



# Winterbourne

## PARISH COUNCIL

The Greenfield Centre, Park Avenue, Winterbourne, South Gloucestershire BS36 1NJ  
Tel: 01454 776922 [clerk@winterbournepc.co.uk](mailto:clerk@winterbournepc.co.uk)

### PLANNING COMMITTEE

5<sup>th</sup> July 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	(A)

Also in attendance – two members of the public regarding item h) 28 Grange Park Road.

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

19.07/21 Apologies for Absence – Cllrs Dyer and Jenkins

20.07/21 Declaration of Interests under the Localism Act 2011 – Cllr Jones – member of South Gloucestershire Council Planning Committee.

21.07/21 Minutes of the meeting on 21 June 2021 – Approved as a correct record.

#### 22.07/21 Planning Applications:

##### Winterbourne

- a) P21/04414/CLP – 103 Watleys End Road (Installation of rear dormer to facilitate loft conversion) RESOLVED, that No Objection be raised.
- b) P21/04419/F – 103 Watleys End Road (Erection of single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- c) P21/04202/F – Overlands, 61 Nicholls Lane (Erection of a single storey rear and side extension to form additional living accommodation) RESOLVED, that No Objection be raised.

##### Winterbourne Down & Hambrook

- d) P21/04475/TCA – The Chestnuts, Bristol Road (Works to Crown reduce 1no. Sycamore (T1) by 4-5 metres from the height, and 3-4 from the radial spread and crown lift giving 2m clearance from the building. Crown reduce 1no. Eucalyptus (T2) by 4-5 metres and crown reduce 1no. small sycamore (T3) by up to 3 metres, within Hambrook Conservation Area) RESOLVED, that No Objection be raised.
- e) P21/04624/CLP – 14 Quarry Barton (Erection of a single storey side extension and conversion of garage into ancillary annexe) RESOLVED, to raise an Objection. The Parish Council question whether the fabric of the extant garage is of sufficient quality to support use as a habitable annexe.
- f) P20/23557/F – Land adjoining Bolbreck, Filton Road (Demolition of existing sheds and erection of 4no. detached dwellings with parking and associated works) **revised layout plans and revised drainage information**. RESOLVED, that No Objection be raised. The Parish Council would ask for the removal of permitted development rights to address residents significant concerns about possible changes of use during, and after, the build phase. We also note that the revised layout shows all houses as type B however the first house is type A.

##### Frenchay

- g) P21/04488/F – Goldrood, 44 Old Gloucester Road (Alterations to roof (to include raising of roofline) and erection of a two storey rear extension with first floor balcony for form additional living accommodation) RESOLVED, that No Objection be raised.
- h) P21/04479/F – 28 Grange Park (Demolition of existing garage and erection of one and a half storey garage/ home office) The applicant attended the meeting in support of the application. A resident of Grange Park, who advised he was speaking on behalf of other residents, voiced many concerns regarding the application. Cllrs also advised of concerns that had been voiced to them from Frenchay residents. RESOLVED, to raise an Objection. The main concern is the size and height of the application. The size is out of character and

- planning style with other houses on the street and the height would appear to have not only a detrimental effect on neighbouring properties but also the historic nearby Dovecote.
- i) P21/04398/PNH – 253 Frenchay Park Road (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3.95m, and for which the height of the eaves would be 2.50m) RESOLVED, that No Objection be raised.
  - j) P21/04490/F – 7 Park Crescent (Erection of front porch and two storey side and rear extension to provide additional living accommodation. Installation of front dormer window and rear balcony (Amendment to previously approved scheme P20/05475/F) RESOLVED, that No Objection be raised.

### **Planning Decisions – Noted**

#### **Winterbourne**

P21/00659/F – Croft End, Beacon Lane (Erection of a single storey extension to existing industrial unit and relocation of existing parking) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/02835/F – Co-op. 6 Dragon Road (Replacement refrigeration plant with associated works) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/03964/F – 6 St Michaels Close (Erection of two storey side extension to form a garage and additional living accommodation. Erection of single storey front extension to provide a porch, WC and additional garage space) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

#### **Winterbourne Down & Hambrook**

P21/02892/F – 57 Stone Lane (Erection of front porch. Erection of a single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

#### **Frenchay**

P21/03758/TCA – Cambray, Quarry Road (Works to crown reduce 2no Lawsons Cypress trees by 4m back to previous points and crown reduce 1no Blue Atlas Cedar tree by 1m. Remove deadwood from 1no Silver Birch. Trees situated within the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

P20/17252/RVC – 1 Homestead Gardens (Variation of condition attached to PT17/4403/F to substitute drawings for minor alterations) SPLIT DECISION. The Parish Council did raise an Objection. ***The changes to the front boundary wall which are not considered acceptable and have been refused.***

#### **Stoke Gifford**

P21/02915/F – Communications Mast, Curtis Lane (Erection of 1 no. 25m tower, installation of 6 no. antennas with associated ancillary works) 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 Decision**: 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) **APPEAL ALLOWED**. The Parish Council did raise an Objection.
- Notice has been given by South Gloucestershire Council of a temporary road closure: **The Dingle, Winterbourne Down**. Closure due to overhead and underground cable works. Closure operative from 19<sup>th</sup> July 2021, anticipated duration of 6 weeks.
- Notice has been given by South Gloucestershire Council of a **Tree Preservation Order**: Holiday Inn, Filton Road, National Grid Reference: ST 362852 178656
- Notice has been given by South Gloucestershire Council of a **Tree Preservation Order**: 20 Manor Lane, Winterbourne, National Grid Reference: ST 365948 181340

### **AOB**

- Building works have started on Frenchay Primary School, the Parish Councillors hope to develop a good relationship going forward with BAM (Construction Company)