

PLANNING COMMITTEE

26 April 2021

J Amos in the Chair

J Amos	(P)	T Jones	(P)
P Dyer	(A)	M Newport	(P)
A Collins	(P)	H Whatley	(P)
M Goodman	(P)	S Jenkins	(P)

Also in attendance – Cllrs Bowles, Climmer, Burton, Labuschagne and Watkins. One member of the public was in attendance: Kevin Thomas from One Planet Matters.

The Chairman welcomed everyone to the meeting, which was hosted virtually, via Zoom, due to the current Covid-19 restrictions. The Chairman advised of Zoom meeting etiquette.

93.04/21 Apologies for Absence – Cllr Dyer

94.04/21 Declaration of Interests under the Localism Act 2011 - Cllrs Jones and Labuschagne: member of South Gloucestershire Council Planning Committee.

95.04/21 Minutes of the meeting on 12 April 2021 – Approved as a correct record – JA will sign paperwork once movement restrictions have been lifted.

96.04/21 Planning Applications

Winterbourne

- P21/02373/TRE – 59 High Street (Works to 1no Beech tree to crown lift by 3 metres and remove dead wood covered by SGTPO 16/03 dated 30th July 2003) RESOLVED, that No Objection be raised.
- P21/02595/F – 33 Flaxpits Lane (Erection of single storey rear and side extension to form additional living accommodation. Erection of pitched roof porch canopy continuing across the front of the garage. Replacement of existing garage flat roof with new pitched roof) RESOLVED, to raise an Objection. Concerns have been raised about the effect of construction both on the garage party wall that forms the union of numbers 31 and 33 and how the proposed pitched garage roof will transfer rain water to the next door property. In addition concerns have been raised by neighbours about the efficiency and adequacy of drainage in an area of known sewer concerns. Both neighbouring properties have requested strict Construction Management conditions to address their health concerns.
- P20/20971/F – Land at 72 Watleys End Road (Erection of 1 no. dwelling, creation of new highway access and other associated works) **Revised Plans Received**. RESOLVED, that No Objection be raised. As with all new builds the Parish Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building.

Winterbourne Down & Hambrook

- P21/01230/F – Hambrook House (Erection of 1no. outbuilding for the storage of agricultural machinery and workshop. Installation of swimming pool and construction of timber screen with canopy (retrospective) **Item carried over from previous meeting – WITHDRAWN PRIOR TO MEETING**
- P21/02559/F – Land to the rear of Rose Cottage, Hambrook (Erection of 1 no. single storey stable block with associated works) RESOLVED, that No Objection be raised.

Frenchay

- P21/02775/TCA – 28 Grange Park (Works to 1 no. Larch Crown lift to 10m and removal of 1 no. large branch over garage, as situated in the Frenchay Conservation Area) RESOLVED, that No Objection be raised.
- P21/02542/F – 2 Elliott Avenue (Erection of front porch. Installation of front dormer window and erection of single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- P21/02698/TCA – 13 The Newlands (Works to fell 1 no. Lawson Cypress as situated in the Frenchay Conservation Area) RESOLVED, to raise an Objection. The Parish Council see no reason for the tree to be felled.
- P21/02403/F – Frenchay Park House, Old Frenchay Hospital (Erection of a detached outbuilding with raised decking area. Installation of a free standing swimming pool. (retrospective) RESOLVED, to raise a Strong Objection. This outbuilding has been built

within a conservation area with no prior planning application submitted. The Parish Council feel the colour (bright orange) is not in keeping with the surrounding area and can be seen from the footpath.

- PT17/5624/RM – Phase 3B, Frenchay Hospital (Erection of 66no. dwellings and ancillary supporting infrastructure with details of appearance, landscaping, layout and scale. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT13/0002/O) **Revised Plans Received**. RESOLVED, to raise an Objection. The Parish Council agreed to Object until the South Gloucestershire Council Conservation Officer is happy with the application. In addition, there are a number of points which the Parish Council need addressing:
 - a. The Parish Council is still awaiting clarification from South Gloucestershire Council regarding two documents from 22 January 2018. These are the Landscape officer comments and Public Open Space Officer comments.
 - b. No resolution has been given regarding the landscaping or pavements integrating the Observation Ward side down past the entrance to Frenchay Park House.
 - c. No resolution given regarding parking along the road to the school from Beckspool.
 - d. This final stage was also said to be to address the path in front of Frenchay Park House which doesn't seem to be included.

Planning Decisions – Noted

Winterbourne

P21/00791/CLE – Normans Lea Green Lane (Continued use of 2no. stable blocks with associated hardstanding and fencing, and use of land for the keeping of horses/ponies (sui generis), use of storage container for domestic storage and use of land to the rear of Normans Lea as residential curtilage (Use Class C3) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an Objection.

Frenchay

P21/00631/F – Lyncroft, Bristol Road (Erection of detached garage/ workshop) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P20/21774/LB – Clic Cottage, Beckspool Road (Internal and external alterations to include the demolition of existing flat roof extension. Erection of single storey side extension, erection of 1 no. bay window to the western elevation and creation of 2 no. new windows to the south elevation (resubmission of P19/18431/LB) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection, however, boundary clarification was requested.

P20/21775/F – Clic Cottage, Beckspool Road (Relevant demolition of existing flat roof extension and replacement with single storey side extension to form additional living accommodation (resubmission of P19/18430/F) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection, however, boundary clarification was requested.

Stoke Gifford

P20/10213/RVC – Land at Harry Stoke (Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary conditions 7 (Landscape Maintenance and Management Plan), 11 (Affordable Dwellings) and 14 (Approved Plans and Documents) of Reserved Matters approval PT17/5810/RM in order to split the consented arrangement for mixed Use Block 1, into a number of separate blocks and reduce the retail floorspace; Addition of sub-station elevation plans, omitted from the original RMA to the approved plans and documents list; and Amendment to the wording of Condition 7 to not require any further information to be submitted and approved. APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of an **appeal against refusal of planning permission**. P20/21230/F – 32 Dragon Road (Demolition of existing dwelling. Erection of 4 no. dwellings with associated works (Amendment to previously refused scheme P20/12940/F)
- Notice has been given by South Gloucestershire Council of a **site inspection**. P20/17252/RVC – 1 Homestead Gardens, Frenchay. Friday 30th April.
- Notice has been given by Department of Transport of a **Stopping Up Draft Order**.
 - a. A southern part-width of Park Avenue. Commencing 54 metres north east of the junction between Park Avenue and Nicholls Lane, and extends in a north easterly direction for a maximum distance of 12 metres. It has a maximum width of 3.5 metres.
 - b. A southern part-width of Park Avenue. Commencing 90 metres north east of the junction between Park Avenue and Nicholls Lane, and extends in a north easterly direction for a maximum of 8 metres. It has a maximum width of 3.5 metres.

AOB

- Cllr Dyer advised the railing along The Stream, Hambrook have become unsafe. South Gloucestershire Council have erected green, plastic barriers. Cllr Dyer enquired what is the next step for the railings. Clerk to contact Mark King. **Update:** Photos have been sent to Jonathan Munslow at South Gloucestershire Council.

- Cllr Jones advised there was be a public consultation document released today for speed tables on Hambrook Lane. This will be discussed at the next meeting.
 - P21/02403/F – Frenchay Park House. During the discussion on this application a number of other issues were raised. Trees have been either felled or disturbed which have TPOs on them, potential business use of the residential premises and open parkland for the grade 2 listed building which has not been adhered to. Clerk to reinforce concerns to Planning Enforcement Team.
-