

Minutes of the meeting of the Planning Committee Held on Monday 16th December 2013 in the Jubilee Hall

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

1. Apologies accepted for absence

James Sumner, Steve Blick

2. Public Participation

Ann Good, Alan Good, Kathy Pearce, Chris Pearce, Hari, Erica Gibson-Perry, Michael Perry

3. Declaration of Interests

None

4. Minutes from previous meeting

Resolved: The Minutes of the meetings held on 2nd December 2013 were approved and signed by the Chairman.

5. Planning Applications

5.1.

PT13/4472/F	Jekkas Herb Farm, Shellards Lane, Alveston	Erection of extension to existing building to provide toilet facility.
PT13/4442/F	Kimberley 86 Gloucester Road Rudgeway	Demolition of existing garage, utility, carport and conservatory to facilitate the erection of a single storey side and rear extension to form additional living accommodation and attached garage.
PT13/4402/F	14 Bannetts Tree Crescent, Alveston	Proposed demolition of existing garage and replacement with two storey side extension.
PT13/4479/CLP	Bristol Memorial Woodlands, Old Gloucester Road, Alveston	Application for the certificate of lawfulness for the carrying out of up to 12no. funerals a day within the lawful use as a cemetery.

13.239 Resolved: The Parish Council have no objection to PT13/4472 - Erection of extension to existing building to provide toilet facility at Jekkas Herb Farm.

13.240 Resolved: The Parish Council have no objection to PT13/4442/F - Demolition of existing garage, utility, carport and conservatory to facilitate the erection of a single storey side and rear extension to form additional living accommodation and attached garage at Kimberley 86 Gloucester Road Rudgeway.

13.241 Resolved: The Parish Council have no object to PT13/4402/F - Proposed demolition of existing garage and replacement with two storey side extension at 14 Bannetts Tree Crescent.

13.242 Resolved: The Parish Council object to PT13/4479/CLP - Application for the certificate of lawfulness for the carrying out of up to 12no. funerals a day within the lawful use as a cemetery at Bristol Memorial Woodlands, Old Gloucester Road, Alveston on the grounds of significant increase of traffic as inappropriate for rural roads in the surrounding area.

6. Planning Permissions Granted:-

PT13/3689/TRE	24 Wolfridge Ride, Alveston.	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 SGTP016/13 dated 24th September 2013.
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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.

COM/13/1020/COU	7 Greenhill Parade, Alveston	Restaurant / Takeaway?
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All public participating in the meeting were objecting to the above premises being used as a food take-away. Kathy Pearce was allocated time at the beginning of the meeting to raise concerns relating to this. Mrs Pearce explained to the council that she wrote to SGC and Steve Webb MP objecting to the fact that although 7 Greenhill Parade was granted coffee shop / restaurant approval the predominant business was from take-away food sales. A SG Planning investigation is underway and has allowed the sales of take-away food to continue until February. (TH) informed the participating public that the Parish Council were unable to become involved in the Enforcement Investigation process being carried out by South Gloucestershire Council planning authority.

13. Licence Application

None

14. Information

None

15. Any Other Business

- 15.1 7 Greenhill Parade, Alveston. - License application. All public participating in the meeting were objecting to the above premises being used as a food take-away. Kathy Pearce was allocated time at the beginning of the meeting to raise concerns relating to this and informed the Parish council that although a Licence Application notification was on display in the window of the premises this was on an A5 sheet of paper and being obscured by other notices. Mrs Pearce raised the objection on behalf of the participating public that this Licence application request was for both a on and off licence and highlighted the fact that one establishment at the parade already holds an off-licence and disputes the necessity for another. Further to this the application for sales of alcohol is from 09.30 to 22.00 which is inappropriate for restaurant use and it was felt that a late off license would encourage/attract loitering and inappropriate behaviour from members of the public. Mr Michael

Perry informed the council that the restaurant had applied for external seating and as a member of the Parade Committee highlighted that the restaurant was at fault for not initially approaching the committee.

13.243 Resolved: Indicate to licencing authority that it is of the view of the Parish Planning Committee that the application for a licence for the sale of Alcohol is premature in view of the enforcement investigation which is currently underway.

13.244 Resolved: The Parish Planning Committee object to the application for the granting of an Off Licence on the grounds that the selling times of alcohol as set out in the application do not befit the requirements of a restaurant. Further to this, coupled with the proposal of providing a seating area in the Parade outside the restaurant would lead to the surrounding area being populated with persons with alcohol creating a potential for misbehaviour and public nuisance.

15.2 Application for the grant of a Street Trading Consent, Simply Delicious Lay-by A38, Alveston / Thornbury.

13.245 Resolved: The planning committee object in principle to granting a Street Trading Consent to Simply Delicious as concerns were raised over the lack of sanitary facilities.

Meeting Close – 19.32

The next meeting of the Planning Committee is on Monday 6th January at 7.00pm