



The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ
Tel: 01454 776922 clerk@winterbournepc.co.uk

PLANNING COMMITTEE

25th April 2022

H Whatley in the Chair

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

Also in attendance: Cllrs Serjent and Climmer. Five members of the public

As apologies were received from both Chair and Vice Chair, Cllr Dyer nominated Cllr Whatley to act as Chair, Cllr Jones Seconded. All members were in favour.

With reference to WPC Standing Orders the meeting was quorate despite the number of apologies

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

141.04/22 Apologies for Absence: - Cllrs Amos, Collins and Jenkins

142.04/22 Declaration of Interests under the Localism Act of 2011: Cllr Jones member of South Gloucestershire Planning Committee, also item r) P22/019466/RVC – Cllr Jones is a Governor of the school.

143.04/22 Minutes of the meeting held on 4th April 2022: Approved as a correct record

144.0/22 Planning Applications

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

Winterbourne

- a) P22/02136/HH – 4 Parkside Avenue (Erection of link extension from dwelling to outbuilding. Installation of pitched roof over outbuilding RESOLVED, that No Objection be raised.
- b) P22/02140/HH – The Elms, 43 Dragon Road (Erection of single storey rear extension and two storey side extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- c) P22/02145/RVC – Elm Park Junior School (Variation of condition 2 to amend the CEMP and 12 to amend the approved plans as attached to P20/08773/R3F. Demolition of existing school building. Erection of new school building with associated playing field, hard and soft landscaping areas, car parking and delivery access. RESOLVED, that No Objection be raised.

- d) P22/01501/RM – Land at The South of the Railway, East of Harry Stoke (Erection of 137no. dwellings with new highways, parking, garaging, and other associated works with appearance, layout, scale, and landscaping to be approved. (Approval of Phases 2.1 and 2.2 Reserved Matters to be read in conjunction with Outline permission PT16/4782/O - Outline planning permission for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2, A3 and D1) together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping with access to be determined and all other matters reserved) RESOLVED, that No Objection be raised.
- e) P22/02028/HH – 16 Frome Way (Erection of two storey and single storey side and rear extensions to form additional living accommodation) RESOLVED, that No Objection be raised.
- f) P22/02025/TRE – Crossley House. 109 High Street (Works to crown reduce 1 no. Holm Oak by 3m, as covered by tree preservation order SGTPO 03/96 dated 9th March 1997) RESOLVED, that No Objection be raised as long as the South Gloucestershire Council Tree Officer is satisfied with the application.
- g) P22/01937/RVC – 32 Dragon Road (Variation of condition 2 attached to permission P20/21230/F (Appeal reference APP/P0119/W/21/3268597) to amend the approved plans. Demolition of existing dwelling. Erection of 4 no. dwellings with associated works) RESOLVED, to raise an Objection. The Parish Council can not make a decision on this application without clarification of exactly what the variation to condition 2 entails.
- h) P22/02078/CLP – St Michaels C of E Primary School Linden Close (Installation of two palisade style metal gates either end of the footpath) RESOLVED, to raise an Objection. The Parish Council are unable to make a decision on this application as we believe the plans and diagrams submitted are incorrect.
- i) P22/02248/F – 15 Church Road (Erection of 1 no. detached dwelling with new access, parking and associated works. Resubmission of P21/06817/F. The Parish Council previously raised a strong objection). Members of the public attended the meeting to speak for and against the application, including the applicant. Background and reasoning were given for the building of the new dwelling. The applicant is no longer able to tend to his garden due to his age and the size of the garden. He is concerned that, in the future, when he is no longer at the property it will be developed into more than one dwelling. The applicant has worked with South Gloucestershire Council Planning Officer to address many of the concerns of the original application. A member of the public raised many concerns including the roofing materials, the amount of glass, particularly in the south facing elevation, parking, floor area not reduced enough, stone walls not being built to original height, the application not in keeping with the Winterbourne Down Village design statement and that the traffic measurements were taken June 2021 which are not a true reflection. RESOLVED, to raise an Objection. The Parish Council continue to have concerns regarding parking and access to the site, in particular visibility splays. In addition, not enough thought has been made to the Winterbourne Down Village design statement.
- j) P22/02250/HH – 24 Burrough Way (Erection of a first floor side and single storey extension to form additional living accommodation) RESOLVED, that No Objection be raised.

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- k) P22/00574/LB – The Malthouse, Moorend Road (Erection of single storey front and rear extensions to form additional living accommodation) RESOLVED, that No Objection be raised if the South Gloucestershire Conservation Officer is satisfied with the application.

- l) P22/00576/HH – The Malthouse, Moorend Road (Erection of single storey front and rear extensions to form additional living accommodation) RESOLVED, that No Objection be raised if the South Gloucestershire Conservation Officer is satisfied with the application.
- m) P22/01778/HH – Marigold Court, Mill Lane (Demolition of existing side and rear extensions and erection of a single storey side and rear extension to form additional living accommodation. Erection of front porch) RESOLVED, that No Objection be raised if the South Gloucestershire Conservation Officer is satisfied with the application.
- n) P22/01859/LB – Marigold Court, Mill Lane (Demolition of existing side and rear extensions and erection of a single storey side and rear extension to form additional living accommodation. Erection of front porch) RESOLVED, that No Objection be raised if the South Gloucestershire Conservation Officer is satisfied with the application.
- o) P22/02072/HH – Pleasant View, Bury Hill (Demolition of existing workshop. Erection of garage) RESOLVED, that No Objection be raised.

Frenchay

- p) P22/02101/HH – 23 Grange Park (Demolition of existing garage and out buildings. Erection of two storey side extension to form additional living accommodation. Erection of attached garage to side elevation. Alteration to parking layout) Two members of the public spoke against the application. The main points of concern are the size and mass of the proposed extension which will have a detrimental effect of the lives of the neighbours, especially as there will be windows overlooking a neighbouring garden. Concerns regarding the sewerage system were also raised, along with increased traffic up a very narrow lane. RESOLVED, to raise an Objection. The Parish Council agree this is a significant over development of the site with a 100% increase in the proposed enlarged property and roof area. This has a detrimental impact on immediate neighbours garden. The realigned drive and repositioning of the garage and parking makes this very visible from the green alongside Cleve Road which is a conservation area. The garage design is not in keeping with the properties on that long, established road.
- q) P22/02040/F – Building at The Old Mill House, Pearces Hill (Restoration and conversion of existing building and installation of link bridge and access ramp to form annex ancillary to the main dwellinghouse) RESOLVED, that No Objection be raised.
- r) P22/01946/RVC – Land at Former Frenchay Hospital (Variation of condition 2 attached to permission P19/3567/F to amend the approved plans. Erection of a 2 form entry primary school and associated works) The Parish Council are sympathetic to tight timescales for completion for the Autumn term, however, it was been RESOLVED, to raise an Objection. This variation of condition proposes concrete to replace the original larch cladding due to extra costs and supply line delays for the approved materials. Blaming Covid is not an acceptable reason for such a significant change and something more sympathetic than concrete to imitate larch cladding should be available, perhaps recycled plastic cladding? Similarly, the extensive use of black tarmac and changes to outdoor facilities provided for the landscaping amendments proposed seems all about saving costs retrospectively and will have a detrimental effect on the enjoyment of these external spaces.

145.04/22 Planning Decisions – Noted

Winterbourne

P22/01650/HH – 11 Star Barn Road (Erection of single storey rear extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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P21/06734/F – 1 Langley House (Erection of first floor rear extension to facilitate subdivision of maisonette into 2 no. flats with associated works.

Retrospective). Approve with Conditions. The Parish Council did not raise an Objection.

P22/00056/O – The Lawns, Beckspool Road (Erection of two storey extension to northern elevation of existing dwelling to facilitate sub-division 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) WITHDRAWN. The Parish Council did raise an Objection.

P22/00863/HH – 39 Stone Lane (Erection of first floor extension above the existing ground floor to form additional living accommodation) REFUSAL. The Parish Council did raise an Objection.

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) REFUSAL. The Parish Council did raise a Strong Objection.

Frenchay

P20/13119/F – Land East of Malmins Drive (Erection of 30 no. dwellings, 2 no. new highway access points, hard and soft landscaping with associated works).

Approved. Section 106 signed. The Parish Council did not raise an Objection.

P22/01459/HH – 38 Jenkins Way (Erection of a single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/00938/HH – Homestead, 2 Homestead Gardens (Installation of first floor to existing attached garage to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

145.04/22 South Gloucestershire Council – Noted

- Notice has been given by South Gloucestershire Council of a **Planning Appeal Decision**. P20/17252/RVC – 1 Homestead Gardens (Variation of condition attached to PT17/4403/F to substitute drawings for minor alterations) **REFUSAL**. The Parish Council did raise an Objection
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Bourne Close, Winterbourne**. Closure due to microsurfacing, 25th April 2022, 07.30am to 16.30pm

146.03/22 AOB

- P22/01441/F – Land at and adjacent to 13 Beacon Lane, Winterbourne (Creation of new vehicular access onto Beacon Lane (class b highway) and for vehicular parking) Clerk has been contacted by the applicant to re-consider the Objection comment previously submitted by the Parish Council. Correspondence sent to Planning members. **Following a site visit by Cllrs Amos and Dyer, it was agreed to change the Parish Council's comment to No Objection.**
- An application has been received for the **temporary closure of Friary Grange Park**, from its junction with Parkside Avenue to its junction with Burrough Way. Closure due to Queens Platinum Jubilee Street Party. Sunday 5th June, 12.00pm – 21.00pm. **No Objection.**

- An application has been received for the **temporary closures of: Heath Close, Linden Close, Borough Way**, from its junction with Flaxpits Lane to its junction with Heath Close. Closure due to Queens Platinum Jubilee Street Party. Sunday 5th June, 10.00am – 18.00pm. **No Objection.**

The meeting closed at 7.38pm