Planning Meeting Notes 30th May 2018

Apologies –,Charlie Brown,

Present – John Morris, Alison Bromilow, Steve Ware, Christine & Phill Chard, Julie Morgan, Don Alexander, Jo Sargent, Peter Westbury (BCC)

No Conflicts of interest were advised

Previous minutes agreed

1) **Apologies** received from Patrick Goodey, who was hoping to attend to give an update on the Flood Defense scheme, but, he has offered to come next month, will confirm date etc to him

2) **Peter Westbury**, from Planning Department, attended to enable the group to raise any planning queries with him, or discuss planning considerations.

**Gloucester Road Application/Certificate of Lawfulness** – explained that the certificate is a document to prove has been used for B8(storage & distribution) for at leats 10 years, and that if this site was to be used for anything else, it would then need planning permission, or if there are any alterations to access etc, this would again need permission, so the certificate is to confirm/designate what the land can be used for.

**1-2 Gloucester Road** – concerns had been raised about the number of people possibly living there and problems this may cause, meeting was told that Andrew Riddell from BCC has visited the site and is happy that it is being used correctly.

**Royal Hotel** – it had been reported that rooms are being advertised for rent and people are still living there – BCC to check if it is still licensed for living/renting rooms? Confirmed to the meeting that the building and some of its fixtures are Listed, so any new owner will not be allowed to remove some of the fittings etc. The building is permitted as C1 use, and if this was to change from C1 – C3, again would need planning permission

**HMO’s** – concerns surrounding these were raised, this seems to be a difficult area, as what people in the village would call an HMO, is not necessarily so. Concerns raised to Peter regarding the changing nature of our village due to the number of family homes being rented out as individual rooms or being turned into flats, residents feel there needs to be a tighter control on this, and a check on the percentage of rented rooms/flats that are in a street before giving permission for further redevelopment. Most residents have less concern regarding buildings that were previously used as a business(ie police station and bus depot) being redeveloped into flats, but feelings are strong around issues relating to parking and bin storage, saying to Planning that bin storage should be incorporated in any future developments, as there are problems in parts of the village where there is inadequate provision and rubbish is kept on the streets or roads, which not only causes a health issues, but, could also cause hazards on the roads/pavements. Bicycle storage also needs to be looked at, as many of these flats are used by students or people with no transport who use cycles to get around, so need to prevent these being left out on the pavements.

Questions asked – is waste management considered in a planning app? What if a landlord prevents access to bin storage area?

**Sims Metal** – The meeting was advised that this planning app is going to committee on Thurs 21st June, meeting starts at 2pm, but, will include other agenda items. We can give a statement and request to speak at the meeting, but, need to submit our statement a week beforehand and register to do this. The meeting also includes a public forum/comments, officers presentations, questions, speeches then a vote.

Email to “democratic services” to register interest and statement, which is passed to the officers. An officers report is published about a week before the meeting and will be available to read.

Concern raised about “blue line” which does not appear on the application, this denotes the border of the business, but, is not included in the applications, whereas everything within the “red line” is included. Meeting raised concerns that the loading of ships was not part of the application, as residents have continually raised concerns around this, as it causes a lot of noise and dust pollution, often throughout the night, for 3-4days at a time. Residents would like a “re-baling plant” to allow Sims to cube all the processed scrap before storing on the dockside for loading, we feel this would create less noise, dust and be easier to load within the permitted guidelines of 1 metre above the level of material in the hold of the vessel.

Questions raised regarding the proposed increase in operating hours, but, it was confirmed that this part of the application has been withdrawn.

**Local Plan** – we highlighted our concerns regarding development on Gloucester Road/Portview Road in light of the “pink area” (residential barrier, not industrial use, only light warehousing etc) if planning did not take the proposed local plan and our comments into account when looking at future applications in these areas

The Chair thanked Peter for attending.

**Karakal** – concerns raised to the meeting regarding the impact of the planning app for 20 storage containers at Kingsweston behind the War Memorial. This may affect any plans put in by YardArts(drama group), concern from some residents about the area losing its conservation/wildlife status if this is going ahead, when there are other areas more suitable.

**Greenbank people** – councillors confirmed they are not coming this way and want to stay where they are

**Industrial Mapping** – Kate Royston said this was still a work in progress and still needs some funding

There being no other business meeting close @ 9pm

Next meeting – Weds 27th June @ 7pm St Andrews Church Hall – apologies received from Stephen Ware