

Minutes of the meeting of the Planning Committee Held on Monday 5th January 2015 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

Alison Peters (AP)

2. Public Participation

None

3. Declaration of Interests

None

4. Minutes from previous meeting

None

5. Planning Applications

PT14/4849/TRE	Chippings, Wolfridge Ride,	Works to fell 1 Dawn Redwood Tree covered by Tree Preservation Order TPO458 (15th Feb 1995)
PT14/4617/F	Westerleigh, Quarry Road, Alveston	Demolition of existing dwelling to facilitate the erection of 1 no. Pair of semi-detached dwellings with access and associated works.
PT14/4967/F	South View Cottage, 10, The Down, Alveston	Erection of 1 no. Dwelling with access and associated works.

(MW) informed committee members that, historically the Parish Council had requested a TPO to be placed as the Dawn Redwood Tree in question is a rare species. However, as the tree grows larger there is a significant possibility that roots will damage drains, walls and pavements and over time the tree will lose shape and will become increasingly difficult to control, which effectively over-rides the TPO. (PC) commented that it would be sad to see the tree felled, a view which was agreed unanimously by the committee.

14230 Resolved: The planning committee agree that although this is a lovely example of a rare Dawn Redwood, it is in the wrong place and may cause severe damage to its surroundings and reluctantly the Planning Committee have no objections to PT14/4849/TRE.

(MW) read to committee members the views relating to PT14/4617/F from (AP) which were forwarded via (clerk) by email. (AP) raised concerns relating to the development in Quarry Road as follows. Parking is already a concern in the road and the plans offer only 1 off-road parking bay each property. The entry to Rock Cottage could be comprised if vehicles park in the road and/or the Green is parked on. I would like consideration that it be rejected and more parking provided.

(TH) agreed with (AP) comments and confirmed that this was an overdevelopment of the site and under provision of car parking.

(PC) informed members that he had visited the site earlier in the day and found there to be parking issues. These would be greater once residents returned from work in the evening. The on street parking cannot accommodate further demand and is gross over development of the plot.

14231 Resolved: The planning committee object to PT14/4617/F as it was agreed that this is a gross overdevelopment of the plot and a major issue exists relating to the provision of car parking

within the curtilage and the inevitable overspill exasperating the existing on street parking concerns.

(MW) raised concerns relating to the height of the development detailed in application PT14/4967/F. (SB) raised the fact that the next door property is two storeys and that increased movement in and out of the property will add to the risk for the Children who regularly commute to school along this route. (TH) agreed with concerns and highlighted the fact that parking is an issue along this road and is concerned that increased development will add to the problem.

14232 Resolved: The planning committee object to PT14/4967/F as there are concerns relating to increased vehicle movements within a small area which is heavily used by school children and that the development is too high.

6. Planning Permissions Granted

PT14/3900/F	45 Wolfridge Ride, Alveston	Erection of two storey rear extension to form additional living accommodation
PT14/4190/F	7 Down Leaze, Alveston	Erection of two storey side & rear extension. Removal of 1 no. chimney. Erection of front porch area.
PT14/4319/PNGR	Building At Barn Farm Church Road Rudgeway	Prior notification of a change of use from Agricultural Building to single residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
PT14/4102/TRE	45 Wolfridge Ride, Alveston	Works to pollard 1 no. Beech tree covered by Tree Preservation order 037 dated 31st January 1971

7. Planning Permissions Refused

PT14/3973/F	Quarry House, Strode Common	Creation of new vehicular access onto Strode Common.
PT12/4071/F	Land at Valley Farm, Ingst Hill, Olveston. (NOT IN PARISH)	Erection of 2no. 130m high wind turbines with associated works

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

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)
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(Clerk) informed members that he had received a communication from SG Planning stating that they had been made aware of a couple of errors on the above report and an error on the site plan. As such no decision is issued as a result of the current circulated report and has taken it off the determination list. SG Planning will endeavour to resolve and circulate a fresh report as soon as possible.

15. Any other business

(Clerk) received correspondence from a resident who was concerned regarding the “wholesale felling of trees on the Motorway bank in Shellards Lane”, and reported that the residents are “very upset about this happening”.

Members confirmed that the Parish Council has no jurisdiction over the maintenance and upkeep of the area which surrounds the motorway.

Meeting Close – 19.32

The next meeting of the Planning Committee is on Monday 19th January 2015