

PLANNING COMMITTEE

1st November 2021

A Collins in the Chair

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

Also in attendance: Cllrs Watkins, Bowles and Sergent

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

64.11/21 Apologies for Absence – Cllrs Amos, Goodman and Whatley

65.11/21 Declaration of Interests under the Localism Act 2011 – Cllr Jones member of South Gloucestershire Planning Committee.

66.11/21 Minutes of the meeting on 18th October 2021 – Approved as a correct record.

67.11/21 Planning Applications:

Winterbourne

- a) P21/06646/F – 7 North Road (Alterations to roofline to replace the twin apex roof with a single apex, following the existing pitch and installation of 2 no. rear dormers and 3 no. rooflights to the front elevation to facilitate loft conversion (Resubmission of split decision P21/05676/F and amendment to planning permission P21/00710/F) RESOLVED, that No Objection be raised.
- b) P21/06687/F – 4 Sandstone Rise (Conversion and single storey rear extension of existing garage to create annexe ancillary to main dwelling house. Erection of first floor side extension to form home working space) RESOLVED, to raise an Objection. The Parish Council feel this is an over development of the site.
- c) P21/06773/F – 27 High Street (Erection of a two storey side extension to form additional living accommodation) RESOLVED, to raise an Objection. This application proposes turning a 3 bed semi into a 6 bed semi without altering the boundary treatments. Pic 7140531 appears to identify this is nigh impossible, even without the increased number of parking spaces required by South Gloucestershire Council parking standards.
- d) P21/06816/PND – Buildings at Crossley Farm Swan Lane (Prior notification of the intention to demolish agricultural buildings) RESOLVED, that No Objection be raised. The Parish Council notes, and supports, the comments submitted by Dr David Richardson regarding the electricity supply which was made under application P21/06243/PND.
- e) P21/06786/F- 87 Dragon Road (Erection of two storey side and rear extension and front porch to form additional living accommodation. Amendment to previously approved scheme P21/04805/F) RESOLVED, that No Objection be raised.
- f) P21/06807/OHLE – Site to the front of 90 and 92 Dragon Road (Application for consent under Section 37 of the Electricity Act 1989 to install 1 no. new pole to support overhead service lines. The application is made under section 5(2) of the Overhead Lines (Exemption) (England and Wales) Regulations 2009 – Planning Act 2008. RESOLVED, that No Objection be raised.

Winterbourne Down & Hambrook

- g) P21/06671/F – Leckhampton 4 Down Road (Demolition of existing side extension and garage. Raising of roofline and erection of two storey side, front extensions to provide additional living accommodation with rear balcony. Erection of detached garage with hobby room above) RESOLVED, that No Objection be raised.

Frenchay

- h) P21/06632/TCA – 7 Grange Park (Works to crown reduce 1 no. Sycamore tree by 3.5m in height and 1.5m in radial spread. Tree situated within the Frenchay conservation area) RESOLVED, that No Objection be raised.
- i) P21/06682/TCA – 21 Cedar Hall (Works to fell 1 no. Robinia tree which is situated within the Frenchay conservation area) RESOLVED, that No Objection be raised.
- j) P21/06765/TCA – Woodstock, Quarry Road (Works to trees as per the attached proposed schedule of works (section 5 of application form) received by the Council on 19th October 2021. All trees situated within the Frenchay conservation area) RESOLVED, that No Objection be raised.

68.11/21 Planning Decisions - Noted

Winterbourne

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) WITHDRAWN.

P21/05746/F – 27 Dragon Road (Demolition of existing garage. Erection of 1 no. detached garage with office) APPROVE WITH CONDITIONS. The Parish Council do not raise an Objection.

P21/05861/F – 138 Watleys End Road (Change of Use from residential (Class C3) to residential and outside children's stay and play area (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06140/F – 10 Crossman Avenue (Erection of single storey side extension and rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06243/PND – Crossley Farm, Swan Lane (Prior notification of the intention to demolish agricultural building) PRIOR APPROVAL GRANTED. The Parish Council did not raise an Objection.

Winterbourne Down & Hambrook

P21/03765/F – Victoria Cottage, 15A Bury Hill (Erection of a two storey side and rear extension to form additional living accommodation and erection of front porch) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06369/F – Anquale Ltd, Sturden Lodge, Bristol Road (Erection of storage building (Class B8) (Retrospective) SECTION 70C DECLINED TO DETERMINE. The Parish Council supports South Gloucestershire Council's opinion to decline to determine this untimely application, the site being the subject of enforcement action.

P21/00796/CLE – Sturden Lodge, Bristol Road (Continued use as outdoor storage area including siting of a metal storage container) REFUSE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an Objection.

Frenchay

PT17/5624/RM – Phase 3B Frenchay Hospital Beckspool Road (Erection of 69 no. dwellings and ancillary supporting infrastructure with details of appearance, landscaping, layout and scale. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT13/0002/O). APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/01610/F – 46 Malmaims Drive (Erection of two storey side, single storey side/rear and single storey side/front extensions to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/04085/F – 44 Malmaims Drive (Erection of a two storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

69.11/21 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of **major maintenance works, High Street, Winterbourne**. Resurfacing works, 8th – 26th November, 8.00pm – 6.00am. During these hours the road will be closed.
- Notice has been given by South Gloucestershire Council that planning application P20/15008/F – Land South of Harry Stoke Road (Erection of 3 no. dwellings with highway / footpath alterations, parking, hard landscaping, soft landscaping and other associated works) is to be considered by the Development Management Committee on 28th October at 11.00am

70.11/21 AOB

- PT17/5624/RM - Frenchay Hospital phase 3b
 - No Objection has been raised following the conservation officers comments forwarded by Patrick Jackson of South Gloucestershire Council.
- It has been noted that works to the pennant stone wall at Fromeshaw House (Dental Practice) Frenchay are continuing. Planning Enforcement involvement requested.
- Cllr Jones advised of changes to traffic calming proposals for Hambrook Lane. Cllr Jones advised he has responded agreeing with the revisions.