

**Minutes of the meeting of the Planning Committee  
Held on Monday 15<sup>th</sup> April 2013 in the Jubilee Hall**

**Consulted:** Cllrs. Brian Lee (Chairman), Mike Webb, John Cutland, Phil Squires.  
Bob Phillips (Clerk).

### 1. Apologies accepted for absence

Cllr. Terry Hunt, James Sumner

### 2. Public Participation

The following residents were in attendance to discuss the application for the **Memorial Woodlands**: Wayne Armstrong (Proprietor), Bob, Walters, Richard Taylor, Roger Loud, Roger Unwin (Tytherington PC), Pauline Bolton, Beverley Leworthy,

### 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)
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Comments from members of the public included:

Mr Wayne Armstrong the proprietor of Memorial Woodlands thanked the Council for giving him an opportunity to speak. He explained that he didn't wish to upset anyone, least of all his neighbours however he felt that with the self-imposed restrictions at the facility, the neighbours had little to fear from the application. Currently the existing 20 acres is in a trust that means the land will be managed as a cemetery in perpetuity; he plans to put the additional 80 acres into the same trust.

Mr Armstrong said that a recent survey had proved that the roads around the cemetery were more than adequate to cope with the envisaged traffic. In the most recent occasions where there were large attendances, there was no congestion and adequate parking.

Mr Armstrong gave a brief summary of the activities at the current site and an overview of his intentions. He did not confirm plans to sell the site. He also stated that his current permissions on the 20 acres allow far more funerals per day than are currently held which confirms the intentions to continue with the self-limitations.

Cllr Phil Squires stated that the main road to Earthcott was already overused and clearly not made for the type of traffic currently using it. Any extension of the Memorial Woodlands would only exacerbate the problem. Comparing with the Westerleigh Crematorium which has main roads to the site, the Earthcott site which could attract the same volume of vehicles as Westerleigh is clearly not as well served.

Although asked about the effect of the non-funeral activities at the site both during the day and in the evenings, Mr Armstrong would only confirm that these were separate to the funeral business and should not affect the application to extend.

Some of the neighbours to the site re-affirmed their views as were recorded at the previous planning meeting.

The Chairman thanked all those who had made comment. The unanimous opinion was to object to the application as follows.

**13.203 Resolved:** The Parish Council strongly objects to the application on the following grounds:

**Demonstrable Need** - The applicant has not and cannot demonstrate a need for this huge expansion of the business. At the present rate of usage, the currently approved site has between 10-20 more years before the area is fully utilised. There is no demonstrable need for this significant expansion of the cemetery and local cemeteries in all adjacent parishes have ample capacity for many years to come.

**Traffic Issues and Road Safety** - The entrance to the cemetery is in a quiet country lane much used by walkers, cyclists, horses and slow moving agricultural vehicles. Any increase in traffic for funerals or other events will create a significant safety hazard to other users. If allowed, this extension would inevitably demand a considerable increase in the number of funerals and events at the site with great impact in terms of traffic generation and road safety on unsuitable roads and amenity and related policies.

**Urbanisation of the Green Belt** - In 1995 an application to convert agricultural land at this site of lesser overall size than in this application was refused on the grounds that "the impacts resulting from size, scale and location on the rural character and visual amenity; together with the poor relationship to public transport and the increase in car travel contrary to national and local planning guidance relating to Green Belt and transportation." The Parish Council believes this reasoning is still pertinent and nothing the owner has done on the existing cemetery site instils confidence that the "natural aspect" of the area will be maintained. Well documented breaches of both conditions and Green Belt Policy at this site in the past give little confidence that if extended, the site owners would give regard to any conditions in place.

No Landscape or Planting Plan has been included with the application. Plans included in the original permitted development for landscaping and planting have not yet been completed. New burials are now taking place in a bare field with no evidence of tree planting as originally proposed.

The Parish Council unequivocally supports the views of the majority of local residents and members of adjacent Parish Councils in calling for this application to be refused.

#### 4.2.

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)
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Discussion included concern if the coffee shop/restaurant was to be open in the evenings that it could disturb the residential area and create environmental issues to neighbours. If the opening hours were restricted to daytime Monday to Saturday, the members felt that this could be a major asset to the users of the Parade. However, the application states the opening hours are into the evenings and seven days a week so it was agreed to object.

**13.204 Resolved:** The Parish Council objects to the application on grounds of the following:

1. Not appropriate in a residential area. (Hours of opening)
2. Severe parking limitations.
3. Loss of amenity, noise and pollution to neighbouring residents.

Were the opening hours restricted to day-time on Monday to Saturday only, the Council would support the application.

#### 4.3.

PT13/0715/F	Lawnes Farm Forty Acre Lane	Conversion of barn to 1no dwelling with access and associated works.
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**13.205 Resolved:** The Parish Council objects to the application as a separate dwelling on the grounds of its impact on the green belt. The Council previously made no objection when it was for an annexe to the existing dwelling.

4.4.

PT13/1129/F	Former Esso Service Station Gloucester Road Rudgeway	Change of use of former Service Station (Sui-Generis) to temporary hand car wash facility (Sui-Generis) as defined in Town and Country (Use Classes) Order 1987 (as amended). Erection of 2no. portacabins.
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**13.206 Resolved:** The Parish Council objects to the application as in their experience, temporary car wash sites are untidy and offer nothing to the residents in the immediate area. The Council is disappointed that a substantial development is not possible on this site which is an eyesore and where more common-sense interpretation of the planning rules should be enabled to allow such a development.

**5. Planning Permissions Granted:-**

None

**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 13<sup>th</sup> May at 7.00pm**