

Minutes of the meeting of the Planning Committee Held on Monday 6th November 2017 in the Bush Room

Consulted: Cllrs. Steve McMillan (SM) (Chair), James Sumner (JS), Paul Caddick (PC), Marcus Fry (MF).

Graham Smith (Clerk)

1. Apologies accepted for absence

Marcus Fry

2. Public Participation

None

3. Declaration of Interests

None

4. Planning Applications

PT17/4567/F	Old Cart shed The Street Alveston	Conversion of 2no. Agricultural buildings to 2no. holiday cottages with associated works.
PT17/4746/F	Southview 62 Gloucester Road Rudgeway	Erection of two storey and single storey front extensions to form additional living accommodation. Erection of replacement front porch and detached car port/ wood store
PT17/1992/RVC	Agricultural Field Circa 600M South Of Earthcott Green And Circa 297M East Of The B4427.	Variation of Conditions 3 and 9 attached to PT15/4685/F to substitute plans with those received by the Council on 27th April 2017

Councillors considered that these agricultural buildings were only constructed two years ago and the owners could foresee their retirement and being aware of greenbelt planning requirements looked to construct agricultural buildings with a view to change the use at a later date. This could be carried forward from holiday conversions to permanent housing conversions. Councillors specified of another recent similar application where an objection was raised due to redevelopment of agricultural buildings on greenbelt.

17020 Resolved: The Planning Committee object to PT17/4567/F due to the fact that there are no exceptional circumstances to this request and the barns are seen to have been constructed for the purpose of housing development (as the barns are newly built) on Green Belt and is considered a way of negating planning laws relating to Green Belt.

17021 Resolved: The Planning Committee have no objections to PT17/4746/F

17022 Resolved: The Planning Committee have no objections to PT17/1992/RVC subject to the necessary risk assessments being completed by South Gloucestershire Council.

5. Planning Permissions Granted

PT17/2373/RVC	Bristol Memorial Woodlands	Removal of Condition no. 17 attached to planning permission PT13/1010/F and variation of condition no. 8 to now state The development shall be carried out in the order of the phasing shown on the plan Landscaping Plan 2743/01 March 2013, unless otherwise agreed in writing by the Council
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PT17/3793/F	Holly Cottage 10 Greenhill Down	Alterations to roof of existing detached garage to facilitate creation of single vehicle garage and annex ancillary to main dwelling.
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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

Clerk presented to Cllrs certificated obtained due to attendance of a recent ALCA planning course.

(SM) read to Cllrs recent correspondence relating to the developers consultation with regard to potential development of land at the Cross Hands pub and stated that this will be discussed in more detail at the planning meeting of 20th November.

The connection to the internet with the newly acquired Parish council "dongle" worked well and Clerk noted that Cllrs were better informed and discussions were more considered as all had instant access to all SGC planning documents as a result.

The next meeting of the Planning Committee is on 20th November 2017