

## **PLANNING COMMITTEE**

**Minutes of a meeting of the Planning Committee held at the Community and Youth building, rear of Redfield Edge Primary School, High Street, Oldland Common on Monday 5 November 2018 at 7.30pm.**

**PRESENT:** Councillors: R Allinson, R Coales, S Hawking, V McNab, C Thompson and E Williams

Officer: Mrs S Robbins – Clerk

There was also present one member of the public.

The Chairman outlined the procedures for exit from the building in the event of an emergency

### **177. APOLOGIES FOR ABSENCE**

There were no apologies for absence. Councillor A Thomas was absent without apology.

### **178. CONFIRMATION OF MINUTES**

**RESOLVED** that the minutes of the meeting held on 8 October 2018 be confirmed as a correct record and signed by the Chairman.

### **179. OPPORTUNITY FOR THE PUBLIC AND COUNCILLORS AS APPROPRIATE TO ADDRESS THE COMMITTEE**

a. a local resident spoke in support of the development of land at Boyd Valley Lake, Golden Valley Lane, Bitton.

### **180. CONSIDERATION OF PLANNING MATTERS**

The Clerk had circulated details of planning applications decided since the last meeting.

**RESOLVED** that the following comments be made:

PK18/4560/F: 26 St Anne's Drive, Oldland Common. Erection of a front extension to form additional living accommodation

No objections to the extension. However Councillors are concerned that the shiplap cladding on the roof may be out of keeping but have insufficient details.

PK18/4562/TCA: The Vicarage, 7 Church Lane, Bitton. Works to trees as per the attached schedule. All trees situated in Conservation Area

No objections subject to the views of the South Gloucestershire Council Tree Officer.

PK18/4578/RVC: 96 Bath Road, Willsbridge. Variation of condition 2 attached to planning permission PK17/4250/F to substitute drawings for B12025/P1/P and P1/E, P2P and P2/E and B12-25/garage to add a single storey lean-to rear extension to the kitchen on each plot and vary the design of the detached garages

Councillors object to this application as there is insufficient information available to ensure that there is reasonable space in the turning circle and that the garage doors are wide enough for a reasonable size car to use them. The comments of the Landscape Officer are also supported.

- PK18/4709/F: 16 Cherry Gardens, Bitton. Erection of single storey side extension to form porch and additional living accommodation  
No objections.
- PK18/4341/F: land off New Pit Lane, Bitton. Retrospective change of use of land to private use of equestrian (sui generis) including sand school, stationing of a caravan for welfare use and storage containers for plant and equipment used on the land  
Councillors have no objection to the change of use of the land from agricultural to land for keeping horses. However, this is a sensitive green belt site. They object to the continued stationing of the caravan, which is much larger than one required for the welfare purposes described and is sufficient for residential use. They also feel that the storage containers are far more than is needed at this site and for the purposes that could be required and are therefore out of keeping with the nature of the site and the wider surrounds. A large septic tank was seen being delivered to the site a while ago and it is not clear what has become of this or why it is required: perhaps this could be looked into. There is some concern that the limits of land owned by the applicant are shown correctly on the plans: it is understood that certain of the land is in other ownership.  
Councillors are only too aware of other sites in the Golden Valley Lane area which have, by dint of creeping development, got to the point where a permanent dwelling has resulted on sensitive green belt sites where otherwise such development would not be permitted. They seek to ensure that the same cannot be true of this site, either now or at some point in the future.
- PK18/4753/F: Boyd Valley Lake, Golden Valley Lane, Bitton. Change of use of land to a tourist caravan and camping site (sui generis) including the erection of an amenity building  
No objections.
- PK18/4589/F: Bath Ales, Hare House, Southway Drive, Warmley. Installation of an acoustic screen  
No objections.
- PK18/4718/F: 25 Haweswater Close, North Common. Erection of two storey front and first floor side extension over existing garage to provide additional living accommodation  
Councillors objected to this application which they consider to be visually out of keeping with other properties in the vicinity. They are also concerned that there is sufficient parking shown in the application.

PK18/4937/TCA: Court House, 36 Church Road, Bitton. Works to fell 5 Norway Spruce trees in Conservation Area  
No objections subject to the views of the South Gloucestershire Council Tree Officer.

The meeting ended at 8.15pm.

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Chairman