



Winterbourne

PARISH COUNCIL

The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ
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PLANNING COMMITTEE

6th December 2021

A Collins in the Chair

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

Also in attendance: Cllrs Climmer, Sergent, Bowles & Watkins. 1 member of the public and Dr Rowse for item h)

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

78.12/21 Apologies for Absence: Cllr Amos

79.12/21 Declaration of Interests under the Localism Act of 2011: Cllr Jones member of South Gloucestershire Planning Committee

80.12/21 Minutes of the meeting held on 15th November 2021: Approved as a correct record

81.12/21 Planning Applications

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- a) P21/07421/F – Amberley 42 High Street (Erection of single storey side/front extension with other roof alterations and a single storey and two storey side and front extension to form additional living) RESOLVED, that No Objection be raised. The Parish Council note there is little detail regarding the extra parking.
- b) P21/07643/PND – Buildings at Crossley Farm, Swan Lane (Prior notification of the intention to demolish agricultural buildings) RESOLVED, that No Objection be raised.
- c) P21/07556/F – Elmcourt, 106A High Street (Installation of balcony with associated works) RESOLVED, that No Objection be raised.

Winterbourne Down & Hambrook

- d) P21/07190/F – Land at Damsons House 139 Down Road (Erection of 1 no. detached dwelling with associated works) RESOLVED to raise an Objection. It is considered the access to the dwelling is dangerous, exiting onto a busy road with limited visibility. The design of the dwelling is out of character for the local area and we believe the entrance to be in greenbelt land. There are no elements of sustainability and as with all new builds the Parish Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building. We believe some of the statements made in 'the covering letter and planning statement' document regarding sustainable development are not, all, substantiated.
- e) 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. As with all new builds the Parish Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building.

- f) P21/07659/PNH – 4 Church Lane (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.99m) RESOLVED, that No Objection be raised.

Frenchay

- g) P21/07115/F – Gloucester Lodge, Old Gloucester Road (Installation of 1 no. front dormer) RESOLVED, that No Objection be raised.
- h) 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) A member of the public spoke against the application. RESOLVED, to raise an Objection. The Parish Councils previous objection still stands: 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. The Parish Council remain concerned about lack of detail on foul water disposal on this site which might impinge on neighbouring properties. The only change is to the rear elevation material. Since the now elevated rear is visible to residents it should be faced in matching pennant stone for consistency with existing wall and not white render.

82.12/21 Planning Decisions – Noted

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P21/03230/F – 27 Burrough Way (Erection of a single storey side and rear extension to form additional living accommodation. (re-submission of P20/21558/F) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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

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

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

P21/06816/PND – Buildings at Crossley Farm, Swan Lane (Prior notification of the intention to demolish agricultural buildings) REFUSE PRIOR APPROVAL. The Parish Council did not raise an Objection.

Frenchay

P21/06202/F – 17 Park Crescent (Conversion of existing garage, erection of single storey rear and side extension to provide garage and additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P21/06682/TCA – 21 Cedar Hall (Works to fell 1 no. Robinia tree which is situated within the Frenchay conservation area) NO OBJECTION. The Parish Council did not raise an Objection.

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) NO OBJECTION. The Parish Council did not raise an Objection.

P21/06794/TCA – Woodstock, Quarry Road (Works to fell 1 no Yew Tree situated within the Frenchay Conservation Area) NO OBJECTION.

P21/05612/O – Land between 3 and 9 Old Gloucester Road (Erection of 3 no. dwellings with access, layout and scale to be determined and all other matters reserved) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Stoke Gifford

P21/06547/PNH – 12 Sloe Way (The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5 metres, for which the

maximum height would be 3.7 metres, and for which the height of the eaves would be 2.7 metres) PRIOR APPROVAL NOT REQUIRED. The Parish Council did not raise an Objection.

83.12/21 South Gloucestershire Council Notices – Noted

- Notice has been given by South Gloucestershire Council of a **Sites Inspection Visit**. P21/01001/F – Land Off Bury Hill (Application for change of use of land to a mixed use of agriculture and education, parking , a poly tunnel (5m x 10m) and a building (8m x 11m, with an overhang) to be used as a teaching space for the Care Farm) Friday 3rd December, 10.35am. Cllrs Jones and Collins attended the site visit. South Gloucestershire Council concluded this application will be discussed at a further committee meeting in January
- Notice has been given by South Gloucestershire Council of a **Planning Enforcement Investigation**. COM/21/0900/OD – Hambrook Court, Bristol Road, Hambrook. Large container on site without planning permission. Untidy entrance and driveway.

84.12/21 AOB

- Cllr Jones advised South Gloucestershire Council Waste Management team have been contacted regarding Hambrook Grove.
- Cllr Collins advised Frenchay residents have been planting bulbs
- Nothing has been received regarding Frenchay Park House planning enforcement: Clerk to chase

Clerk