

Minutes of the meeting of the Planning Committee Held on 5th Mar 2012 in the Bush Room

Present: Cllrs. Brian Lee (Chairman), Phil Squires, Mike Webb, James Sumner, John Cutland, Terry Hunt
Bob Phillips (Clerk).

1. Apologies accepted for absence

None

2. Public Participation

Mr & Mrs David Goldring of Rosewood Ave addressed the meeting.

Mr Goldring expressed concerns about the application PT12/0472/F at the Cross Hands, Alveston. Whilst understanding the needs of the Cross Hands to explore all opportunities to sustain their business, the application should be rejected on a number of quite specific grounds.

With its close proximity to Marlwood School, this hot food outlet would attract large numbers of school students at lunch time. This would increase traffic dangers, dramatically increase litter and minor anti-social behaviour, encourage students to abandon meals provided at the school and generally become the primary attraction to all those students wishing to leave school during the lunch break.

Mr Goldring explained that there was no legal mechanism to stop students leaving the school premises once written permission had been given by parents although the school tries to encourage activities and social interaction at the school during breaks which in turn becomes an integral part of school life. Any attraction that discourages involvement within the school can be a very disrupting element.

Mr Goldring also explained that there had been a number of previous attempts to introduce a "fast-food" outlet in the village and on each occasion be they in substantial premises or as a street trader, the School and the community in general had opposed the idea.

Additionally, Mr Goldring stated that he was aware of some of his neighbours concerns about unpleasant fumes and noise although he was advised that he and others should make their individual points directly to the Planning Authority.

3. Declaration of Interests

None

4. Planning Applications

9.184 Resolved. The Parish Council has no objection to the applications listed below.

PT12/0514/F	16 The Square Alveston	Erection of single storey side extension to form additional living accommodation.
PT12/0537/RVC	Old Gloucester Road, Alveston	Variation of condition attached to planning permission PT08/1658/F (as added under PT11/3972/NMA) to substitute Proposed Site Plan 3748_T0215_03 as received by the Council 21 February 2012 for Proposed Site Plan (Figure 4.2) (as amended) as received by the Council on 15th October 2008 to amend the location of the crane pad for hard standing for Turbine 2

9.185 Resolved. The Parish Council strongly objects to the application below on the following grounds:

1. The proximity of a Parish Council owned children's play area which would become a meeting place for youths with the inevitable potential for an increase in anti-social behaviour and vandalism.
2. The area, including the children's play area and surrounding streets would see a dramatic increase in litter which, despite assurances from the applicant to provide bins, would become an eyesore with the resulting additional work/costs of clearing up.
3. The close proximity of the site to Marlwood School and the inevitable large numbers of students who would use the premises at lunch times thus increasing traffic/road safety problems, anti-social behaviour and a line of litter between the Cross Hands and the School.
4. Overall it is thought this business would have a detrimental effect on Marlwood School by encouraging more students to leave site at lunch times reducing the use of the school's meals service and involvement in the activities and social interaction encouraged at the school.
5. With an increase in the number of "short-stay" visitors to the site there would be a significant increase in noise levels and traffic movements to this area.

The Parish Council also requests that due to the level of local interest, if the Planning Authority wishes to consider giving permission to the application but with some limitations, the Parish Council and hence local people, should be further consulted on the proposed limitations.

PT12/0472/F	Cross Hands The Down	Change of use of part ground floor from Public House (Class A4) to Hot Food Takeaway (Class A5) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of external flue.
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5. Planning Permissions Granted

None

6. Planning Permissions Refused

None

7. Applications Withdrawn

None

8. Notice of appeal (Secretary of State)

None

9. Representation at Planning Meetings.

None

10. Appeal decisions

None

11. Enforcement Investigation.

None

12. Licence Application

None

13. Information

None

14. Any Other Business

14.1. Planning Appeal for 23 Paddock Gardens

Cllr Terry Hunt asked if the committee could be furnished with a formal outcome of the Householder Appeal to application PT11/1844/F – 23 Paddock Gardens.

14.2. Neighbourhood Planning.

Cllr Brian Lee gave a brief overview of the recent Neighbourhood Planning event that he and a number of other Councillors and the Clerk recently attended. Although there were still many areas where detail is not yet known, it would appear that the intention to encourage Parish Council's to create a Neighbourhood Plan may not be as useful as is being proposed. As is currently understood a neighbourhood plan would be very expensive to create with the need to employ specialist planners and others whose expertise would be essential and there are grave doubts that a plan would have any real "teeth."

Others who attended endorsed BL's view but it was generally felt that we should seek more information as the initiative unfolds.

A further briefing will be made at the next Parish Council meeting.

The meeting was closed at 7.25 pm.