

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

7th August 2023

J 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: SGC Councillor Jones. Cllrs Watkins and Kembery

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

44.08/23 Apologies for Absence:

Cllr Kinsey

45.08/23 Declaration of Interests under the Localism Act of 2011:

None

46.08/23 Minutes of the meeting held on 17th July 2023:

Resolved that the Minutes of the meeting held on 17th July were agreed.

47.08/23 Planning Applications

Winterbourne

a) 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) **Revised plans and documents received** RESOLVED, that No Objection be raised.

b) P23/02203/HH – 15 Bradley Avenue (Demolition of garage and erection of a single storey rear and side extension to form additional living accommodation) RESOLVED, that No Objection be raised.

c) P23/02251/RVC – 4 Sandstone Rise (Variation of condition 2 attached to permission P21/08054/F to alter the approved plans. Erection of two storey side extension to form additional living accommodation) RESOLVED, that No Objection be raised.

d) P23/02268/HH – Normans Lea, Green Lane – (Erection of single storey rear/side extension to form additional living accommodation) RESOLVED, that No Objection be raised.

Frenchay

e) P23/02067/HH – 7 Park Crescent (Erection of conservatory and repositioning of approved lounge window under P21/06458/F, and additional window to bedroom 2. Amendment to previously approved scheme P23/00266/HH) RESOLVED, to raise a Strong Objection. The Parish Council regard this application as an overdevelopment of the site. In addition, the drawings presented are not an accurate representation of the dwelling in its current form, for example, the four air conditioning units are not shown. It is noted that the balcony does not have obscured glass which was agreed in previous applications. The Parish Council will raise this with planning enforcement.

f) P23/02150/TRE – Arlesdon House, Belfields Lane (Works to crown reduce 2 no yew trees by up to 3m, as covered by tree preservation order TPO17 dated 1st December 1972) RESOLVED, that No Objection be raised.

48.08/23 Planning Decisions – Noted

Winterbourne

P23/01702/HH – **11 North Road** (Raising of roofline to facilitate conversion of existing garage to annexe ancillary to main dwelling. Erection of part single storey part two storey rear extension to form additional living accommodation. (Resubmission of P22/03024/HH) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/0174//TRE – **89 Stone Lane** (Works to 1no. Yew to reduce spread on the south side by 1.2m and 1 no. Larch to reduce spread on the south side by 1.5m covered by TPO 422 dated 11/07/1990) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/01154/HH – **11 The Rosary, Stoke Gifford** (Installation of 3 no. front velux rooflights and 1 no. rear dormer to facilitate loft conversion) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P23/01760/HH – **31 Stone Lane** (Erection of two storey rear extension and raising of roofline to facilitate creation of first floor living accommodation (Resubmission of P22/04234/HH) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/01619/F – **16 High Street** (Installation of replacement shop front) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/01788/ADV – **41A High Street** (Display of 1no. non-illuminated fascia and 1 no. non-illuminated hanging sign) ADVERT APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Frenchay

P23/01582/HH – **30 Jenkins Way** (Erection of single storey rear extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Adjoining Parish

P23/00101/F – **Land at 119 Bristol Road, Frampton Council** (Demolition of commercial buildings. Erection of 9 no. dwellings with associated works) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

49.08/23 South Gloucester Council

Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Bury Hill, Winterbourne Down**, that length of Bury Hill which extends from a point 265 metres south west of its junction with Cuckoo Lane in a south westerly direction for a distance of 392 metres. Order operative from 14th August, estimated **1 day** duration. Closure due to Pole Renewal Works.

Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: The Stream, Hambrook** from its junction with Old Gloucester Road to its junction with Bristol Road and **Old Gloucester Road, Hambrook** from its junction with Hambrook Lane in a southerly direction. Order operative from 14th August, estimated **1 day** duration between the hours of 9.30am and 3.30pm. Closure due to Pole Renewal Works.

Notice has been given by South Gloucestershire Council of a **Change to how an Appeal Process will be dealt with**. P22/05669/CLE – Sturden Lodge, Bristol Road, Hambrook (Continued use as outdoor storage area including siting of a metal storage container) This appeal will now be dealt with as Written Representations rather than a Public Inquiry.

Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Bristol Road, Winterbourne** from its junction with Court Road in a south westerly direction for a distance of 40m. Order operative from 12th August, estimated **5 days** duration. Closure due to Sluice Valve Replacements Works.

Notice has been given by South Gloucestershire Council of **an Appeal against planning refusal**. P22/06241/PN1 – Flaxpits Lane, Winterbourne (Prior notification of the intention to install 1 no 15m pole and associated equipment cabinets). This appeal will be dealt with as Written Representations which must be received within five weeks from 25th July 2023.

50.08/23 AOB

- Cllr Collins raised a question as to whether 'agreed working hours' in planning consent is enforceable. Cllr Collins to provide details to The Clerk to investigate further.

Meeting concluded: 6.55pm