

The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ  
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## PLANNING COMMITTEE

19<sup>th</sup> August 2024

A Collins in the Chair

|           |     |            |     |
|-----------|-----|------------|-----|
| J Amos    | (A) | D Eldridge | (A) |
| J Kinsey  | (P) | J Lloyd    | (A) |
| A Collins | (P) | S Hancock  | (P) |
| M Goodman | (P) | F Arkley   | (P) |

Evacuation Procedure: Leave via the fire door and assemble outside in the car park – Noted

### **49.08/24 Apologies for Absence:**

Cllrs Amos, Lloyd and Eldridge

### **50.08/24 Declaration of Interests under the Localism Act of 2011:**

None.

### **51.08/24 Public Participation:**

None.

### **52.08/24 To agree the minutes of the meeting held on 5<sup>th</sup> August 2024:**

Resolved: the Minutes of the meeting held on 5<sup>th</sup> August 2024 were agreed.

### **53.08/24 Planning Applications**

#### Winterbourne

a) **P24/01837/TRE – Land On Opposite Side Of River, Parallel With 'The Dingle' Winterbourne Down** (Works to fell 3no. Ash trees covered by Tree Preservation Order SGTPO26/10 dated 22/03/2011) RESOLVED, that No Objection be raised, subject to confirmation from the South Gloucestershire Council Tree Officer that removal is necessary and that suitable replacements are considered.

b) **P24/01740/RM - Land Adjacent To 49 Crossman Avenue Winterbourne** (Demolition of garage and erection of 1no dwelling with access, appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P23/02477/O). RESOLVED, that No Objection be raised. The Parish Council continue to have concerns regarding adequate parking for number 49 Crossman Avenue.

#### Frenchay

c) **P24/01927/HH - 273 Frenchay Park Road Frenchay –** (Erection of two storey and single storey side extensions to provide additional living accommodation). RESOLVED, that No Objection be raised. The extension improves the design and façade of the property. It is noted, and appreciated, that design principles have been followed.

## **54.08/24 Planning Decisions – Noted**

### Winterbourne

P24/01491/HH - 96 Friary Grange Park Winterbourne (Erection of single storey rear extension to form additional living accommodation. Installation of raised patio). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/01090/F - Land At Marigold Court Mill Lane Hambrook (Change of use from agriculture to dog walking paddock (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/01485/CLP - Bridge Bungalow Old Gloucester Road Hambrook (Change of use from residential dwelling (Class C3) to small house of multiple occupancy (Class C4). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an objection.

P24/01353/ADV - 10 High Street Winterbourne (Display of 1no. externally illuminated fascia sign, 1no. externally illuminated projecting sign and 1no. non illuminated totem sign). ADVERT APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

## **55.08/24 South Gloucestershire Council - Noted**

- Notice has been given by South Gloucestershire Council of a **Appeal under section 20/78 - P20/17979/O - Waverly Cottage, Old Gloucester Road** (Erection of 85no dwellings and associated works (Outline) with all matters reserved)

## **56.08/24 Any items to be noted from members**

Response below from Planning Enforcement regarding 12 Park Crescent Frenchay – installation of dormers.

An Investigating Officer visited the site in June to investigate a similar complaint regarding the installation of dormer windows without planning permission. The case has subsequently been re-allocated to me for further investigation.

Under Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) Order 2015, dormer windows can be installed on the rear roof slopes of most properties without requiring planning permission under 'Permitted Development'. As planning permission is not required for development carried out under Permitted Development, overlooking or other impacts on neighbouring properties cannot be considered. Permitted Development rights for dormer windows are set out under Class B in this document: [Title \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk).

In this case, the property retains the right to install dormer windows under Permitted Development. The external material (composite cladding) applied to the dormer windows at this property is generally not considered to have a similar appearance to the materials of the dwelling, and therefore is not Permitted Development under Schedule 2, Part 1, Class B.2(a). The dormer windows would therefore not be Permitted Development and are in breach of planning control, however, only the materials result in a breach.

Having assessed the information before me considering the context of existing materials on the host dwelling and others in the area, I consider it likely that unconditional planning permission would be granted for the use of this material on these dormer windows, and therefore it would not be expedient to pursue the matter any further.

The application you reference was an application for a non-material amendment to the previously approved scheme. Whilst the case officer found the dormer windows to be materially different, this does not mean that the proposal is unacceptable, but that planning permission is required. Further information on this application type can be found here: [Non-material amendment of an existing planning permission - Consent types - Planning Portal](#).

On this basis, I have closed the planning enforcement case and have previously advised the property owner it is in their interest to apply for retrospective planning permission. Please note that there is no mechanism to force the submission of an application. **Clerk to contact Planning Enforcement to express the Parish Council's frustration that retrospective planning permission is only advised and not enforced.**

Cllr Collins advised that our comment for applications P24/01755/F is not yet on the portal. **Clerk to chase.**

Meeting concluded: 7.13pm