

PLANNING COMMITTEE

15th May 2023

Cllr Amos in the Chair

J Amos	(P)	D Eldridge	(P)
J Kinsey	(A)	J Lloyd	(P)
A Collins	(P)	S Hancock	(P)
M Goodman	(P)	F Arkley	(P)

Also in attendance: Cllrs Kembery, Fogg Rogers, Watkins, Sykes, Labuschagne. South Gloucestershire Cllrs Jones & Brennan. Two members of the public were also in attendance.

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

01.05/23 Election of Chairman

P Kembery PROPOSED J Amos

M Goodman SECONDED.

All members in favour.

J Amos was duly elected Chairman of the Planning Committee.

02.05/23 Election of Vice Chairman

J Amos PROPOSED A Collins

S Hancock PROPOSED F Arkley

A Collins was duly elected, by a majority vote, Vice Chairman of the Planning Committee.

03.05/23 Apologies for Absence:

Cllr Kinsey

04.05/23 Declaration of Interests under the Localism Act of 2011:

None

05.05/23 Minutes of the meeting held on 17th April 2023:

The Minutes of the meeting held on 17th April 2023 were agreed.

06.05/23 Planning Applications

Winterbourne

- a) **P23/00412/HH – Greenway Cottage, 96 Stone Lane, Winterbourne Down**
(Demolition of existing conservatory. Erection of two storey and single storey rear extensions to form additional living accommodation. Extension of existing single storey garage to form double garage with room above) ***The proposal has been updated and revised in response to comments.*** RESOLVED, to raise an Objection. The Parish Council have concerns regarding the possible problems with the wall and also feel this is an over development of the site.
- b) **P23/01303/PNCD – ‘New Stables’ at Elleray House, Beckspool Road, Hambrook** (Prior notification for the change of use from commercial (Class E) to 1

- no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1985 as amended) RESOLVED, that No Objection be raised.
- c) **P22/07178/F – The Lawns, Beckspool Road, Hambrook** (Erection of 1 no. detached dwelling and associated works) *Revised plans received to amend design and layout and to adjust red line to create passing bay on entrance.* RESOLVED, to raise an Objection. The Parish Council support the comments of the Conservation Officer.
 - d) **P23/01413/HH – 23 Factory Road** (Demolition of existing conservatory. Erection of single storey and first floor extensions to form additional living accommodation) RESOLVED, to raise an Objection. These plans are totally out of character with the surrounding area. In addition, the parking spaces appear to be outside the residential curtilage.
 - e) **P23/01428/HH – 11 Hicks Common Road** (Erection of second storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.

Frenchay

- f) **P23/01372/HH – Rustington 42 Old Gloucester Road** (Erection of two storey side and rear extension, two storey front extension and raising of roofline to form additional living accommodation. Conversion and extension of garage to form studio with installation of canopy (retrospective) RESOLVED, that No Objection be raised.

07.05/23 Planning Decisions – Noted

Winterbourne

P22/01009/O – Land at Crossley Farm, Swan Lane (Demolition of buildings and the erection of 9no. dwellings (Outline) including a new access, with associated parking and landscaping, with layout, scale and access to be determined, all other matters reserved) REFUSAL. The Parish Council did raise an Objection.

P23/00728/HH – Bryn Cottage, Bury Hill (Erection of detached double garage) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/00897/HH – 53 Watleys End Road (Erection of two storey side and rear, single storey rear and front extensions with front canopy to provide additional living accommodation and garage) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/00956/PNA – Bury Hill Farm, Cuckoo Lane, Winterbourne Down (Erection of agricultural storage building) PRIOR APPROVAL GRANTED. The Parish Council did not raise an Objection.

P23/01003/HH – 8 Huckford Road (Erection of a single storey side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/01132/HH – 7 Bourne Close (Erection of two storey side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/01140/TCA – Winterbourne Court, Church Lane (Works to 1 no. Yew to reduce height by up to 2m, cut back to create adequate clearance (1m), balance the shape and thin the crown by up to 20% and works to 2no. Leyland Cypress to reduce the height by 2-3m and shape the top, situated in the Winterbourne Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

Frenchay

P21/07969/F – Former Frenchay Hospital Site, Beckspool Road (Creation of footpath from Beckspool Road to Alexander Road) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/00653/CLE – Frenchay Park House, Old Frenchay Hospital (Certificate of lawfulness for an existing outbuilding (10m by 6.15m by 3.15m high) in rear garden) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an Objection.

P23/00676/HH – 3 Alexander Road (Erection of a single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/00969/CLP – 20 Malmins Drive (Installation of hip to gable roof extension and 1 no. rear dormer to facilitate loft conversion) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an Objection.

P23/01178/TCA – 24 Cliff Court Drive (Works to reduce to previous pruning points 1 no. Liquidambar tree, and fell 1 no. Sycamore tree situated within the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

Adjoining Parish

P20/11384/F – Land South Of Filton Road (Importation of material to create earthworks platform, earthworks features and land form features. Provision of landscaping and creation of vehicular access for future delivery of sports facilities, including associated works and site preparation - Revised Plans) WITHDRAWN. The Parish Council did raise an Objection.

08.05/23 South Gloucester Council – Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Dragon Road, Winterbourne**, from its junction with Harcombe Road to its junction with Prospect Close. Closure due to electricity supply upgrade works, operative from 16th May, anticipated duration of 4 days.
- Notice has been given by South Gloucestershire Council of a **Planning Appeal: 1 Homestead Gardens, Frenchay** (discharge of condition no. 3 (Landscape plan) attached to planning decision P20/17252/RVC.
- Notice has been given by South Gloucestershire Council of a **Planning Appeal: Sturden Lodge, Bristol Road, Hambrook. P22/05669/CLE** (Continued use as outdoor storage area including siting of a metal storage container)

09.05/23 - A.O.B

- Application received for the temporary road closure: **Beckspool Road – from Cleeve Road to the access of St John The Baptist Church**. Saturday 15th July 2023 between 8am and 6pm. Closure due to the holding of the Frenchay Flower Show - **Noted**
- Cllrs commented on the decision for **P23/00653/CLE – Frenchay Park House, Old Frenchay Hospital** (Certificate of lawfulness for an existing outbuilding (10m by 6.15m by 3.15m high) in rear garden). The CLE was allowed on the assumption no representations had been made to South Gloucestershire Council within the last four years. This is not the case as we, Winterbourne Parish Council, have contacted Planning Enforcement on numerous occasions. **Cllr Collins will contact SG Cllr Brennan who will investigate further.**

Meeting concluded: 9.15pm