

**Minutes of the Planning Committee – 5<sup>th</sup> July 2005**  
**Held at The Pavilion, The Park, School Road, Frampton Cotterell**

**Present:** Mr S Wilson (Chairman), Mr D Broome, Mr T Clothier, Mr G Filer, Mr G Hayter, Mr R King (part), Mr D Manfield and Mr C North

**Also Present:** Mrs P Hockey

**428 Declarations of Interest under the Local Government Act 1972**

- Cllr P Hockey is a South Gloucestershire Councillor

**429 Confirmation of Minutes**

**RESOLVED:** that the minutes of the Planning Committee Meeting of 21<sup>st</sup> June 2005 be confirmed and signed:

**430 PT05/1278/TRE and PT05/0082/TRE – Works to Trees at Park Farm and St Saviours Rise**

Cllr Wilson reported that he had attended the site visit. These applications were to be considered at the Development Control Meeting to be held on 7<sup>th</sup> July 2005. this was noted.

**431 Planning Applications:**

**RESOLVED:** that the following comments be referred to SGC:

PT05/0277/O

**WEST COUNTRY WATER PARK, TRENCH LANE**

Erection of Club House with One Bedroomed Flat Over. (Outline)

**OBJECTION on the following grounds:**

- The Parish Council sees no reason to change the views it expressed in February 2005 that the application should be refused

PT05/1784/F

**20 FOXE ROAD**

Erection of Single Storey Side Extension to form Utility. Alterations to Roof Line from Pitched to Vertical Gable End, to include Extension to Front and Rear Dormers to form Additional Bedroom, Bathroom and Study

**NO OBJECTION**

**432 Planning Decisions**

The following Planning Decisions were noted:

PT05/0462/F

**395 CHURCH ROAD**

Erection of First and Second Floor Extension to form Master Bedroom with Dressing Room Over

**PERMISSION**

PT05/0869/F

**102 RYECROFT ROAD**

Erection of Three Storey Front and Side Extension to form Replacement Garage, with Lounge at first Floor Level and Master Bedroom Over. Alterations to retaining Wall.

**PERMISSION**

PT05/1281/F

**14 ALEXANDRA ROAD, COALPIT HEATH**

Erection of Detached Garage and Formation of New Access

**PERMISSION**

PT05/1456/F

**55 CHURCH ROAD**

Erection of Rear Conservatory

**PERMISSION**

PT05/1425/F

**8 HILLSIDE CLOSE**

Demolition of Existing Outbuilding and Garage to facilitate Erection of Two Storey Side Extension to form New Garage, Study and Utility Room with Master Bedroom and Ensuite facilities Over. Erection of Single Storey rear Extension.

**REFUSAL**

#### **433 Suspected Breaches of Planning Control**

*a 28 Adams Land, Coalpit Heath*

SGC had replied that the wildlife corridor had been reinstated and therefore no further action would be taken. This was noted.

*Cllr King left the meeting*

*b Min 405 – Burial of Rubble at Fields in Hovers Lane*

It was reported that the debris being dumped here was being buried in trenches. The rubble included asbestos sheets, lead and iron. Photographs had been taken of the proceedings.

- The Clerk was asked to draw this to the attention of the Enforcement Officer.

*c Field Adjacent to Sunbeam Nurseries*

It was reported that works were being undertaken here and a wall erected, possibly in breach of Planning Regulations.

- The Clerk was asked to draw this to the attention of the Enforcement Officer.

*d The Globe Public House*

It was reported that a marquee had been erected next to the original construction which had recently been refused Planning Consent.

- The Clerk was asked to draw this to the attention of the Enforcement Officer.

#### **434 Minutes of the Parish Charter Working Group of 26<sup>th</sup> April 2005**

It was noted that these stated:

*“Design Statements/Parish Plans– ... Mike Luton (SGC) stated that they (VDS/Parish Plans) would not be adopted in their own right, and would not be a Supplementary Planning Document (non-statutory policy document). Instead they would act as a base document. If the Council were to adopt them, they would need to go out for consultation and have the Council logo etc.*

This was disappointing as the Countryside Agency had been pushing Parish Plans and Parishes had been led to believe that they could have an influence on planning in the area. Also some Parishes were well on the way to completing their Plans, and it now appears that there is no purpose to them”.

Concerns were raised at this and the Clerk was asked to:

- Write to Mr Jackson (SGC) expressing the Parish Council’s concerns at this negative attitude to Parish Plans/Village Design Statements and seeking clarification of the exact position. (With copies to Cllr P Hockey and the Parish Charter Working Group).

#### **435 SGC Landscape Character Assessment**

Cllr P Hockey reported that she had received this for approval with a very short response time, but she felt that most of the Parish Council’s concerns had been answered and that she would need to receive any queries as soon as possible to be able to take them into account.

- Cllr P Hockey agreed to keep the Parish Council informed of the document’s progress.

#### **436 Date of Next Meeting**

**TUESDAY 19<sup>TH</sup> JULY 2005 AT 7:30 PM.**