

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

PLANNING COMMITTEE

2nd October 2023

J Amos in the Chair

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

Also in attendance: Cllr Kembery and 6 members of the public.

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

71.10/23 Apologies for Absence:

Cllr Collins.

72.10/23 Declaration of Interests under the Localism Act of 2011:

None.

73.10/23 Minutes of the meeting held on 18th September 2023:

Resolved that the Minutes of the meeting held on 18th September were agreed with the addition of some extra wording to the Objection for P23/02519/RVC – Land East of Malmaims Drive.

74.10/23 Planning Applications

Winterbourne

- a) **P23/02578/HH – 10 Frome Way** (Installation of raised patio. (Retrospective).
Resolved that no Objection be raised.
- b) **P23/02519/RVC – Land East of Malmaims Drive P23/00526/HH – Sunnymead, 103 Down Road , Winterbourne Down** (Erection of a detached outbuilding to form garage/garden store) *Revised plans and site ownership certificate submitted and published.*
Resolved to raise a strong Objection. Six members of the public attended to object to this application. There remains some uncertainty whether a part of this development is still in the green belt and work has already commenced. This is to be referred to planning enforcement. The plans are inaccurate and not to scale and the size of the planned building would be very over bearing and intrusive to neighbours. The Parish Council note historic applications for planning applications in this vicinity were refused. This application does not take into account the Winterbourne Down Village Design Statement with what appears to be a planning application for a commercial building.

- c) **P23/02715/O – The Lodge, Bristol Road, Hambrook**(Erection of 1no. detached dwelling (Outline) with access to be determined and all other matters reserved). **Resolved** to raise an Objection. There is insufficient information in the application and there are safety concerns within tight spacing on a very busy commuter route.
- d) **P23/02718/HH – 6 Camp View, Winterbourne Down** (Demolition of existing rear extension and plastic canopy. Erection of two storey rear extension and conversion of loft area to form additional living accommodation). **Resolved** that no Objection be raised.
- e) **P23/02690/CLP – Riverside View, Mill Road** (Conversion and extension of existing detached double garage to form incidental building to include garage, home office and games room). **Resolved** that no Objection be raised. However, the Parish Council would like a condition that this is not to be used as a separate dwelling, but only as an ancillary to the main building.
- f) **P23/02709/RM – Land Off Old Gloucester Road, Hambrook** (Erection of up to 158no dwellings together with associated infrastructure and engineering works with layout, scale, appearance and landscaping to be considered. (To be read in conjunction with PT17/5873/O). **Resolved** that no Objection be raised.

Adjoining Parish

- a) **PT17/5847/RM – Land at Harry Stoke, Stoke Gifford** (Erection of dwellings, parking, landscaping and associated works as well as the discharge of associated conditions (Approval of Reserved Matters to be read in conjunction with outline planning permission PT06/1001/O) *Revised plans and documents received 20th September 2023.* **Resolved** that no Objection be raised.

75.10/23 Planning Decisions – Noted

Winterbourne

P23/02390/HH – 13 Factory Road (Erection of a front porch and a first floor rear extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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

P23/02292/CLE – 4 Mill Steps (Continued use of residential annex as separate dwelling) APPROVE CERTIFICATE OF LAWFULLNESS. The Parish Council did not raise an Objection.

P23/02303/F – St Marys Rugby Club, Trench Lane (Erection of a single storey extension to provide female changing facilities) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02268/HH – Normans Lea, Green Lane (Erection of single storey rear/side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02176/HH – 26 Bradstone Road (Demolition of existing side lean-to and erection of two storey side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Frenchay

P23/02312/F – Land at The Lawns, Beckspool Road (Erection of 1 no. detached dwelling and associated works (amendment to previously approved scheme P22/07178/F) REFUSAL. The Parish Council did raise an Objection.

76.10/23 - South Gloucestershire Council

- Notice has been given by South Gloucestershire Council of a **Planning Appeal Decision: P22/06527/F – Fromeshaw Lodge, Beckspool Road, Frenchay.** Appeal is dismissed.

Meeting concluded: 7.00pm