

PLANNING COMMITTEE

24 May 2021

J Amos in the Chair

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

Also in attendance – Cllr Labuschagne. Two members of the public attended regarding item j) P21/02941/F

Evacuation procedure – Leave via the fire door and assemble outside in the play area – Noted

07.05/21 Apologies for Absence – Cllr Jones

08.05/21 Declaration of Interests under the Localism Act 2011 – Cllr Labuschagne – member of South Gloucestershire Council Planning Committee.

09.05/21 Minutes of the meeting on 4 May 2021 – Approved as a correct record.

10.05/21 Planning Applications:

Winterbourne

- a) P21/03115/F – 61 Watleys End Road (Conversion of attached garage into additional living accommodation) RESOLVED, that No Objection be raised.
- b) P21/02982/F – The Taj Brasserie, 41 High Street (Change of use from bed and breakfast accommodation to HMO for up to 11 people (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) RESOLVED, to raise an Objection. The Parish Council have concerns regarding lack of sufficient parking for residents and patrons.
- c) P21/02944/CLP – 59B High Street (Demolition of existing bay window and erection of single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- d) P21/02835/F – Co-op, 6 Dragon Road (Replacement refrigeration plant with associated works) RESOLVED, that No Objection be raised.
- e) P21/03230/F – 27 Burrough Way (Erection of a single storey side and rear extension to form additional living accommodation. (re-submission of P20/21558/F) RESOLVED, that No Objection be raised.

Winterbourne Down & Hambrook

- f) P21/02981/RVC – Melanie Cottage, The Stream (Variation of conditions 2 (to amend the materials) and 4 (to amend the approved plans) attached to planning permission P21/00044/F. Erection of a two storey side extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- g) P21/02852/F – Land Between 14 and 32 Quarry Barton (Erection of 1no. eco dwelling with associated access and landscape works) RESOLVED, that No Objection be raised.
- h) P21/03052/CLE – Hambrook House, The Stream (Use of land as class C3 amenity space) RESOLVED, that No Objection be raised.

Frenchay

- i) P21/03066/TCA – 52 Begbrook Park (Works to fell 1no. Holly, 1no. Tulip, 1no. Yew, 2no. Apple, 1no. Leylandii, 1no. Blue Cedar, 2no. Cherry, 4no. Cypress, 1no. Norway Maple, 2no. Leylandii and 1no. Eucalyptus all situated in the Frenchay Conservation Area) RESOLVED, that No Objection be raised. However, the Parish Council believe there should be a public footpath alongside this property and would encourage its reinstatement during these works.
- j) P21/02941/F – Land Adjacent to 5 The Newlands (Erection of 1 no. detached dwelling and 1 no ancillary annexe with associated works) Two members of the public voiced concerns regarding the clearance of the land that has already commenced, resulting in the removal of trees and vegetation. There is concern regarding the very old wall which is being undermined by the work being carried out. RESOLVED, to raise a Strong Objection. The Parish Council consider this to be an over development of the site and not in keeping with the local area. In addition the neighbouring properties eye line will be negatively affected and there will be a significant reduction in area (which is a conservation area) for local flora and fauna.

Stoke Gifford

- k) P21/03149/F – The Old Farm, Curtis Lane (Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works) 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.
- l) P21/02915/F – Communications Mast, Curtis Lane (Erection of 1 no. 25m tower, installation of 6 no. antennas with associated ancillary works) RESOLVED, that No Objection be raised. The Parish Council would urge consideration for a TPO on the tree next to the mast.

Planning Decisions - Noted

Winterbourne

P21/00300/RVC – Elm Park Junior School (Variation of condition of condition 12 to amend the approved plans, and removal of conditions 2, 4, 18 and 19, as attached to consent P20/08773/R3F. Demolition of existing school building. Erection of new school building with associated playing field, hard and soft landscaping areas, car parking and delivery access) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/00710/F – 7 North Road (Alterations to roofline to replace the twin apex roof with a single apex, following the existing pitch) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

Winterbourne Down & Hambrook

P21/01404/F – Moorend Stables, Church Lane (Demolition of existing pole barn. Erection of a new timber framed storage building for equestrian storage (Sui Generis) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/00396/F – Land at Bury Hill (Erection of 1no. dwelling with new access, parking and associated works) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P20/22583/RVC – Hambrook Court East, Bristol Road (Variation of condition 2 (list of plans) attached to planning applications P20/01679/LB and P20/01714/F to amend the plans to accommodate Pool House dehumidifier store to driveway side, and change existing Pool house utility room door to a window - Erection of single storey side extension to form additional living accommodation, erection of link extension to facilitate conversion of existing garage to pool house. Erection of a replacement building to the east to form garage) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P21/01243/F – The Old Chapel, Bury Hill (Erection of front 1 no. porch, Installation of 3 no. front and 3 no. rear dormers. Creation of vehicular access (part retrospective) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/02360/PNH – 5 Worrells Lane (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 m, for which the maximum height would be 3.30 m, and for which the height of the eaves would be 2.90 m) PRIOR APPROVAL NOT REQUIRED. The Parish Council did not raise an Objection.

P21/01937/F – 56 Stone Lane (Erection of a single storey rear extension and garage conversion to form additional living accommodation. Erection of front porch) APPROVE WITH CONDITIONS.

P20/23911/F – 117 Down Road (Erection of rear garden timber playhouse) REFUSAL. The Parish Council did not raise an Objection.

P21/00846/CLE – 117 Down Road (Continued use of land as residential (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) REFUSE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an Objection.

P21/01723/F – 13 Quarry Lane (Erection of two storey side extension and single storey rear extension to form additional living accommodation) REFUSAL. The Parish Council did not raise an Objection.

Frenchay

P21/01345/F – Lodge Cottage, Beckspool Road (Erection of a single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/01247/F – Coniscliffe, Beckspool Road (Raising of ridge height and installation of 3 no. rear dormers to facilitate loft conversion (Resubmission of P20/18717/) REFUSAL. The Parish Council did not raise an Objection.

P21/01939/CLP – 35 Wadham Drive (Demolition of existing conservatory and erection of single storey rear extension) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/02698/TCA – 13 The Newlands (Works to fell 1 no. Lawson Cypress as situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council did raise an Objection.

Stoke Gifford

P20/21658/RVC – The Old Farm, Curtis Lane (Variation of condition 11 (list of plans) attached to PT17/2401/F (added by P20/12697/NMA) to replace the approved plans. - Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works) WITHDRAWN. The Parish Council did not raise an Objection.

South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Planning Enforcement Investigation:** COM/21/0407/ADV – Clic Cottage / Frenchay Lodge (Erection of advertisement signs)

- Notice has been given by South Gloucestershire of **extension to orders for the closure of footpaths**: LSG7/5, LWR17/10, LWB15/10 and LWB15/20. Closure extended until 17th November 2021 or until works are completed.
- Notice has been given by South Gloucestershire of **extension to orders for the closure of footpaths**:
 - 1. LWB14 - which extends from its junction with LWB12 in a north westerly direction for a distance of 452 metres
 - 2. LWB14 – which extends from its junction with Hambrook Lane to its junction with LSG32
 - 3. LSG32 – which extends from a point 75 metres south west of its junction with LWB14 in a south westerly direction for a distance of 175 metres
 - Closure extended until 17th November 2021 or until works are completed.
- Notice has been given by South Gloucestershire Council of a **temporary road closure: St Francis Drive**, from a point 25 metres north of its junction with Cloisters Road in a northerly direction. Closure due to water connection works. Due to commence 1st June for a duration of 4 days.
- Notice has been given by South Gloucestershire Council of a **temporary road closure: Filton Road, Holiday Inn Slip Road**. Closure due to speed table installation works. Due to commence 3rd June for a duration of 2 weeks.
- Notice has been given by South Gloucestershire Council of a **temporary bridlepath closure: Church Lane Bridleway Footbridge**. Closure due to bridge resurfacing works. Due to commence 7th June for a duration of 6 weeks.

AOB - Noted

- There has been an incident of vandalism at Frenchay Tennis Courts, with two trees also being damaged. Clerk to contact the Trust to resolve. **Update:** Clerk has notified the Trust.
- It was advised that Zoom meetings are to cease and face to face meeting must resume. Many members feel apprehensive about how this will work in practice and request Clerk to contact the relevant Ministerial Party by the 6th May to raise the Parish Council concerns. **Update:** Clerk has completed an online consultation regarding remote meetings.

