



Sodbury Town Council

Minutes of a Meeting of the Planning & Consultation Committee 6 December 2017, STC Offices @ 19:00 hrs

Committee Members

Councillors: J Ball, J Gough, C Hays (Chair), M Lewis, P Rumney, P Whittle (Vice), W Whittle, A Williams

Present

Councillors: J Ball, J Gough, C Hays, P O'Rourke, P Rumney

Asst. Clerk: Jackie Stallard (JS)

1. Apologies

Apologies received from Cllrs P and W Whittle. Cllr P O'Rourke stood for Cllr W Whittle. Cllrs M Lewis and A Williams absent.

2. Declarations of Interest

None

3. Approval of Minutes of 1st November 2017

Resolved that the minutes of 1st November 2017 are approved as an accurate record of the meeting and signed by Cllr. Hays.

4. Matters Arising

None

5. Consideration of planning applications

Following perusal of plans, the following decisions were made:-

Application no. & address	Description	Decision by Council
PK17/5068/PNOR First Floor Building 2 Riverside Court, Bowling Hill, Chipping Sodbury	Change of Use from an office to Residential	No objection
PK17/4990/LB The Squire Inn, Chipping Sodbury	Installation of 3no. replacement dormer windows to south elevation	No objection
PK17/5215/F 25 Manor Way Chipping Sodbury	Demolition of existing conservatory and erection of rear conservatory. Erection of front porch.	No objection
PK17/5130/F The Old Grammar School, High Street, C/Sodbury	Erection of metal canopy with glazed roof, covering the existing bandstand area.	No objection
PK17/5261/RVC The Greenaways, Woodmans Close, C/Sodbury	Variation of Condition 1 attached to PK17/1817/NMA to substitute approved drawing with plans P3 A003, P4 A 003, P5 A 003, P6 A 003 & P7 A 003.	
PK17/5229/PDR 9 Wickham Close, Chipping Sodbury	Erection of single storey side extension to provide additional living accommodation.	No objection
PK17/5165/TCA 12 The Parade, Chipping Sodbury	Works to 1 Lonicera tree and 1 Contoneaster tree to reduce crowns to leave finished heights of 3m and works to 1 Holly tree to leave a finished height of 3.5m	No comment
PK17/5303/TCA 28 Horse Street Chipping Sodbury	Works to fell 1no Laburnum tree	No comment

PK17/5068/PNOR – 2 Riverside Court, Bowling Hill

The Chairman brought to Members' attention that the application had a "permitted development" right in place. It was noted that there were no transport issues and minimal flood risk and Members proposed no objection.

PK17/5261/RVC – The Greenaways, Chipping Sodbury – Variation of Condition 1

It was unclear from the application precisely what the Variation stood for and following discussion Members agreed to attend the site and report back.

6. Consideration of Consultation from SGC

- **Proposed weight restriction order**

The proposed weight restriction order for Gibbs Lane, Codrington was considered and no issues raised. Clerk to report back to SGC.

7. Report from Tobie Holbrook, Grounded in relation to 40 High Street, Chipping Sodbury (Lloyds Bank/Café Grounded) – PK17/4581/F (item brought forward)

Mr Holbrook introduced himself as Founder of Café Grounded. The Chairman highlighted the reasons for the town council's objection to the application, ie that the fencing was inappropriate because of its overbearing nature. Mr Holbrook expressed a wish to work with the council and was open to suggestions for alternative terrace fencing, emphasising the necessity to allow the Church privacy. He confirmed he had liaised with the Church in this respect. The matter of extractor/odour from kitchen was also raised by Members and Mr Holbrook confirmed any extraction would comply with DEFRA regulations. Following discussion, Mr Holbrook confirmed he would discuss alternative options for the terrace fencing with his architect and put forward suggestions to the council. With regard to application for the illuminated projecting sign (PK17/4570/ADV), which Members objected to in November 2017, Mr Holbrook confirmed he would withdraw the application and submit an alternative sign proposal that would be more in keeping with a Conservation Area.

8. Items to Report

None

9. Next meeting – to be arranged

The Chairman closed the meeting at 20.00 hrs

Signed

Dated 30/01/18