

Minutes of the Planning Committee – 17th January 2006
Held at the Brokeridge Centre, Woodend Road, Frampton Cotterell

Present: Mr S Wilson (Chairman), Mr D Broome, Mr T Clothier, Mr G Filer, Mr G Hayter and Mr C North

Apologies Mr R King and Mr D Manfield

522 Declarations of Interest under the Local Government Act 1972

None was made

523 Confirmation of Minutes

RESOLVED: that the minutes of the Planning Committee Meeting of 20th December 2005 be confirmed and signed

524 PT05/3232/F 84 Woodend Road

This had appeared on the circulated Schedule with the officer recommending consent, but the Parish Council had objected, so the Clerk had asked Cllr P Hockey to call this in. This was noted.

525 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

PT05/3605/F

THE GLOBE, 366 CHURCH ROAD

Demolition of Existing Patio Area and Porch to Facilitate Erection of Single Storey Extension to form New Dining Facilities.

NO OBJECTION

PT05/3631/F

GREENACRES, PERRINPIT ROAD

Erection of Single Storey Side and Rear Extension to Provide Garage and Additional Living Accommodation. Alteration to Existing Roofline to Accommodate Loft Conversion. Formation of New Vehicular Access.

OBJECTION on the following grounds

- The proposed development is disproportionate over and above the size of the original dwelling in the Green Belt

PT06/0053/TRE

92 RECTORY ROAD

Works to Reduce Crown Overhang of 3 no. Robinia Pseudoacacia covered by Northavon District Council (138 School Road, Frampton Cotterell) Tree Preservation Order N/TR/364 dated 6.12.84.

NO OBJECTION

- Provided the work is carried out to the recommendation of the Tree Officer

PT06/0054/O

LAND TO REAR OF FROME VALLEY MEDICAL CENTRE

Erection of Extension to Doctors Surgery to Include Associated Parking and New Access (Outline)

NO OBJECTION

PT05/3275/F

LAND AT 96 SCHOOL ROAD

Erection of New Dwelling and Formation of Vehicular Access (*amended plans*)

NO OBJECTION

PT06/0061/F

15 FROME VIEW

Installation of 1 no. Rear Dormer Window to Facilitate Loft Conversion

NO OBJECTION

526 Planning Decisions

PT05/3406/TRE

CEDAR HOUSE, 2 PARK ROW

Works to Tree, 20% thinning of Lower Crown of Sycamore Tree no 412 covered by South Gloucestershire Council Tree Preservation Order

PERMISSION

PT05/3374/f	<u>124A WOODEND ROAD</u> Erection of Front/Side Conservatory REFUSAL
PT05/3259/F	<u>14 MEADOW MEAD</u> Erection of Side Conservatory PERMISSION
PT05/3260/F	<u>THE WATERWORKS, CHURCH CLOSE</u> Amendments to Previously Approved Scheme Under Planning Permission PT03/3260/F.. Conversion of Former Chlorination Tank as Annexed Living Accommodation and Construction of Underground Garage (Retrospective). PERMISSION

527 ODPM Planning Gain Supplement (PGS): - a Consultation

RESOLVED: To make the following responses to the Questionnaire:

- Q2.1 What further clarifications to the definitions of Planning Value and Current Use Value would be helpful to provide further certainty to developers?
There is an uplift in the value of land when, for example, Green belt status is removed before planning permission is granted. This also applies to land shown as suitable for development in local and strategic plans. There is also an uplift when outline permission is given which may be followed by a further uplift when full permission is granted. It is not clear in these cases who is liable for the payment of PGS.
- Q3.1 Should payment of PGS occur at the commencement of development or another point in the development process?
To avoid possible cashflow problems the payment of PGS should have an initial payment with the balance stepped over the development period.
- Q3.2 Should the Development Start Notice be submitted to the local authority or HMRC?
The Development Start Notices should be submitted to the local planning authority.
- Q3.3 How should the proposed approach to compliance fit with larger, phased developments?
Each phase of a large development should be treated as a separate development in order to address the situation where, with the passage of time, the difference between the developed and undeveloped land changes.
- Q4.1 To encourage regeneration, should a lower rate of PGS be applied to brownfield land?
Since the preparation of land for development on brown field sites might be expensive, PGS should be set at a lower rate.
- Q4.2 How should a PGS threshold for small-scale development be set? What factors should be considered?
It is accepted that home improvements should be exempt from PGS. However, there should be no threshold for any other development since any such threshold would encourage the developer to develop fewer, larger houses in order to escape payment. This would be contrary to one of the declared aims of providing low cost homes.
- Q5.1 Does the development-site environment approach proposed here represent an effective and transparent means of reducing the scope of planning obligations?
Yes
- Q5.2 How should infrastructure no longer funded through planning obligations be provided, including through the use of PGS revenues?
The whole of PGS should accrue to the local planning authority for the benefit of the local community. None should go to central government.
- Q6.1 How should PGSD revenues be recycled to the local level for local priorities?
The local planning authority should collect the PGS and direct an agreed proportion to other authorities including town and parish councils local to the development.

Q6.2 How should PGS revenues be used to fund strategic infrastructure at the regional level?
As above – see 6.1

Q6.3 How can local and regional stakeholders, including business, help determine the strategic infrastructure priorities most necessary to unlock housing development?
The local planning authority should go into consultation with local and regional stakeholders in order to achieve the provision of suitable housing and compatible infrastructure.

528 SGC – Rural Affordable Housing Strategy Consultation

- The Clerk was asked to copy this to all members of the Planning Committee and put it on the next Agenda.

529 SGC – Planning Guidance for Trees and Biodiversity and the Planning Process

The committee welcomed the document and agreed with its intentions but was sorry that good intentions from the past have not been kept to.

- This was noted and the document circulated amongst Planning Committee members.

530 Suspected Breaches of Planning Control

a Works to Trees at Butterfield Close, Park Farm

SGC had advised that this had been undertaken under a 5 day Health and Safety notice. This was noted.

b TPO Trees at the Waterworks

- The Clerk was asked to check this and report to the next meeting.

c Water Park in Trench Lane

- The Clerk was asked to check if a decision had been notified.

531 Date of Next Meeting

TUESDAY 7TH FEBRUARY AT 8:15PM AT THE BROCKERIDGE CENTRE