

Minutes of the meeting of the Planning Committee Held on Monday 3rd November 2014 in the Bush Room

Consulted: Cllrs. Mike Webb (MW) (Chair), Terry Hunt (TH), Steve Blick (SB), Paul Caddick (PC).
Graham Smith (Clerk)

1. Apologies accepted for absence

None

2. Public Participation

Mr D. Goldring, Mrs M. Goldring, Ms E. Caddick

3. Declaration of Interests

(PC) declared interest in AOB

4. Minutes from previous meeting

4.1 **Resolved:** The Minutes of the meetings held on 20th October 2014 were approved.

5. Planning Applications

PT14/3827/F	Vermont House, Down Road, Alveston	Erection of single storey rear extension and first floor front extension to form additional living accommodation, installation of French doors to front elevation (resubmission of PT14/3030/F)
PT14/4102/TRE	45 Wolfridge Ride, Alveston	Works to pollard 1 no. Beech tree covered by Tree Preservation order 037 dated 31st January 1971
PT14/3973/F	Quarry House, Strode Common	Creation of new vehicular access onto Strode Common.

14225 Resolved: The planning committee object to PT14/3827/F, erection of single storey rear extension and first floor front extension to form additional living accommodation and installation of French doors to front elevation due to overdevelopment of what is considered to be a restricted site.

14226 Resolved: The planning committee raise concerns relating to application PT14/4102/TRE as it is considered that pollarding is inappropriate for Beech trees and consideration should be given to pruning as the recommended alternative.

The planning committee considered that PT14/3973/F is not a planning issue and did not comment on this application.

6. Planning Permissions Granted

PT14/3314/F	Redthorne House, Earchcott Green, Alveston	Demolition of existing garage to facilitate erection of two storey side extension to provide additional living accommodation.
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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 Applications Withdrawn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

None

15. Any other business

Mr. D. Goldring registered concerns on behalf of the participating public relating to the outcome of a planning application for a 3 Bedroomed House at The Brindles, Strode Common, Alveston.

Mr Goldring continued to express concerns relating to the size of property within the existing space and the subsequent increase in traffic and vehicles to be parked within the area creating pressure on the road junction adjacent and the free movement of traffic within the area. This issue is compounded by the fact that just a few yards along that same road, the same builder has consent for development of a further two properties on a site which has already been the focus of a collection of concerns not dissimilar to those related to The Brindles site.

There appears to be no awareness of impact on the quality of lives of residents, nor of that of future inhabitants of these properties from the high density of these developments.

(Clerk) distributed to members correspondence received relating to whether a breach of Planning Control had been made and consideration relating to involving SGC Planning Enforcement. Shirley Halloway (SGC) has been made aware of these concerns and talked with Enforcement officers at South Gloucestershire last week. It is possible that there have been no changes to the size of the building just internal adaptations which are acceptable – although this does not resolve the issue of more residents resulting in potentially more cars.

Enforcement officers have registered for investigation and passed details to the planning enforcement team. By charter they are obliged to visit the property within the next 10 working days. Once the visit has taken place, an assessment will be made whether a breach of planning control has occurred and what action, if any, can be taken. Outcome of the investigation is available within 20 working days.

(TH) expressed sympathy but emphasised that the Parish Council does not have the authority to make decisions relating to the concerns raised and the Planning Committee is aware that the work of the enforcement team should not be prejudiced.

Meeting Close – 19.30

The next meeting of the Planning Committee is on Monday 17th November 2014