



# Winterbourne

## PARISH COUNCIL

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

9<sup>th</sup> January 2023

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: Cllrs Bowles and Watkins and one member of the public.

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

#### **107.01/23 Apologies for Absence:**

Cllrs Amos and Jones

#### **108.01/23 Declaration of Interests under the Localism Act of 2011:**

None

#### **109.01/23 Minutes of the meeting held on 19<sup>th</sup> December 2022:**

The Minutes of the meeting held on 19<sup>th</sup> December were agreed

#### **110.01/23 Planning Applications**

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

#### Winterbourne

- a) P22/07066/HH – **45 Station Road, Winterbourne Down** (Erection of a single storey side extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- b) P22/07088/CLP – **23 Fenbrook Close, Hambrook** (Erection of single storey rear extension to provide additional living accommodation) RESOLVED, that No Objection be raised.
- c) P22/04673/HH – **14 Fenbrook Close, Hambrook** (Erection of single-storey rear extension (retrospective) and first floor side extension to form additional living accommodation) **Revised plans have been received and the description of the development has changed.** The Parish Council are unable to comment without further clarification of the retrospective aspect of the application and what the revisions entail as the revised plans do not appear to be any different from the originals.
- d) P22/05828/F – **Land at 4 Hazelgrove** (Demolition of existing dwelling and garage. Erection of 3no. new dwellings with detached garages, and other associated works) **Revised Red Line and plans/details.** RESOLVED, to raise an Objection. The Parish Council concur with Planning Ecologists comments 'The PEA report does not clearly state who the ecological survey was undertaken by. Clarification is required in the form of an updated PEA report, prior to determination'
- e) P22/07178/F – **The Lawns, Beckspool Road, Hambrook** (Erection of 1 no. detached dwelling and associated works) RESOLVED, to raise an Objection.

The Parish Council consider the application to be an over development of the site with insufficient parking. In addition, the application is out of keeping with the historic aspects of the host building.

#### Frenchay

- f) P22/06527/F – **Fromeshaw Lodge, Beckspool Road** (Raising of roofline (Resubmission of P22/04119/F) *re-consultation due to receipt of report from South Gloucestershire Council Conservation Officer*). One member of the public attended the meeting to object against the application. RESOLVED, to raise a Strong Objection. The Parish Council have considered carefully the Conservation Officers report and agree with the points made and therefore raise a Strong Objection to this application.
- g) P22/06806/HH – **Laurel Cottage, Tuckett Lane** (Erection of a single storey front extension to form porch and additional living accommodation) RESOLVED, that No Objection be raised.

#### Adjoining Parish

- h) P22/07166/FDI – **Land East Of Harry Stoke** (Diversion of public footpath LWB17/10) RESOLVED, that No Objection be raised. The Parish Council would like to ensure all relative safety measures have been taken into account as the new footpath will cross a road.

### 111.01/23 Planning Decisions – Noted

#### Winterbourne

P22/06211/CLP – **The Cottage, 58 Station Road, Winterbourne Down** (Conversion of outbuilding to ancillary annexe) REFUSE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an Objection.

P22/05489/HH – **19 Parkside Avenue** (Erection of bicycle and bin store) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P22/06127/F – **St Michaels Rooms, 95 High Street** (Demolition of existing extension and the erection of a two storey side extension (resubmission of PT18/5910/F) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/06241/PN1 – **Flaxpits Lane** (Prior notification of the intention to install 1no 15m pole and associated equipment cabinets) REFUSAL PRIOR APPROVAL. The Parish Council did raise a Strong Objection.

P22/03513/HH – **76 High Street** (Erection of a single storey rear extension to form additional living accommodation (Resubmission of P21/04843/F) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/06663/TRE – **11 Maules Gardens, Stoke Gifford** (Works to laterally reduce 1no poplar tree to give 3 metre clearance from building. Covered by Tree Preservation Order SGTP007/14 dated 1st July 2014) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

#### Frenchay

P22/06008/HH – **8 Riverwood Road** (Erection of single storey side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P22/06633/TCA – **Fair View, Quarry Road** (Works to 1 no. Leylandi to reduce to previous points, to crown reduce 2 no. cherry trees and 1 no. western cedar by 1m in height and 0.5m in spread. All Trees situated in the Frenchay conservation area) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/06385/LB – **The Little House, Beckspool Road** (Replacement of moder velux rooflights with clement rooflights. Repositioning proposed rooflights from that previously approved under application P21/01172/LB) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/06638/TRE – **4 The Newlands** (Works to 1 no. Rowan to crown reduce to maintain the 3m height and 3m spread, and works to 1no. White Beam to crown reduce to maintain the 4m height and 4m spread covered by TPO 13, 29th November 1972) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/06590/TRE – **Orchard House, Frenchay Hill** (Works to fell 1 no. Eucalyptus, 1 no. Conifer and crown reduce 1 no. Yew tree to leave a stump height of 1.2m. All trees covered by TPO 7, dated 31/05/1965 and situated within the Frenchay

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

### **112.01/23 South Gloucester Council – Noted**

- Notice has been given by South Gloucestershire Council of an **Appeal Under S78 Against Refusal Of A Householder Application: P22/04234/HH – 31 Stone Lane, Winterbourne Down** (Erection of two storey rear extension and raising of roofline to facilitate creation of first floor living accommodation. Erection of single storey front extension)
- Notice has been given by South Gloucestershire Council of **Temporary Footpath Closures:**
  1. LSG/31/10 - the entire length
  2. LSG/31/20 - the entire length
  3. LWB/11/20- that length which extends from its junction with LSG/31/20 to its junction with Oxleigh Way
  4. LWB/12/10- that length which extends from its junction with LWB/11/20 to its junction with Rosedown Drive. Closure due to Sewer Repair Works. Operative from 16<sup>th</sup> January, anticipated duration 5 weeks.
- Notice has been given by South Gloucestershire Council of **Temporary Road Closures:**
  1. The Common - that length which extends from its junction with Pearce's Hill to its junction with Church Road
  2. Quarry Road - that length which extends from its junction with Westbourne Terrace in a north easterly direction for a distance of 85 metres
  3. Church Road - that length which extends from its junction with Frenchay Hill to its junction with Churchside
  4. Churchside - its entire length
  5. Frenchay Hill - that length which extends from its junction with Quarry Road in a northerly direction for a distance of 127 metres. Closure due to trial hole works. Operative from 23<sup>rd</sup> January, anticipated duration 5 days.

### **113.01/23 AOB**

Cllr Collins raised an issue regarding an application in Bristol to fell trees which are between Frenchay and Bristol. 22/05707/VP – Riverside Drive, Frenchay (Application to fell all trees in G5, G9, H1 and T6, T7 and T8). The felling of these trees will drastically affect the view out of Frenchay. Clerk to submit an Objection Comment.

Cllr Whatley advised he had been asked by a resident if the temporary access to Lime Tree Avenue has been made permanent. Clerk to contact Case Officer.

Cllr Collins advised work started after the three year condition on application PT18/6509/F – Rustington, 42 Old Gloucester Road (Erection of two storey side and rear extension and raising of roofline to form additional living accommodation. Conversion and extension of garage to form studio with installation of canopy). Clerk to contact South Gloucestershire Planning to ascertain if a re-submission was required.

Meeting concluded: 7.10pm