



Winterbourne

PARISH COUNCIL

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

PLANNING COMMITTEE

5th September 2022

J Amos in the Chair

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

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

Chair spoke regarding the sad news of the passing of David Fletcher. David had been a long serving Parish Councillor and member of the Planning Committee, to which he brought great knowledge and expertise.

54.09/22 Apologies for Absence: None

55.09/22 Declaration of Interests under the Localism Act of 2011:
Cllr Jones: member of South Gloucestershire Planning Committee

56.09/22 Minutes of the meeting held on 15th August 2022:
The Minutes of the meeting held on 15th August were agreed

57.09/22 Planning Applications

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- a) P22/04674/HH – **27 Bradley Avenue** (Demolition of existing extension and conservatory base and reduction in depth of garage to facilitate the erection of a single storey rear extension to form additional living accommodation. Erection of front porch) RESOLVED, to raise an Objection. It would appear the applicant has illustrated only one parking space despite increasing the number of bedrooms to five.
- b) P22/04722/HH – **26 York Gardens** (Erection of a single storey rear extension to form workshop and store facilities) RESOLVED, to not raise an Objection.
- c) P22/05073/HH – **Brook Farm, Quarry Barton** (Erection of single storey front and side extension to form additional living accommodation) RESOLVED, to not raise an Objection.
- d) P22/05123/TCA – **Myrtle Cottage, Bristol Road, Hambrook** (Works to fell 1 group of 7 no. Leylandii trees which are situated within the Hambrook conservation area) RESOLVED, to not raise an Objection.
- e) P22/05136/RVC – **Winterbourne Court Farm Barn**, Church Road (Variation of condition 2 attached to permission P19/17383/RVC (formerly PT05/0023/F) to alter the opening hours for Friday and Saturdays. Change of use of agricultural

barn to community heritage centre) RESOLVED, to not raise an Objection. The Parish Council would presume any noise after 11pm will still be monitored.

- f) P22/05169/HH – **Crossman House, Hambrook** (Erection of a two storey rear extension to include extension of loft conversion to form additional living accommodation) RESOLVED, to not raise an Objection.

Frenchay

- g) P22/03812/F – **52 Begbrook Park** (Demolition of existing dwelling. Erection of 1 no. detached dwelling with associated work) RESOLVED, to raise an Objection. The mass of the property is significantly increased and, as such, it is considered an over development of the site.
- h) P22/04803/HH – **Willowood, Begbrook Park** (Erection of a first floor side extension with rear sun terrace and raising of roof line to form additional living accommodation. Erection of front porch) RESOLVED, to not raise an Objection.
- i) P22/05018/TCA – **St John the Baptist Church** (Works to fell 1 no. Ash tree which is situated within the Frenchay conservation area) RESOLVED, to not raise an Objection.
- j) P22/05025/HH – **Gloucester Lodge, Old Gloucester Road** (Erection of first floor side extension and installation of two storey front bay window to provide additional living accommodation. Installation of 1 no. dormer to Northwest elevation and 1 no. dormer to Northeast elevation (amendment to previously approved scheme P22/01506/HH) RESOLVED, to not raise an Objection. The Parish Council support the comments of the Highways Officer regarding sufficiency of parking provision and request for electrical charging points.
- k) P22/05124/HH – **2 Bryants Close** (Erection of a first floor side extension and alterations to roof line to form first floor living accommodation) RESOLVED, to raise an Objection. The Parish Council notes, and supports, the comments of concern regarding parking provision.

Adjoining Parish

- l) P22/04494/HH – **Frampton Court, Court Road** (Removal of 1 no. window on the Western ground floor and installation of 1 no. door in enlarged opening, and removal of 1 no. pair of French doors and installation of 1 no. window with partial blocking up of opening) RESOLVED, to not raise an Objection.
- m) P22/04495/LB – **Frampton Court, Court Road** (Internal and external alterations to include the demolition of lean-to boiler house, removal of 1 no. window on the Western ground floor and installation of 1 no. door in enlarged opening, and removal of 1 no. pair of French doors and installation of 1 no. window with partial blocking up of opening) RESOLVED, to not raise an Objection.
- n) P22/04132/F – **The Lake, Trench Lane** (Erection of 1 no. two storey modular building to form clubhouse, and erection of 6 no. containers to form site office, plant stores, reception/lifeguard stations etc. with associated works. All building temporary for up to 3 years) RESOLVED, to not raise an Objection. The Parish Council would ask for assurance that transit of buildings be planned to take into account the busy roads and avoid adverse effects on commuter traffic.

58.09/22 Planning Decisions – Noted

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P22/02136/HH – **4 Parkside Avenue** (Erection of link extension from dwelling to outbuilding. Installation of pitched roof over outbuilding) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/03638/TRE – **3 Pendock Road** (Works to crown reduce 1 no. Beech tree by 5m which is covered by SGTPO 40/10 and dated 09/05/2011) REFUSAL. The Parish Council did raise an Objection.

P22/03721/HH – **77 Stone Lane** (Erection of front porch. Erection of a single storey rear extension to form additional living accommodation with rear balcony) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/01037/F – **Land at Landsbury Nurseries, Hambrook** (Erection of agricultural storage building) WITHDRAWN. The Parish Council did not raise an Objection.

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P22/04167/TCA – **Orchard View, Quarry Road** (Works to 2no. beech to reduce crown back to approximately 3 metres (12m to 9 m), and crown thinning of 30%, 1no. Hazel to crown thinning of 30% and works to fell 1no. ash situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

Adjoining Parish

P21/06474/RVC – **Land At The North Of The Railway**, EOHS, Bradley 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) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/03933/TRE – **14 Marshfield Park**, Cleve Wood Road, Downend (Works to prune 2 no. Yew trees back to previous points, fell 1 no. Ash and fell 1 no. Silver Birch Tree which are all covered by SG/TR 99 dated 08/12/1965 and situated within the Downend Conservation Area) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

59.09/22 South Gloucester Council - Noted

- Notice has been given by South Gloucestershire Council of a **Planning Appeal: P21/02852/F – Land Between 14 and 32 Quarry Barton (Erection of 1no. eco dwelling with associated access and landscape works)**

Meeting concluded: 6.55pm