

Minutes of the meeting of the Planning Committee Held at 7.15PM on Monday 16th September 2024 in the Jubilee Hall

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

Present – Cllr Matthew Riddle (MR), Cllr Carmen Vazquez (CV)

1. Apologies accepted for absence.

Marion Reeve (MCR),

2. Public Participation

Two members of the public in attendance to present concerns relating to application P24/01863/F, Old Church Farm Church Road Rudgeway in that the site is not perceived to be suitable mainly due to the history / heritage factors relating to the site are significant. The building is Grade 2 listed although this is perceived to be inadequate such is the significance of the site. The medieval setting remains intact and serious objections were raised relating to tarmacking over historical gardens, and features. History will be blocked and proposes to be too close to plasterwork where any introduction of damp or infestation will go undetected.

Issue was raised relating to such a change of use being inappropriate due to the nature of the road and traffic.

(MR) stated that he will be also submitting his concerns relating to the appropriateness of the application and will ensure SGC heritage closely scrutinise the application.

(AC) stated that the planning committee had discussed the application at the previous meeting where no objections were submitted to SGC as demand for SEN schools is high. However, the committee was not aware of the concerns being reported and requested that (Clerk) submit that concerns had been raised at this meeting and request that SGC be vigilant in its decision respecting heritage and negative traffic aspects of the application.

3. Declaration of Interests

None

4. Minutes from Previous meeting

P24024 Resolved: The Parish Council Planning Committee accept the Planning Minutes of 2nd September as accurate.

5. Planning Applications

P24/02025/RVC	Land Off Thornbury Hill Alveston	Variation of condition 2 attached to permission P21/04200/F to alter the approved plans. Demolition of 2 no. existing buildings and erection of 1 no. new dwelling with associated works.
P24/02127/RVC	Wolfridge Alpaca Barn Forty Acre Lane	Variation of condition 10 attached to planning permission P20/07483/F to vary the condition to allow the site to open for evening craft workshops until 9pm Tuesday to Saturday (inclusive) all year round with conditions:- 1. The opening hours of the Cafe will not change, 2. The craft sessions will be at set times with limited capacity (up to 20no. people), 3. Activities will be restricted to indoors to limit noise. - Installation of shop front, 2 no. storage tanks, hardstanding to form vehicular parking areas and a bike storage rack to facilitate a change of use

		of land and part of a building from agriculture to a mixed-use craft space, shop and cafe with outdoor seating area (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
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P24025 Resolved: The Parish Council Planning Committee have no objections to P24/02025/RVC
P24026 Resolved: The Parish Council Planning Committee are neutral toward the application P24/02127/RVC and emphasise that the volume and positioning of lighting is carefully considered to effectively illuminate parking and bike racks, but so as not to disturb or intrude upon the neighbours on 40 Acre Lane.

6. Planning Permissions Granted

None

7. Planning Permissions Refused

None

8. Applications Withdrawn

None

9. Notice of appeal (Secretary of State)

None

10. Representation at SGC Planning Meeting

None

11. Appeal decisions

None

12. Enforcement Investigation.

None

13. Licence Application

None

14. Circulated Schedule

None

15. Prior Notification application

None

Meeting Closed 7.41PM

Next meeting of the Planning Committee – 7th October (Bush Room)