

## Minutes of the meeting of the Planning Committee Held on Monday 1<sup>st</sup> September 2014 in the Bush Room

**Consulted:** Cllrs. Mike Webb (MW) (Chair), Alison Peters (AP) Steve Blick, (SB), Paul Caddick (PC)  
Graham Smith (Clerk)

### 1. Apologies accepted for absence

Terry Hunt (TH)

### 2. Public Participation

Mr Robins

### 3. Declaration of Interests

None

### 4. Minutes from previous meeting

4.1 **Resolved:** The Minutes of the meetings held on 21<sup>st</sup> July 2014 were approved.

### 5. Planning Applications

PT14/3030/F	Fermont House, Down Road, Alveston	Erection of a single storey rear and first floor front extension to form additional living accommodation. Installation of french doors to front elevation
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Next door neighbour Mr Robins raised an objection to PT14/3030/F and presented plans to the committee. The primary concern related to the height of the extension over fence level and the perception that large levels of light will be blocked from Mr Robins property. (MW) read to the committee a letter of objection which had been lodged with SGC Planning and also read an extract of the objection which relates to new development should only be permitted where it enhances an area and adds character and that the highest possible standards of design are maintained. Concerns relating to the location and height of the chimney were also expressed.

(SB) raised concerns relating to the fact that the development in question only effects one resident (Mr Robins who is the immediate next door neighbour) and that all other housing in the locality was too far away to be affected by the development.

(PC) raised the concern that this was continued over development in a small plot and recommended that the height of the structure be re-examined. Mr Robins confirmed that he would be less likely to object if the height of the development were to be reduced hence having less of an impact upon the levels of light reaching Mr Robins property.

(MW) proposed that the committee object to the application on the grounds that the height of the development has significant impact upon the neighbour's level of light and a reduction in the height of the development should be considered, as should the location and height of the chimney stack and whether this adheres to H & S regulations. This was seconded by (PC) and all committee members were in favour.

**14220 Resolved:** The planning committee object to PT14/3030/F, erection of a single storey rear and first floor front extension to form additional living accommodation and installation of french doors to front elevation on the grounds that the height of the development has significant impact upon the neighbour's level of light and a reduction in the height of the development should be considered, as should the location and height of the chimney stack and whether this adheres to H & S regulations.

**6. Planning Permissions Granted**

PT14/2379/F	88 Quarry Road, Alveston. BS35 3JP	Demolition of existing porch to facilitate the erection of single storey front extension to provide porch and cloakroom. (Retrospective)
PT14/2605/CLE	82 Gloucester Rd, Rudgey	Application for a certificate of lawfulness for the existing use of land for car sales and storage.
PT14/2520/F	Grove Cottage, The Street, Alveston	Erection of first floor rear extension to provide additional living accommodation, (Resubmission of PT14/1471/F)

**7. Planning Permissions Refused**

PT14/2310/F	45 Gloucester Road, Rudgey	Erection of extensions to existing detached garage to form 1 No. dwelling with associated works.
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**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****15.1. Moto – Forty Acre Lane**

(Clerk) informed members that he had received several calls concerning motor bike speed racing on farm land located at the top end of 40 Acre Lane, primarily relating to noise levels and whether the activity was lawful and that planning permission had been obtained. (Clerk) informed members that he had investigated the complaints and confirmed that SGC Planning had stated that the activity was lawful due to the fact that the activity was taking place on private land and no permanent structures had been erected. However, SGC Planning had confirmed that the activity becomes unlawful if the frequency of meets are more than twelve times in any year. This fact had been communicated to the residents that were making the complaint with the request that they monitor the frequency of such events.

Meeting Close – 19.35

**The next meeting of the Planning Committee is on Monday 15<sup>th</sup> September 2014**