



Sodbury Town Council

Minutes of a Meeting of the Planning & Consultation Committee 2nd September 2020, held via Zoom at 11am

Committee Members:

Councillors: J Ball, L Banister, M Gilpin, C Hays, P Rumney, L Rush

Present:

Cllr J Ball (left meeting at 11.35), C Hays, P Rumney, A Rush, L Rush

David Glasson, David Glasson Planning Ltd } left meeting at 12:05
Nick Worboys, Dyson Estate }

Sarah Reynolds, Legal Representative (present 11.30-11.45)

Clerk: Cate Davidson
Asst. Clerk: Jackie Murley

1. **Apologies**
Apologies received from Cllr Linda Banister. Cllr Gilpin absent.
2. **Declarations of Interest**
None
3. **Approval of Minutes of 14th January 2020**
Resolved that the minutes of 14th January 2020 are approved as an accurate record of the meeting to be signed off at his next visit to the office.
4. **Matters Arising**
None
5. **Consideration of planning applications**
All plans and related documents were considered by Members with the following resolutions to be submitted to SGC: -

Application no. & address	Description	Decision by Council
P20/10836/LB 77 Broad Street Chipping Sodbury (ex Natwest Bank)	Internal alterations to upper floors over no.77 into a self contained 2 bed maisonette, including works to install a lift and removal ground to first floor staircase and creation of communal lift foyer	No objection
P20/10830/F 77 Broad Street Chipping Sodbury (ex Natwest Bank)	Change of use of first and second floors to facilitate conversion to self contained maisonette	No objection
P20/15056/LB 76 Broad Street Chipping Sodbury	External alterations to replace 1no ground floor window and 4no first floor windows on east elevation. Repairs to 4no first floor windows on north elevation. Installation of lead flashing to stone copping on front elevation and part demolition of 2no chimney stacks.	OBJECTION : Recommendation to reinstate chimney stack as existing to maintain visual appearance in Conservation Area
P20/14647/F	Demolition of existing plant building, existing garage and stable building and	Due to the depth of local interest and neighbour



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Dodington Park Estate, Dodington Lane	partial demolition of existing cottage. Closure of existing access to Catchpot Lane & erection of brick wall to match existing. Refurbishment of existing cottage and erection of art gallery with installation of associated plant	objections, the matter was referred to Full Council 08/09/20
P20/14652/LB Dodington Park Estate, Dodington Lane	Demolition of existing building and partial demolition of existing cottage. Refurbishment of the existing cottage and construction of art gallery with associated work to existing opening and buttresses.	Due to the depth of local interest and neighbour objections, the matter was referred to Full Council 08/09/20
P20/14957/F 17 Hounds Road Chipping Sodbury	Demolition of existing garage. Erection of replacement attached garage to side elevation.	No objection

P20/15056/LB – 76 Broad Street, Chipping Sodbury (McColl's)

Following discussion, Members considered lowering of chimney stacks could be harmful in a Conservation Area and OBJECTED with recommendation to reinstate as existing.

P20/14647/F & P20/14652/LB – Dodington Park Estate

David Glasson introduced himself and gave a presentation on the proposed Art Gallery and highlighted the project had been evolving for 3 years with a leading architect involved. The presentation was summarised as follows:-

- *The Art Gallery would be open 28 days of the year, probably during August with two sessions 10am-1pm and 2-5pm, on-line booking system, 19 vehicles per session, to include organisation of school trips*
- *A public consultation was held in July 2020 with an overall good response but feedback noted that traffic/highways was an issue with local residents and, in view of those concerns, changes made. Neighbours were at the forefront of the project*
- *To create an access through the Estate was not a tenable solution, trees would need to be cut down. Catchpot Lane was considered an appropriate access*
- *Traffic surveys demonstrated road system more than capable – cutting through Grade II listed parkland not an option*
- *All complaints taken very seriously*
- *Aim to work with schools and organise trips but uncertain how that would be managed*

Comments from Councillors as follows:-

- *More disruption to the local community. Already a high volume of traffic in a narrow lane with estate workers and deliveries. Locals have "had enough"*
- *Better options for access to the Gallery via estate roads.*
- *Consider a small track behind the boundary wall – not across parkland*
- *August was a busy time of year with farmers moving hay/straw*
- *How would education/school trips during August work as it was School Holiday and teachers away?*
- *Aside from the Highways/access issue, neighbours had no other concerns with the application*

As only three Members of the Planning Committee were present at the meeting in a position to vote and taking into account the significant number of neighbour objections, Members agreed to refer the application to Full Council meeting on 8/9/20 as an Agenda item.



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Cllr Rush confirmed he would speak with a SGC Highways Officer.

6. Consideration of SGC Consultations (circulated via e-mail)


- Chapel Lane, Old Sodbury – Footpath diversion & Definitive Map & Statement Modification Order 2020
The map of the diversion was unclear and Members sought clarification (Action JM)
- Householder Extensions Supplementary Planning Guidance
Noted by Members – no comment to add
- Barn Conversions Supplementary Planning Guidance
Noted by Members – no comment to add
- Statement of Community Involvement 2020
- *Noted by Members – no comment to add*

Items to Report

None

7. Next meeting – to be arranged

The Chairman closed the meeting at 12.30

Signed 

Dated *27/10/2020*

