



Winterbourne

PARISH COUNCIL

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

PLANNING COMMITTEE

2nd August 2021

J Amos in the Chair

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

Also in attendance – Cllrs Watkins and Bowles. 7 members of the public.

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

27.08/21 Apologies for Absence – Cllrs Dyer and Collins

28.08/21 Declaration of Interests under the Localism Act 2011 – Cllr Jones: member of South Gloucestershire Planning Committee

29.08/21 Minutes of the meeting on 19th July 2021 – Approved as a correct record.

30.08/21 Planning Applications:

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- a) P21/04786/F – Building at Silverhill School, Swan Lane (Change of use from residential dormitory (class C2) to 1 no. residential dwelling (class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) RESOLVED, that No Objection be raised.
- b) P21/05048/TCA – St Michaels Church, Church Lane (Works to crown lift by 1.5m to 1 no. Yew tree situated within the Winterbourne Conservation Area) RESOLVED, that No Objection be raised.
- c) P21/04843/F – 76 High Street (Erection of a single storey rear extension with first floor balcony to form additional living accommodation) RESOLVED, to raise an Objection. The Parish Council feel there is insufficient parking. While the proposals to redevelop the rear of the property do not appear to cause concern it is noted that the two rooms in the roof space are now identified as bedrooms rather than one bedroom and one gym. The Council is minded to suggest that the current garage provision is of insufficient size to enable garaging of modern vehicles and therefore only two spaces can be provided. South Gloucestershire Council parking policy requires three parking spaces to be provided.

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- d) P21/03940/F – 84 Old Gloucester Road (Erection of a single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.

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- e) P21/04479/F – 28 Grange Park (Demolition of existing garage and erection of one and a half storey garage/ home office) **revised drawings received** RESOLVED, that No Objection be raised. The Parish Council would request a condition to be added that the building remains an annex and does not become a separate dwelling. The applicant attended the meeting to speak on behalf of the revised plans. A member of the public, who advised he was representing other residents, spoke against the application. The Parish Council felt the previous issues with the original plans have been responded to and addressed in the revised plans.
- f) P21/04868/F – Shaftesbury Park, Frenchay Park Road (Installation of 8 no. floodlights to grass sports pitch) RESOLVED, to defer decision. Rob Stevens attended the meeting on behalf of The Dings, three members of the public attended to object to the application. It was requested that some Parish Councillors make a site visit before a decision is made. This was agreed. South Gloucestershire Council to be consulted to request the decision can be delayed.

- g) P21/04813/F – 253 Frenchay Park Road (Erection of single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.

Planning Decisions – Noted

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P21/03773/CLP – Normans Lea, Green Lane (Erection of a single storey outbuilding to form pool enclosure) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an Objection.

P21/04414/CLP – 103 Watleys End Road (Installation of rear dormer to facilitate loft conversion) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an Objection.

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P21/04475/TCA – The Chesnuts, 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) NO OBJECTION. The Parish Council did not raise an Objection.

P21/02559/F – Land to the rear of Rose Cottage, Church Lane (Erection of 1 no. single storey stable block with associated works) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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P21/04189/TRE – Flat 4, Riverwood House, Beckspool Road (Works to fell 5 no. Yew Trees which is covered by SGTP0 8/21 and dated 14/04/21 which is situated within the Frenchay conservation area) APPROVE WITH CONDITIONS.

P21/02941/F – Land Adjacent to 5 The Newlands (Erection of 1 no. detached dwelling and 1 no ancillary annexe with associated works) APPROVE WITH CONDITIONS. The Parish Council raised a Strong Objection.

South Gloucestershire Council – Noted

- Notice has been given by South Gloucestershire Council of a **temporary footpath closure, LWB/49/20** from its junction with Nicholls Lane and Friary Grange Park. Closure due stone wall reduction, operative from 9th August, anticipated 21 days duration.
- Notice has been given by South Gloucestershire Council of a **consultation on the future of a property**. 45 St Francis Drive, Winterbourne, the occupier has requested to acquire with a restrictive covenant whereby the land is not to be used other than a domestic garden / amenity land. **Cllr Jones advised that he is involved in this consultation and there could potentially be an issue for wheelchair users that use this land as the path is quite narrow. The solution is to put a ‘no parking’ sign on the new fence that will surround the land.**
- Notice has been given by South Gloucestershire Council of a **Planning Enforcement Investigation: Dunrovin, 48 Down Road**. Erection of fence above garage, not in accordance with approved plans for PT16/6630/F.

AOB

- A request to present to the Planning Committee has been received regarding ‘BoKlok’ proposals on land at Hoodlands Farm, Harry Stoke. **Agreed this would be a good idea for the next meeting.**
- The Clerk is investigating if any other Parish Council's have recently built toilet blocks and to establish a potential cost. **Agreed to defer to F&GP meeting.**