



Winterbourne

PARISH COUNCIL

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

PLANNING COMMITTEE

19th July 2021

J Amos in the Chair

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

Also in attendance – one member of the public

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

23.07/21 Apologies for Absence – Cllrs Dyer, Newport and Jones

24.07/21 Declaration of Interests under the Localism Act 2011 – None

25.07/21 Minutes of the meeting on 5th July 2021 – Approved as a correct record.

26.07/21 Planning Applications:

Winterbourne

- a) P21/04656/F – 77 Dragon Road (Erection of two storey rear extension and front porch to provide additional living accommodation) RESOLVED, that an Objection be raised. The Parish Council have concerns regarding lack of adequate parking.
- b) P21/04703/F – 20 Manor Lane (Erection of single storey rear extension to form additional living accommodation. Extension to step in slightly from main house in line with property ownership boundary as highlighted in the 'combined plans' drawing) RESOLVED, that No Objection be raised.
- c) P21/04805/F – 87 Dragon Road (Erection of a first floor and two storey side and rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.

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- d) P21/03994/CLP – Fromeside Manor, Frome Glen (Erection of a detached garage) RESOLVED, that an Objection be raised. The same objection stands as per previous reasoning which the Parish Council feel have not been addressed. The Parish Council would like further information to clarify the situation of tree removal and address potential concerns around the ever increasing area of the garden on this property being turned over to hard standing and potential effects on neighbouring properties.
- e) P21/04890/F – The Barn, Cuckoo Lane (Demolition of existing single storey extension and part of garage. Erection of a two storey side extension to form annexe ancillary to main dwelling) RESOLVED, that No Objection be raised.

Frenchay

- f) P21/04268/F – 15 The Park (Demolition of existing rear extensions. Erection of single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- g) P21/04653/RVC – Gloucester Lodge, Old Gloucester Road (Variation of condition 2 attached to permission PT15/3514/F to amend the wording to allow for the installation 3 no. windows on the first floor. (PT15/3514/F-Erection of 1no dwelling with associated works. Provision of a new basement storey) RESOLVED, that No Objection be raised. However, the Parish Council note this is a very late attempt to regularise a long running application.

Planning Decisions – Noted

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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) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P21/02982/F – The Taj Brasserie (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) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P21/03336/F – 58 North Road (Erection of single storey side and rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/04109/PNH – 25 Star Barn Road (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m) PRIOR APPROVAL NOT REQUIRED. The Parish Council did not raise an Objection.

P21/04202/F – Overlands, 61 Nicholls Lane (Erection of a single storey rear and side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Winterbourne Down & Hambrook

P21/03052/CLE – Hambrook House (Use of land as class C3 amenity space) APPROVE CERTIFICATE OF LAWFULLNESS. The Parish Council did not raise an Objection.

Frenchay

P21/02714/F – 1 Grange Park (Alterations to existing coach house to facilitate change to annexe ancillary to the main dwelling) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P21/04395/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) WITHDRAWN. The Parish Council did not raise an Objection.

Stoke Gifford

P21/03149/F – The Old Farm, Curtis Lane (Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works) APPROVED S106 SIGNED. The Parish Council did not raise an Objection.

South Gloucestershire Council – Noted

- Notice has been given by South Gloucestershire Council of a **temporary road closure: Old Gloucester Road, Winterbourne**, from its junction with Winterbourne Road extending southward for approximately 600m. Closure due to Drainage works, operative from 26th July, anticipated 21 days duration.
- **Advance Notice of a Planning Application** has been given by South Gloucestershire Council of a proposed communications installation for Cellnex at Hambrook, The Lodge. Upgrade of existing equipment.
- Notice has been given by South Gloucestershire Council of an **Appeal against refusal planning** being made: 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/) The Parish Council did not raise an Objection.

AOB

- Cllr Whatley advised many Frenchay residents had requested an update on when there might be public toilets available near the new Frenchay play area which, they feel, are very much needed.
- Cllr Amos advised of a variation of condition that had been received from 'The George and Dragon' public house, Winterbourne. To allow, amongst other things, music to be played in the garden until 11.00pm. It was agreed there was No Objection to this and so no comment needed to be made.