

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

4th December 2023

J Amos in the Chair

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

Also in attendance: Cllrs Kembery and Watkins. SG Cllr Jones. Two members of the public.

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

101.12/23 Apologies for Absence:

None

102.12/23 Declaration of Interests under the Localism Act of 2011:

Cllr Hancock: item h) 8 Heath Close

103.12/23 Public Participation:

None

104.12/23 Minutes of the meeting held on 20th November 2023:

Resolved that the Minutes of the meeting held on 20th November 2023 were agreed.

105.12/23 Planning Applications

Winterbourne

- a) **P23/03164/F – Land Centre of Pond, 31m from Pleasant View, Bury Hill**
(Erection of 1no. agricultural building, resurfacing of hardstanding/driveway and associated works) RESOLVED, to raise an Objection. The addition of an agricultural building and hardstanding, plus the pond is regarded as having a very negative effect on the open vista.
- b) **P23/03185/HH – 53 Watleys End Road** (Erection of 1no. detached ancillary outbuilding) RESOLVED, that No Objection be raised.
- c) **P23/03191/HH – 16 Lewton Lane** (Erection of two storey side and single storey rear extension to form additional living accommodation) RESOLVED, to raise an Objection. The Parish Council regard the drawings as unclear and believe the parking provision to be inadequate.
- d) **P23/03125/F – White Horse Inn, Hambrook** (The erection of a timber clad external cold room, a detached timber BBQ hut, timber pergola and installation of timber steps to brook. (retrospective) RESOLVED, that No Objection be raised.

- e) **P23/03128/LB – White Horse Inn, Hambrook** (Retention of timber clad external cold room) RESOLVED, that No Objection be raised.
- f) **P23/03205/CLP – Riverside View, Mill Road** (Alterations and erection of extension to existing garage to form flexible incidental residential space) RESOLVED, that No Objection be raised. The Parish Council reiterate their previous comment that could a condition be added that this is not to be used as a separate dwelling.
- g) **P23/03220/CLP – 16 Lewton Lane** (Installation of hip to gable roof extension and rear dormer to facilitate loft conversion. Installation of 2 no. rooflights to front roof slop) RESOLVED, to raise an Objection. The Parish Council regard the drawings as unclear and believe the parking provision to be inadequate.
- h) **P23/03251/HH – 8 Heath Close** (Erection of two storey rear extension to provide additional living accommodation) Cllr Hancock left the room. RESOLVED, that No Objection be raised subject to SGC Transport Officers agreement that all three parking spaces are usable.

Frenchay

- i) **P23/03168/PNH – 2 Grange Park** (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 3m) A member of the public spoke regarding the application. RESOLVED. that No Objection be raised.
- j) **P23/03184/TRE – The Old House, Beckspool Road** (Works to 1no. Beech to reduce to previous pruning points and crown lift to 5m covered by Tree Preservation Order TPO7 dated 11 August 1965) RESOLVED, that No Objection be raised.
- k) **P23/03210/TCA – The Old House, Beckspool Road** (Works to 1no. Holm Oak to reduce to previous pruning points, reshape the crown and crown lift to 5m situated in the Frenchay Conservation Area) RESOLVED, that No Objection be raised.

Adjoining Parish

- l) **P22/02357/F - Land at Hambrook Lane, Stoke Gifford** (Demolition of 14 Hambrook Lane. Erection of 87 no. dwellings with access, landscaping, creation of open space and associated works) ***re-consultation: Amended plans and documents received 21st November 2023, description amended to reduce the number of dwellings from 92 to 87.*** RESOLVED, that No Objection be raised.

106.12/23 Planning Decisions - Noted

Winterbourne

P23/02718/HH – 2 Camp View (Demolition of existing rear extension and plastic canopy. Erection of two storey rear extension and conversion of loft area to form additional living accommodation) WITHDRAWN. The Parish Council did not raise an Objection.

P23/02945/TRE – 87 Stone Lane (Works to crown lift 1no Blue Cedar Tree by 3 metres. Covered by Tree Preservation Order SGTPO6/23) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02749/HH – Victoria Cottage, 15A Bury Hill (Demolition of existing outbuilding and erection of a replacement outbuilding to form annexe (re-submission of P22/04369/HH) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/01590/HH – Landsbury Nurseries (Erection of detached garage) WITHDRAWN.

Frenchay

P23/02950/TRE – Westbourne Terrace (Works to reduce height of 1no. Lime tree by 1 - 4.5 metres and radial spread by 2 metres, 1no Lime tree reduce height by 2-3.5 metres and radial spread by 1.5 metres. Works to reduce height of 1no Sycamore tree by 2.5metres and radial spread by 1metre. Epicormic growth for all trees removed to 5m. Covered by SGTPO 16/19 dated 28th February 2020) REFUSAL. The Parish Council did not comment as this is their application. ***The Planning Committee was disappointed with this decision and Clerk will request a site visit with the Tree Officer to ascertain how the trees can best be managed in the future.***

P23/01969/HH – 7 Park Crescent (Installation of 4 no. air conditioning units (Retrospective) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

107.12/23 South Gloucester Council - Noted

- Notice was given by South Gloucestershire Council of a **Temporary Street Closure: The Stream, Hambrook**. Commenced 23rd November, for an anticipated duration of 5 day. Closure due to leaking pipe repairs.
- Notice has been given by South Gloucestershire Council of a **Temporary Footpath Closure: LWB/72/10, Winterbourne (this is the Frome Valley Walkway section near the Dingle)** Commencing 2nd January 2024, estimated duration of 7 weeks. Closure due to retaining wall repairs.
- Notice has been given by South Gloucestershire Council of a **Public Path Diversion Order: LWB 14 (PART) off Hambrook Lane**.

108.12/23 – A.O.B.

- P23/01969/HH - 7 Park Crescent Frenchay. Concerns were expressed regarding the air conditioning units that have been fitted. They are deemed to be unsightly and noisy, which has led to many complaints. It was noted that Winterbourne Parish Council did raise an Objection to this application but it was agreed by South Gloucestershire Council.

Meeting concluded: 7.05pm