

6 Consideration of Planning Matters

Resolved that the following comments be made:-

P21/00494/F

1, 3 & 4 Hanham Mills

Installation and replacement septic tank and associated works

No objection (Cllr T Bray had declared an interest and refrained from discussions)

P21/01040/F

Land at rear of 1 Cleeves Court

Change of use of stable to 1 dwelling (Class C3) with parking and associated works as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended). (Resubmission of refused application P20/08511/F)

Objection. Comparing the proposed floor plans for the refused P20/08511/F and this application, the applicant has sacrificed a large area of living space to accommodate the concerns of SGC and the Planning Inspectorate to create a more usable external amenity space. However, in doing so, the proposed development looks increasingly cramped and lacks sufficient indoor amenity space which would cause an adverse impact upon the living conditions for the intended future residents. We believe that this development is contrary to Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP1 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan (adopted) November 2017, Policies PSP8 and PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017; and the provisions of the National Planning Policy Framework.

We do not see that any special circumstances exist to allow the creation of a residential dwelling in the Green Belt. This application does not accord well with PPG2 and NPPF Section 13 and Policy PSP7 of the South Gloucestershire Local Plan and we feel this is inappropriate development, which would set a precedent for further development on Green Belt land along Court Farm Road.

7 Consideration of work arising from Tree Safety Reports for Hanham Common and Stephens Green

The Clerk circulated the safety reports for both Hanham Common and Stephens Green. Recommended that:-

- WTC be invited back in the summer to assess the Ash trees for signs of Ash Die Back which, if present, will need to be removed.
- The Clerk obtains quotations to remove the stakes, guards and ties to the cherry tree on Hanham Common and the young lime trees on Stephens Green.

8 Items for agenda of next Council meeting

- Cllr T Bray requested that the parish council consider a donation to the Royal British Legion who provided the parish council’s Remembrance Day wreath.

The meeting closed at 7.52pm

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Chairman