



Sodbury Town Council

Minutes of a Meeting of the Planning & Consultation Committee 24th May 2022, held in Sodbury TC offices at 18:30 hrs

Committee Members:

Councillors: J Ball, L Banister, C Hays (Chair), B Romaine (Vice Chair), P Rumney, S Tubby

Present:

Cllrs J Ball, L Banister, C Hays, B Romaine, P Rumney

Town Clerk: Cate Davidson

3 x local residents

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1. **Apologies**
No apologies received. Cllr Tubby absent.
 2. **Declarations of Interest**
None were declared at this time.
 3. **Approval of Minutes of 26th April 2022**
Resolved that the minutes of 26th April 2022 are approved as an accurate record of the meeting and signed by the Chairman.
 4. **Matters Arising**
No matters were raised at this time.
 5. **Consideration of planning application P22/02366/F – Erection of 2 agricultural buildings at Goldney Heights, Old Sodbury**
The Chairman invited two residents opposed to planning application P22/02366/F and the following points were made:
 - Thanks to members for having this meeting, wanting support for a matter in which they are a lone voice
 - Opposing the erection of two agricultural buildings on a field adjacent to their home, one of which (unit A) is directly alongside their house and is almost as big as their house.
 - Appreciate they have no right to a view but this building blocks light as well
 - There is no necessity for the buildings for the business which takes place on the land
 - The SGC case officer recently visited and noted:
 - The building is 0.8% from the boundary fence
 - The established hedge is 2.5 metres high, the building exceeds this
 - The ground is level with the ground on the build site – the application infers that the build land is lower
 - Unit B is a huge building across the field, it is not needed for fodder for two donkeys but it does not impact the neighbours
 - The location of unit A is very close proximity to any other local building
 - The residents have lived there for 34 years and have built the house and gardens from scratch, this proposal ruins everything.

The chairman thanked residents for their comments and invited the applicant of planning application P22/02366/F to speak. The following points were made:

- Wasn't aware this meeting was about this planning application

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- Does have equipment that currently sits in the rain – wanted a location convenient to his own property and secure
- With regard to the size of unit B – it is cheaper to buy fodder in bulk for his two donkeys and a horse. There are also chickens and other birds that are kept closer to home
- Has take a look at consultation responses on the web – prepared to make drainage arrangements as required
- Unit A has a pent roof to ensure the house alongside it has as much light as possible.
- He asked for the building to be 1metre from the boundary fence.
- Residents already have 2 large trees in their garden which must make it shaded
- There will still be views available from upper windows

The Chairman asked if Councillors had questions/comments, these are noted as follows:

- Q to applicant – why didn't you choose to locate unit A in front of your own house?
A from applicant – There are trees in front of his house and the proposed location is close by to other buildings
- It is not the place of STC to question the need for an agricultural building – this is up to SGC to ascertain
- The location of unit B is fine but there are other places unit A could go that would minimise the affect on residents – if it were to be relocated then the proposals could be approved.
- No problem with the buildings themselves but the location of unit A is unacceptable and provocative.

After further discussion it was **RESOLVED** that the Council has **NO OBJECTION** to the application in principal **BUT** strongly encourage South Glos Council to look at relocation of building A to reduce the impact on neighbouring properties.

Members of the public (x3) were thanked for attending and left the meeting.

6. Items to Report

The Chairman advised that a recent application for an extension to a house on Hounds Road has been rejected even though STC had no objection. It is a shame that proposals that improved were rejected when others that have been less sympathetic are passed.

7. Next meeting – to be arranged

The Chairman closed the meeting at 19:20

Signed

A handwritten signature in black ink, appearing to be 'Chris [unclear]', written over a dotted line.

Dated 21/06/22

A handwritten date '21/06/22' in black ink, written over a dotted line.