



# 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

16<sup>th</sup> August 2021

A Collins in the Chair

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

Also in attendance – Two members of the public and two representatives from BoKlok.

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

31.08/21 Apologies for Absence – Cllrs Dyer, Amos, Whatley and Jenkins.

32.08/21 Declaration of Interests under the Localism Act 2011 – Cllr Jones: member of South Gloucestershire Planning Committee.

33.08/21 Minutes of the meeting on 2<sup>nd</sup> August 2021 – Approved as a correct record.

A member of the public attended to query the order and content of the minutes. The committee resolved to sign them as a correct record, but in future a line will be added to the minutes to advise if an item is brought forward, and not in line with the agenda.

#### BoKlok presentation

Lydia Whitaker and Jeremy Davies attended the meeting to give a presentation BoKlok's proposals to build 50 modular homes at the Hoodlands. The company was set up in Scandinavia and the first homes erected there in 1997. Homes are made from timber and manufactured off site. They arrive on site fully fitted out internally and externally which makes the build much quicker than with a traditionally built house. Their first UK site is in Hengrove. The houses are targeted towards 1<sup>st</sup> time buyers and key workers. There is a ballot process after potential buyers have registered their interest. The aim is to build a community which includes open space for use by everyone as well as raised beds for planting. There are long term proposals for cycleways and footpaths as well as the refurbishment of existing hedgerows. The architect has studied buildings in the local area to ensure the build will be in keeping with the surrounding environment. The site is on quite a steep slope which has had to be taken into consideration and the site will be platformed to accommodate this.

#### **34.08/21 Planning Applications:**

##### Winterbourne

- a) P21/04961/F – The Annexe A, 16A Flaxpits Lane (Conversion of existing annexe to form 1 no. semi-detached dwelling with associated works). RESOLVED to raise an Objection. The application has been poorly presented with no background information. There is no parking provision accounted for and no indication given if they have rights of access through their southern boundary.
- b) P21/01720/F – 38 Dragon Road (Raising the roofline and Installation of 1 no. front and 1 no. rear dormer to facilitate loft conversion) *revised plans received*. RESOLVED that no Objection be raised.
- c) P21/05063/F – 45 St Francis Drive (Erection of 1.829 metre boundary fence). RESOLVED that no Objection be raised.
- d) P21/05310/F – 69 Friary Grange Park (Conversion of existing attached garage to additional living accommodation). RESOLVED that no Objection be raised.

### Winterbourne Down & Hambrook

- e) P21/05182/F – 13 Quarry Lane (Erection of two storey side extension to form additional living accommodation. (Re-submission of P21/01723/F). RESOLVED that no Objection be raised.
- f) P21/05305/F – Hambrook House, The Stream (Erection of 1no. outbuilding for the storage of agricultural machinery and workshop. Installation of swimming pool and construction of timber screen with canopy (retrospective) (Resubmission of P21/01230/F). RESOLVED that no Objection be raised.
- g) P21/05128/F – The Hoodlands, Hambrook Lane (Demolition of existing buildings. Erection of 50 no. dwellings, creation of public open space, access, landscaping works and associated works). RESOLVED that no Objection be raised. However, there are concerns regarding the security of the site during development and there will be requirements for the safety and security of both the site and Hambrook Lane once the build is complete.

### Frenchay

- h) P21/05332/TRE – Land Adjacent to 5 The Newlands (Works to crown lift 3no. Sycamore trees to 4m which are covered by SGTPO 4/18 and situated within the Frenchay conservation area). RESOLVED that no Objection be raised. However, the Parish Council are disappointed by the necessity for the continuing removal of further tree cover.
- i) P21/01610/F – 46 Malmain Drive (Erection of two storey side, single storey side/rear and single storey side/front extensions to provide additional living accommodation) *revised plans received*. RESOLVED that no Objection be raised. The comments of the South Gloucestershire Council officer are noted and supported.
- j) P21/05424/TCA – Moorend, Frenchay Hill (Works to fell 6 no Fraxinus excelsior trees situated within the Frenchay Conservation Area). RESOLVED that no Objection be raised. As this is due to Ash dieback, the Parish Council would like to refer this to the tree officer in order that a suitable species can be used as a replacement.

## **35.08/21 Planning Decisions - Noted**

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P21/04419/F – 103 Watleys End Road (Erection of single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/04021/CLP – 69 Friary Grange Park (Conversion of existing integral garage) REFUSE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an Objection.

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P21/03994/CLP – Fromeside Manor, Frome Glen (Erection of a detached garage) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an Objection.

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

### Frenchay

P21/02836/RVC – The Observation Ward, Former Frenchay Hospital (Variation of condition 10 (approved plans) attached to planning permission P19/8104/F - Relevant demolition of existing extension and erection of a replacement single storey side extension to facilitate conversion to 3no dwellings, with parking, screening and associated works) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

## **36.08/21 South Gloucestershire Council - Noted**

- Notice has been given by South Gloucestershire Council of a **temporary road closure: Gipsy Patch Lane, Eastbound**. Which extends from a point 303 metres west of its junction with Station Road (Rolls Royce Roundabout) in an easterly direction to its junction with Little Stoke Lane. Closure due to Metrobus carriageway widening works, operative from 28<sup>th</sup> August, anticipated duration to be 13 months.
- Notice has been given by South Gloucestershire Council of a **temporary road closure: Down Road**, which extends from its junction with Rose Close in a north westerly direction for a distance of 130 metres. Closure due to water connection works, operative from 11<sup>th</sup> September, anticipated duration to be 2 days.
- Notice has been given by South Gloucestershire Council of a **major maintenance works: High Street, Winterbourne**. Closure due to essential road works, operative from 31<sup>st</sup> August to 22<sup>nd</sup> September, 8.00pm – 6.00am.
- Notice has been given by South Gloucestershire Council of an **appeal against planning refusal**. P21/00573/RVC – Fromewood, Frenchay Hill (Variation of condition 2 to replace the approved plans attached to planning permission P20/18696/F. Erection of front porch. Erection of single storey side and rear and first floor rear extensions to form additional living accommodation. Installation of a dormer and an increase in roof height to facilitate loft conversion) The Parish Council did raise an Objection.

**37.08/21 AOB**

- Cllr Goodman highlighted the usefulness of the Winterbourne Down Village design Statement when considering planning applications and that something similar could be useful for Frenchay. Cllr Collins advised the Resident's Association is currently looking at putting together a local plan. Clerk will forward a copy of the Winterbourne Down Statement to members.