

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

18<sup>th</sup> December 2023

J Kinsey in the Chair

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

Also in attendance: Cllrs Kembery and Watkins: who were nominated as substitutes by Cllrs Amos and Collins respectively. SG Cllr Jones. Four members of the public.

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

In the absence of the Chair and Vice Chair, members nominated Cllr Kinsey as Chair.

### **109.12/23 Apologies for Absence:**

Cllrs Amos and Collins

### **110.12/23 Declaration of Interests under the Localism Act of 2011:**

Cllr Eldridge: P23/03380/HH – 1 The Newlands.

### **111.12/23 Public Participation:**

None

### **112.12/23 To agree the minutes of the meeting held on 4<sup>th</sup> December 2023:**

Resolved that the Minutes of the meeting held on 4<sup>th</sup> December were agreed.

### **113.12/23 Planning Applications**

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

#### **Winterbourne**

- a) **P23/03136/HH – 75 The Dingle** (Erection of two storey side extension to form additional living accommodation. Re location of access and associated works) RESOLVED, to raise an Objection. Concerns were raised regarding the size of the development and members share Officer concerns re safety of proposed new access to the Dingle with reference to visibility splay from new vehicular entrance which is significantly closer to the junction at Damson's Bridge and might impinge on future safety works.

- b) **P23/00526/HH – Sunnymead, 103 Down Road** (Erection of a detached outbuilding to form garage/garden store) *REVISED PLANS RECEIVED*. Four members of the public attended the meeting to raise objections to the application. RESOLVED, to raise a Strong Objection. This third revision reduces the height by only 30 centimetres. The changes are very small and do not adhere to the Winterbourne Down Village Statement.
- c) **P23/03286/F – 13A Flaxpits Lane** (Conversion of the first floor business Class D1 to residential flat as defined in the town and country planning (use classes) order 1987) RESOLVED, that No Objection be raised., clarification is sought of the sufficiency of the parking spaces for three cars and domestic and business use bins.
- d) **P23/03022/F - 3 Frome Bank Gardens** (Erection of detached annexe ancillary to main dwelling) RESOLVED, that No Objection be raised. Provision sought for the annexe not to be used as a separate dwelling.
- e) **P23/03301/HH – Hambrook House, The Stream, Hambrook** (Erection of a powder coated aluminium glasshouse sited on a dwarf brick wall in keeping with existing brick work with in the property. Replacing an aluminium structure) RESOLVED, that No Objection be raised.
- f) **P23/03313/TRE – 4 Prospect Close** (Works to crown reduce the overextended branches protruding from canopy of 2no. Sycamore trees by 1-2 metres to give clearance from properties by 3 metres and re-balance canopy in other orientations, and crown raise to 4 metres, covered by Tree Preservation Order TPO23 dated 31/12/1973) RESOLVED, that No Objection be raised.
- g) **P23/03311/F – Landsbury Nurseries** (Change of use of land from agricultural to form part of residential curtilage) RESOLVED, that No Objection
- h) **P23/03330/RVC – The Old Farm, Curtis Lane, Stoke Gifford** (Variation of condition 7 (to amend the tree protection plan) and 9 (to amend the approved plans) attached to permission P22/00280/RVC (formerly P21/03149/F). (Variation of condition 5 (highway works) and condition 9 (listed plans) attached to planning permission P21/03149/F-Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works) RESOLVED, that No Objection be raised.
- i) **P23/02024/F – Bolbrek, Filton Road** (Erection of 4 no. detached dwellings with associated works) RESOLVED, that No Objection be raised.
- j) **P23/03369/F – Land at The Lodge, Bristol Road, Hambrook** (Change of Use of 2no outbuildings to 2no. holiday lets (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (Retrospective) RESOLVED, that No Objection be raised.

#### Frenchay

- k) **P23/03380/HH – 1 The Newlands** (Installation of roof mounted solar PV panels on 2.no south facing roof elevations) RESOLVED, that No Objection be raised.

#### **114.12/23 Planning Decisions – Noted**

##### Winterbourne

P23/02922/F – Clarence Place, 33 Dragon Road (Creation of vehicular access onto classified highway (Class C) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02399/PNGR – Building 2 at Crossley Farm, Swan Lane (Prior notification of the change of use from 5no. agricultural buildings to 5 no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development) PRIOR APPROVAL GRANTED WITH CONDITIONS. The Parish Council did raise an Objection.

P23/02756/HH – 4 Fenbrook Close (Erection of first floor rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02477/O – Land Adjacent to 49 Crossman Avenue (Demolition of garage, and erection of 1 no. dwelling (Outline) with all matters reserved) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02998/HH – 1 Parkside Avenue (Erection of two storey side extension to create annex ancillary to main dwelling and erection of rear single storey 'in fill' extension to replace existing conservatory) REFUSL. The Parish Council did not raise an Objection.

#### Frenchay

P23/03083/TCA – 29 Cliff Court Drive (Works to 1no. Silver Birch to reduce and thin crown by 3.5m situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

### **115.12/23 South Gloucester Council – Noted**

- Notice was given by South Gloucestershire Council of a **Temporary Road Closure: Beacon Lane**. From its junction with B4058 extending to its junction with B4427. Closure due to urgent traffic signal repairs. Commencing 13<sup>th</sup> December for 5 days.
- Notice has been give by South Gloucestershire Council of a **Temporary Footpath Closure: LWB/73/20, Winterbourne (The Dingle)**. Closure due to wall repair works, due to commence 2<sup>nd</sup> January for 7 weeks.
- **COM/23/0867/HH – Brook Corner, 50 Down Road** A reply has been received regarding the planning enforcement investigation into wall removal and vehicular access. As Church Road is an unclassified road, planning permission is not required.

### **116.12/23 – A.O.B.**

- There has been a long battle regarding a Tree Preservation Order on a 100 year old oak tree which was felled without permission, on a development site in Malmains Drive. South Gloucestershire Council has now been advised to drop the legal case against the development due to errors in the planning process. The applicant was given permission to remove the wall, and the tree needed to be removed to build the wall. Therefore, approval to fell the tree was assumed.
- It was noted that when speed limits are changed this is not always updated in satnav systems, which can lead to confusion.

Meeting concluded: 7.05 pm