

PLANNING COMMITTEE

18th October 2021

J Amos in the Chair

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

Also in attendance: Cllrs Watkins and Bowles. S. Hancock (WEG) and two members of the public.

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

57.10/21 Apologies for Absence – Cllr Collins

58.10/21 Declaration of Interests under the Localism Act 2011 – Cllr Jones member of South Gloucestershire Planning Committee.

59.10/21 Minutes of the meeting on 18th October 2021 – Approved as a correct record.

60.10/21 Planning Applications:

The Chairman agreed to bring item e) forward to this point in the meeting, for the purposes of the minutes the item will remain in agenda order

Winterbourne

- a) P21/06434/F – 97 Friary Grange Park (Demolition of existing porch. Erection of single storey front extension to form additional living accommodation) RESOLVED, that No Objection be raised.

Winterbourne Down & Hambrook

- b) P21/06369/F – Anquale Ltd, Sturden Lodge, Bristol Road (Erection of storage building (Class B8) (Retrospective) The Parish Council supports South Gloucestershire Council's opinion to decline to determine this untimely application, the site being the subject of enforcement action.

Frenchay

- c) P21/06458/F – 7 Park Crescent (Erection of two storey side/rear and single storey rear extension to form additional living accommodation. Erection of front porch. Installation of front dormer, alteration to existing rear dormer, plus roof terrace) RESOLVED, to raise an Objection. The Parish Council have concerns regarding the roof terrace and the possible impact overlooking neighbouring properties.
- d) P21/06565/TCA – Grove House, Frenchay Hill (Works to fell 2no Ash and 1no Silver Birch trees. Trees situated within the Frenchay Conservation Area) RESOLVED, that No Objection be raised.
- e) P21/06536/F – Fromeshaw Lodge, Beckspool Road (Demolition of existing garage and erection of 1 no. laboratory building for use in association with the existing dental practice (Class E(e)) (Retrospective) RESOLVED, to raise an Objection. A member of the public spoke against the application. The Parish Council has concerns regarding the structure which has been built within the Conservation Area. The new building is higher than the original which raises privacy issues with neighbouring properties, especially as unobscured windows have been installed. The building materials used are not in keeping with the original pennant stone. Although the façade has faced with pennant stone, the sides and rear are in standard red brick, which causes a detrimental view to

neighbouring properties. The Parish Council remain concerned about lack of detail on foul water disposal on this site which might impinge on neighbouring properties.

Harry Stoke

- f) P21/06474/RVC – Land at the North of the railway, East of Harry Stoke (Variation of condition 17 (SUDS) to alter the wording as detailed within the attached covering letter, and condition 33 (plans) to replace drawings 2331/HYB/001 Rev I, 2331/HYB/016 Rev H, 2331/HYB/016 Rev H and 2331/HYB/018 Rev H with drawings 2331/HYB/001 Rev J, 2331/HYB/016 Rev J, 2331/HYB/017 Rev J, 2331/HYB/018 Rev J, and to include new drawing 2331/HYB/019 Rev J, attached to Outline permission PT16/4928/O. - Hybrid planning application for the demolition of farmhouse and agricultural buildings and erection of 327 dwellings with a primary school and nursery; along with site access/spine road, car parking, public open space, landscaping, drainage infrastructure and associated infrastructure; of which full permission is sought (with no matters reserved) for a site wide earthworks strategy and drainage infrastructure together with 150 no. dwellings (of the 327 total) and associated landscaping, layout, infrastructure and access; and outline permission is sought for the erection of 177 dwellings, primary school and nursery (Use Class D1) with access to be determined and all other matters reserved) RESOLVED, that No Objection be raised.

61.10/21 Planning Decisions - Noted

Winterbourne

P21/04114/F – 16 Crossman Avenue (Erection of two storey side extension to form car port with additional living accommodation over) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/01737/F – 86 Watleys End Road (Erection of 1 no. dwelling with associated works (Resubmission of P20/09273/F) REFUSAL. The Parish Council did raise an Objection.

P21/04656/F – 77 Dragon Road (Erection of two storey rear extension and front porch to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P21/05963/F – 7 Bradley Avenue (Erection of single storey rear and side extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P21/05676/F – 7 North Road (Alterations to roofline to replace the twin apex roof with a single apex, following the existing pitch and installation of 1 no. rear dormer to facilitate loft conversion) SPLIT DECISION. The Parish Council did not raise an Objection.

P21/04450/F – 6 Flaxpits Lane (Erection of a single story side and rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06035/F – 13 Pendock Road (Erection of single storey side and rear extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06036/CLP – 13 Pendock Road (Installation of rear dormer) Approve Certificate of Lawfulness. The Parish Council did not raise an Objection.

Frenchay

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

P21/04479/F – 28 Grange Park (Demolition of existing garage and erection of one and a half storey garage/ home office) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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

P21/06077/TRE – 1 Cliff Court Drive (Works to crown reduce 1 no yew and 1 no. holly to 6m and to fell 1 no. Yew, as covered by tree preservation order TPO8, dated 10th April 1968) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06083/TCA – 1 The Common, Frenchay Common (Works to fell 1 no. Ash tree situated within the Frenchay Conservation Area) NO OBJECTION. The Parish Council did raise an Objection.

62.10/21 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a Road Closure: York Gardens, Winterbourne. Operative from 1st November, anticipated 2 days duration, between the hours of 9.30am and 3.30pm. Closure due to street cleansing works.

63.10/21 AOB

- PT17/5624/RM - Frenchay Hospital phase 3b. Patrick Jackson from South Gloucestershire Council had forwarded the conservation officer's comments. Cllrs will consider further and advise Clerk of response.