

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

PLANNING COMMITTEE

3rd October 2022

J Amos in the Chair

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

Also in attendance: Cllr Bowles.

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

67.10/22 Apologies for Absence: Cllr Dyer

68.10/22 Declaration of Interests under the Localism Act of 2011:
Cllr Jones: member of South Gloucestershire Planning Committee
Winterbourne Parish Council – item b) Winterbourne Cricket Club.

69.10/22 Minutes of the meeting held on 26th September 2022:
The Minutes of the meeting held on 26th September were agreed

70.10/22 Planning Applications

Winterbourne

- a) P22/05489/HH – **19 Parkside Avenue** (Erection of bicycle and bin store) RESOLVED, to raise an Objection. It would appear the application goes beyond the building line. The Parish Council notes that the previous application for this property has been approved in the last week and presumes that the proposed building in the front garden would prevent use of the garage for its primary purpose. It would also appear likely to reduce the view of passing traffic with reference to parked cars on the frontage. This also being directly opposite white lineage on the highway (presumably where the reported problems with manoeuvring occur). Should this application be approved dropping of the kerb will be required. The Parish Council therefore objects on grounds of highway safety in a tight-packed residential area.
- b) P22/05587/F – **Winterbourne Cricket Club, Parkside Avenue** (Erection of a single storey side extension to form enlarged changing area (Class F2). As this application has been submitted by Winterbourne Parish Council, the Council will not pass comment. No members of the public were at the meeting to submit comments.
- c) P22/01595/F – **Land at and adjacent to 29 Dragon Road** (Creation of new vehicular access on Dragon Road (class C highway) with associated parking area) RESOLVED, to raise an Objection. The application would require extensive dropped curbs in an area already the subject of high demand for

parking directly opposite an extensive redevelopment site. In addition it is felt the application will ruin the view of the cottages.

- d) P22/05669/CLE – **Sturden Lodge, Bristol Road, Hambrook** (Continued use as outdoor storage area including siting of a metal storage container) RESOLVED, that No Objection be raised.

Frenchay

- e) P22/05595/TCA – **Land at Begbrook Park** (Works to trees as per the attached proposed schedule of works (arboriculture report) received by the Council on 21st September 2022) RESOLVED, that No Objection be raised.
- f) P22/05629/TCA – **Oak House, Frenchay Hill** (Works to fell 3no. West Himalayan Birch and works to 2no. West Himalayan Birch to crown thin and crown-reduce by 2-3m situated in the Frenchay Conservation Area) RESOLVED, that No Objection be raised subject to agreement by South Gloucestershire Council arboriculturist.

Adjoining Parish

- g) P22/02357/F – **Land at Hambrook Lane** (Demolition of 14 Hambrook Lane. Erection of 92 no. dwellings with access, landscaping, creation of open space and associated works) ***Description updated to reflect increase in number of dwellings to 92 no. Amended plans and documents including environmental statement addendum received 22nd September 2022.*** RESOLVED to defer to the next Planning Meeting. Members commented they could not see any information regarding the application on the planning portal.

71.10/22 Planning Decisions – Noted

Winterbourne

P22/04722/HH – **26 York Gardens** (Erection of a single storey rear extension to form workshop and store facilities) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection)

P22/04234/HH – **31 Stone Lane** (Erection of two storey rear extension and raising of roofline to facilitate creation of first floor living accommodation. Erection of single storey front extension) REFUSAL. The Parish Council did not raise an Objection.

Frenchay

P22/01946/RVC – **Land at Former Frenchay Hospital**, Frenchay Park Road (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) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

72.10/22 South Gloucester Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Quarry Road, Frenchay**, which extends from its junction with Churchside in an easterly direction for a distance of 70 metres. Closure due to: New Gas Installation. Operative from 17th October, estimated duration of 5 days.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Old Gloucester Road, Winterbourne**, which extends from Hambrook Lane in a northerly direction for a distance of 1130 metres. Closure due to: Filming Works on the Highway. Operative from 17th October, estimated duration of 5 days.

73.10/22 AOB

- Cllr Goodman commented on the changes to Building Regulations: Clerk to investigate

Meeting concluded: 6.55pm