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## PLANNING COMMITTEE

7<sup>th</sup> March 2022

A Collins in the Chair

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

Also in attendance: Cllr Kembery. One member of the public attended the meeting.

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

120.03/22 Apologies for Absence: - Cllrs Amos and Jones

121.03/22 Declaration of Interests under the Localism Act of 2011: None

122.03/22 Minutes of the meeting held on 21<sup>st</sup> February 2022: Approved as a correct record

### 123.03/22 Planning Applications

The Chairman agreed to bring b) forward to this point in the meeting, but for the purposes of the minutes the agenda remains in agenda order.

#### Winterbourne

- a) P22/01387/HH – Amberley, 42 High Street (Erection of two storey and single storey side extensions, front porch and alterations to existing roof to provide additional living accommodation (resubmission P21/07421/F) **The Parish Council did not previously raise an Objection.** RESOLVED, that No Objection be raised.

#### Winterbourne Down & Hambrook

- b) P21/00326/F – Land Off Bury Hill (Change of use of land to gypsy/traveller site to facilitate the siting of 2no. mobile homes, 2no. touring caravans, and the erection of 2no. Dayrooms) **New information submitted. The Parish Council previously made an Objection.** One member of the public spoke against the application. RESOLVED, to raise a Strong Objection. The two main objections of the Parish Council are the application is in Greenbelt and the adverse effect on the highways access. The Parish Councils previous comments remain the same: “Strongest Objection due to the many comments from the Parish Councillors and members of the public in attendance. The Parish Council note that, at the time of its meeting, there were 93 objections on the Planning Portal. One of the main issues of concern is that this is inappropriate use of Greenbelt Land. The Parish Council and local residents feel very strongly that Greenbelt Land should be upheld in line with both South Gloucestershire Council and Government Policy. In addition, the application is contrary to both conservation and

environmental policy. It is felt the application will spoil the local natural beauty and rural feel of the area. There are many significant Grade 2 listed buildings in close proximity to the application which would be negatively affected. The Parish Council would like to draw specific reference to the adjacent Scheduled Monument site of Bury Hill Roman Camp (List Entry 1007023) which was first listed in January 1927 and is recognised as being of National Importance. There is a total lack of services for site with no current drainage or waste disposal provision, inevitable probability of contamination and pollution would result. The highway is particularly narrow with steep slopes. The increase in traffic would hinder what is a pleasant walking spot for many local residents. The application does not benefit the local area, nor serve to preserve or protect the natural environment. There is also the issue of the invasion of privacy for neighbouring properties. We would anticipate setting a dangerous precedent for future development leading to the destruction of the local habitat”

- c) P22/00875/F – Frenchay Cricket Club, Common Mead Lane (Installation of a non turf pitch on top square) RESOLVED, that No Objection be raised.

#### Frenchay

- d) P22/00056/O – The Lawns, Beckspool Road (Erection of two storey extension to northern elevation of existing dwelling to facilitate subdivision into 2 no. dwellings. Demolition of existing garage and erection of 2 no. detached dwellings with 1 no. detached garage block (Outline) with access to be determined, all other matters reserved) RESOLVED, to raise an Objection. The Parish Council feel this is an overdevelopment of the site and also the parking provision is inadequate.
- e) P22/00615/F – Land and Buildings at Little Orchard, Bristol Road (Demolition of existing detached garage and partial demolition of existing dwelling. Erection 1 no. new dwelling with associated works) RESOLVED, that No Objection be raised.
- f) P22/00938/HH – Homestead, 2 Homestead Gardens (Installation of first floor to existing attached garage to form additional living accommodation) RESOLVED, that No Objection be raised. The Parish Council have concerns regarding potential noise issues arising from the cinema room.

### **124.03/22 Planning Decisions – Noted**

#### Winterbourne

P21/08054/F – 4 Sandstone Rise (Erection of two storey side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P22/00288/F – Overlands, 61 Nicholls Lane (Erection of a single storey rear and side extension to form additional living accommodation. (Resubmission of P21/04202/F) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/00452/TCA – Land at Monks Pool Nature Reserve (Works to crown reduce 1 no. Poplar tree (identified by the applicant as T2) to a finished height of 6m), 1 no. Poplar tree (identified by the applicant as T3) to a finished height of 4m, 1 no. Poplar tree (identified by the applicant as T4) to a finished height of 3.5m, and pollard 1 no. Polar tree (identified by the applicant as T8) to a finished height of 10m. Trees situated with the Church Lane, Winterbourne Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

P21/07676/F – 2 York Gardens (Erection of two storey rear extension to form additional living accommodation, partial conversion of existing garage to form home office and construction of new attached garage) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

#### Frenchay

P19/16791/F – 241 Frenchay Park Road. Land at DRG Stapleton AFC Ground (Construction of new football pitch with associated landscaping) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/00454/F – 253 Frenchay Park Road (Erection of single storey rear extension to form additional living accommodation (amendment to previously approved scheme P21/04813/F) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/00473/TCA – Wood View, Frenchay Hill (Works to crown reduce 1 no. Lombardy Poplar Tree by 3m, situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

### **125.03/22 South Gloucestershire Council – Noted**

- Notice has been given by South Gloucestershire Council: P20/17040/F – Frenchay Village Museum (Demolition of existing garage and extension. Erection of two storey and single storey side extensions to form display area and office (Class F1c) This application is to be considered by the Development Management Committee on 3<sup>rd</sup> March 2022 at 11.00am. **Cllr Whatley advised Full Approval has been recommended. The Parish Council wish to thank Cllr Burton for all his assistance.**
- Notice has been given by South Gloucestershire Council of an **Appeal against planning refusal**. P21/07421/F – Amberley, 42 High Street, Winterbourne (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)
- Notice has been given by South Gloucestershire Council of an **Application for a temporary road closure: Down Road – from Harcombe Hill to Prospect Place**. Monday May 2<sup>nd</sup> 2022 between the hours of 8.00am and 6.00pm. Closure due to Winterbourne Down Carnival.
- Notice has been given by South Gloucestershire Council of an **Application for a temporary road closure: Beckspool Road – from Cleeve Road to the access to St Johns Baptist Church**. Saturday 9<sup>th</sup> July 2022 between the hours of 8.00am and 6.00pm. Closure due to Frenchay Flower Show.
- Notice has been given by South Gloucestershire Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended, The Electric Scooter Trials and Traffic Signs (Coronavirus) Regulations and General Directions 2020, and pursuant to the Order made by the Department of Transport, under s44 and s63(5) of the Road Traffic Act 1988, intends to make an order the effect of which will enable electric scooters (as defined in The Traffic Signs Regulations and General Directions 2016) being used in a trial, to use any road or length of road in South Gloucestershire which is currently used by pedal cycles. This applies only to electric scooters hired from a company authorised and in accordance with the regulations made by the Department of Transport. South Gloucestershire Council is satisfied that electric scooters being used in the trial in the said roads should be permitted in connection with the likelihood of danger to the public; (1) to reduce ambiguity as to where the aforementioned electric scooters can be ridden, and (2) to allow the aforementioned electric scooters to be ridden in safer areas of the highway. The order will be operative from 20 March 2022 for a maximum period of eighteen months.

### **126.03/22 AOB**

- Clerk has contacted SGC regarding if the planning portal is being kept up to date, or is there a delay in adding comments to applications. Awaiting response.

- P21/06817/F – 15 Church Road (Erection of 1no. detached dwelling with new access, parking and associated works) Clerk has contacted SGC to ascertain if this application was considered in conjunction with a pre-application of a neighbouring site: PRE20/0559. **A response has been received from the Planning Officer, Alex Hemming: “I would advise for information that a pre-application enquiry such as PRE20/0559 is not a formal/binding planning application and as such would not be able to be afforded any weight in the consideration of a live planning application”** The Parish Council will ask for their comments to be added to the application file as a consultation response.
- Cllr Jenkins queried if the Parish Council could make a formal approach to South Gloucestershire Council to ensure all future new builds are as energy efficient as possible. Agreed to discuss at the Full Council Meeting.