

Minutes of the meeting of the Planning Committee Held on Monday 21st October 2013 in the Jubilee Hall

Consulted: Cllrs. Mike Webb (Chair), James Sumner (JS), Terry Hunt (TH), John Cutland (JC), Alison Peters (AP)
Graham Smith (Clerk)

1. Apologies accepted for absence

Steve Blick

2. Public Participation

David Gillings, Hilary Gillings, David Goldring, Margaret Goldring

3. Declaration of Interests

None

4. Minutes from previous meeting

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5. Planning Applications

5.1.

PT13/3695/F	Cedarstone, Rosewood Ave Alveston	Erection of 2no. Detached chalet bungalows with associated works and construction of new access.
PT13/3612/F	Forty Acre Lane, Alveston, BS35 3QU	Change of use from existing Stabling and breeding of horses to DIY Livery (Sui Generis)
PT13/3689/TRE	24 Wolfridge Ride, Alveston. BS35 3RA	Works to crown lift 2 no. Oak trees to 5 metres, re-pollard 1 no. Ash tree and reduce 1 no. Betula from highway covered by SGTPO16/13 dated 24th September 2013.

All public participation related to PT13/3695/F Cedarstone.

David Gillings raised concerns that no residents in Lime Grove have been notified of this planning application and that the previous application made in 2010 had been refused by South Gloucestershire Council. The application as placed on the South Glos. Council website site plan is misleading as it clearly does not show the Pedra Rubia land which is to be used in this development. Furthermore these are clearly 2* detached houses as bedrooms are located on the 1st floor and are not Chalet Bungalows as indicated. Two story dwellings are out of character as bungalows are a feature of this row of houses. The development as indicated on the plan will have a significant impact upon residents in the area as indicated on the height cross section are 1m – 1.5m higher than existing developments and that the land drops 1.5 metres from Two Ways to the proposed development. This will result in the houses in Lime Grove being overlooked from the large rear bedroom windows. The dwellings are too large for the plot of land allocated and are inappropriate.

David Goldring shares Mr. Gillings concerns relating to; density, proximity of neighbours, height, neighbours not being notified and that the land on the property map is inconsistent with Plans relating to access from Lime Grove and the use of Pedra Rubia land.

(JC) Stated that an on-site meeting is required for this planning application.

13.227 Resolved: The Parish Council object to PT13/3695/F on the basis that this application has not followed process. The development area is located within two plots of land however, the land plan showing

the shaded area of land to be developed only shows land at Cedarstone and not the land which surrounds Pedra Rubia and is therefore not consistent with the architect plans submitted.

An application was made in August 2010 (PT10/1927/F) and was refused at that time.

The principle of infill development in the Alveston settlement area is being operated far too aggressively and the community is expressing increasing concern over this policy.

Two detached dwellings is a gross overdevelopment of this small site

With the adjacent dwellings in Strode Common being bungalows, this two storey development is totally out of keeping with the street scene

The height of this development will give an overbearing feel to adjacent properties in Rosewood Avenue and will be overlooked.

13.228 Resolved: The Parish Council have no objections to PT13/3612/F

13.229 Resolved: The Parish Council have no objections to PT13/3689/TRE

6. Planning Permissions Granted:-

PT13/3074/F	Cross Hands Car Park, Alveston	Partial Change of Use
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7. Planning Permissions Refused

None

8. Applications Withdrawn

None

9. Notice of appeal (Secretary of State)

None

10. Representation at Planning Meetings.

None

11. Appeal decisions

None

12. Enforcement Investigation.

None

13. Licence Application

None

14. Information

PT13/3580/PNA	Land at Oldfield Farm, Earthcott Green, Alveston	Prior notification of the intention to erect a building for the storage of forestry tools and equipment
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15. Any Other Business

- 15.1 Clerk carried out inspection of premises as requested by resident and concluded that plans should be submitted to the planning committee before further involvement takes place.
- 15.2 South Gloucestershire Council – Policies, Sites & Places Plan – To be completed prior to next meeting.

Meeting Close – 19.27

The next meeting of the Planning Committee is on Monday 4th November at 7.00pm