resolved: The Parish Council Planning Committee have no objections to P24/01847/LB

P24022 Resolved: The Parish Council Planning Committee have no objections to P24/01863/F

P24023 Resolved: The Parish Council Planning Committee have no objections to P24/01665/HH
P24/02024/TRE – It came to light at the meeting that the application was withdrawn.

6. Planning Permissions Granted

P24/01808/TRE	39 Wolfridge Ride Alveston S	Works to reduce height and lateral spread of 2 no. Oak trees by 2 metres. Covered by Tree Preservation Order TPO 37 dated 13 January 1971.
P24/01719/CLP	9 Rosewood Avenue Alveston	Erection of rear single storey extension. (Approve certificate of lawfulness)
P24/01328/HH	19 Rudgeway Park Rudgeway	Installation of side dormer to provide additional living accommodation.
P24/01513/TRE	Garth House 11 West View Alveston	Works to crown reduce 1no. Fagus sylvatica to leave a height of 8 m and a radial spread of 4m as covered by tree preservation order TPO37 dated 13th January 1971.

7. Planning Permissions Refused

None

8. Applications Withdrawn

P24/00606/HH	Maybank Forty Acre Lane	Erection of first floor side extension and single storey rear extension to form additional living accommodation.
P24/02024/TRE	The Mew Thornbury Hill Alveston	Works to fell 1no. Eucalyptus tree covered by Tree Preservation Order SGTPO 17/16 dated 7th June 2016.

9. Notice of appeal (Secretary of State)

None

10. Representation at SGC Planning Meeting

None

11. Appeal decisions

None

12. Enforcement Investigation.

(Clerk) read to the committee an outcome of an enforcement investigation received after the distribution of agendas.

Complaint reference: COM/24/0159/OD

Site address: Land At 18 Greenhill Down, Alveston, South Gloucestershire, BS35 3PB

Alleged breach: Not being built in accordance with planning permission P20/06112/F

Enforcement officer was investigating a new window in the first floor west (side) elevation which was not obscure glazed.

A photograph of the window was received confirming it is obscure glazed, and the property owner has stated that the opening mechanism has been removed from the window. On this basis, the window complies with the Permitted Development criteria and therefore can be installed without planning permission under Schedule 2, Part 1, Class A.3 (b) of The Town and Country Planning (General Permitted Development) Order 2015.

On this basis, it is advised that the additional window on the side elevation and the alterations to the windows on the front and back which you initially raised comply with the requirements of Permitted Development, and therefore it does not appear that a breach of planning control is occurring. Therefore, the planning enforcement investigation has now been closed.

13. Licence Application

None

14. Circulated Schedule

None

15. Prior Notification application

None

Meeting Closed 7.33PM

Next meeting of the Planning Committee – 16th September (Jubilee Hall)