

Minutes of the meeting of the Planning Committee Held on Monday 8th April 2013 in the Bush Room

Consulted: Cllrs. Brian Lee (Chairman), Mike Webb, John Cutland, James Sumner
Bob Phillips (Clerk).

1. Apologies accepted for absence

Cllr. Terry Hunt, Phil Squires

2. Public Participation

The following residents were in attendance to discuss the application for the **Memorial Woodlands**: Bob, Walters, Richard Taylor, Roger Loud, Anne Loud, Arthur & Maria Hendy, Roger Unwin (Tytherington PC), Pauline Bolton, Peter Taylor, Beverley Leworthy, Anton Bucoke

Mrs Norah Reice attended to discuss the application for **7 Greenwood Drive**

3. Declaration of Interests

None

4. Planning Applications

4.1.

PT13/1010/F	Bristol Memorial Woodlands Old Gloucester Road Alveston	Change of use of agricultural land to cemetery (Sui Generis) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). (Re submission of PT12/3221/F)
-------------	---	--

Comments from members of the public included:

Unanimous concern was expressed about the previous report from the traffic officer. Funerals have been held in the past where 250 & 350 vehicles had been counted. It is not uncommon for the grassed areas in the existing site to be used to park cars.

Many of the funerals held are for clients from a significant distance from Bristol, far from this being a locally supported facility, most travel significant distances to attend.

The increase in size could only be justified economically if the currently self-imposed limited number of funerals per day was significantly increased.

The current state of the site does not give confidence in respect of the amenity's benefits. Old scrap cars and caravans, a large tank, obstructions to footpaths and unauthorised structures including earth bunds litter the site.

The application states that no waste will be generated; a site visit will reveal "mountains" of it.

At the present rate of usage, (less than one funeral per day), the currently approved site has between 10-20 more years before the existing area is fully utilised.

According to the applicant's site manager there is no intention to increase the volume of funerals. However if this application is successful, it would provide an obvious opportunity for the sale of the business as a going concern with the equally obvious opportunity for a new owner to seek to maximise the business. It was noted that Westerleigh Crematorium handles up to 8 funerals each day; the Memorial Woodlands could certainly handle a similar number with intolerable consequences in terms of traffic generation.

Contrary to the opinion of the Council's traffic "expert" there is already a steady increase in traffic to the site brought about by the combination of on-going funerals and the growing number of visitors to the graves from previous funerals. This increased traffic is all channelled along the single track country lane through Earthcott which has become increasingly dangerous to walk along.

There have been a number of clear breaches of the current planning permission with "late night" events being held, coaches arriving late at night to pick up revellers, large "civic" events attracting "persons of importance" from all over the country, marquees erected to accommodate large events, several "fun days" with Fireworks. "Earthcott Barns" is the commercial name given to the location of these events and weddings but it is the same site, the same facilities and this application will only make the holding of ever-larger events easier.

The objections to the application mostly revolve around the traffic and access issues and these together with disappointment that the site is not well managed lead to most complaints. It was generally felt that if an access route directly from the B4427 Old Church Road could be established and restrictions imposed on the number of funerals/events per day and the operating hours, the objections would mostly disappear.

The application is about the future and whilst the current site and its activities is largely tolerable, any expansion of its activities which would be inevitable with the huge increase in size would give grave cause for concern to local residents.

The Chairman thanked all those who had made comment.

The Committee deferred its consultation response and would further discuss the item at the next Planning meeting on Monday 15th April.

4.2.

PT13/0882/F	7 Greenwood Drive Alveston	Erection of single storey side and rear extensions to form additional living accommodation. Erection of front extension to garage.
-------------	----------------------------	--

Mrs Norah Reice of 5 Greenwood Drive offered the following view about the application for the neighbouring property:

Concern about the development at the rear and to the roof of the garage as it would have a significant impact on her loss of light and amenity. One well-used room in 5 Greenwood Drive has only one window facing the garage at 7 Greenwood Drive. Currently good light is only experienced for a limited time in the day and there are concerns that with the raised roof and extended rear of the garage, what little light currently enjoyed, will disappear altogether.

The committee discussed with Mrs Reice her concerns and after further examination of the plans concluded:

13.201 Resolved: To object to the above application on the grounds that the increased height and rear extension to the garage would negatively impact on the adjacent property.

4.3.

PT13/1027/F	South View Church Road RudgeWAY	Erection of single storey extension to form a paint and body shop. (Resubmission of PT12/4150/F.
-------------	---------------------------------	--

13.202 Resolved: The Parish Council has no objection to the application but is concerned that with a rise in commercial activity at the site, the increase in vehicle movement on to Church Road will create additional traffic dangers.

4.4.

PT13/1004/F	7 Greenhill Parade Alveston	Change of use of ground floor from shop (Class A1) to coffee shop/restaurant (Class A3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)
-------------	-----------------------------	---

The committee asked for further information about this application to be made available.

If the application is for a “day-time” coffee shop/café serving predominantly drinks and snacks, they would have no objection.

However if the application as presented is taken on “face value” the committee would object on the following grounds:

Not appropriate in a residential area. (Hours of opening)

Severe parking limitations.

Loss of amenity, noise and pollution to neighbouring residents.

The consultation response was deferred until further information was available.

5. Planning Permissions Granted:-

SG council has approved the following applications with conditions

PT13/0057/F	3B Davids Lane, Alveston	Erection of single storey rear conservatory
-------------	--------------------------	---

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. Any Other Business

None.

The next meeting of the Planning Committee is on Monday 17th March at 7.00pm