

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

PLANNING COMMITTEE

19th February 2024

A Collins in the Chair

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

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

138.02/24 Apologies for Absence:

Cllr Amos

139.02/24 Declaration of Interests under the Localism Act of 2011:

None

140.02/24 Public Participation:

None.

141.02/24 To agree the minutes of the meeting held on 5th February 2024:

Resolved: the Minutes of the meeting held on 5th February 2024 were agreed.

142.02/24 Planning Applications

Winterbourne

- a) **P24/00263/HH – Little Acre, Flaxpits Lane** (Raising of roofline to form first floor accommodation and erection of single storey front extension. Window replacement and redesign to existing elevations) RESOLVED – that no objections be raised. However, the Parish Council note that car parking arrangements are not specified and would also like clarification that glazing is within planning guidelines.
- b) **P24/00299/HH – 90 Dragon Road** (Demolition of existing single storey rear extension. Conversion of existing garage and erection of single storey side and rear extension to form additional living accommodation and Annexe ancillary to main dwelling. Installation of rear raised decking) RESOLVED – that no objections be raised, however, there is a question whether parking is sufficient.
- c) **P24/00328/HH – 53A Nicholls Lane** (Erection of single storey rear extension to form additional living accommodation) RESOLVED – that no objections be raised.

Frenchay

- d) **P24/00233/HH – 15 Park Crescent** (Demolition of existing garage and car port and erection of replacement detached garage) RESOLVED – that no objections be raised.
- e) **P24/00026/TCA – 3 The Observation Pavilion, Alexander Road** (Works to 1no. Lime to reduce height and reshape by 30%, raise canopy height to 3m, crown thin by 25% and remove major dead wood situated in the Frenchay Conservation Area) RESOLVED – that no objections be raised. However, the Parish Council have some confusion over the description given and would refer to South Gloucestershire Council tree officer comments.
- f) **P24/00228/HH – Lake House, Beckspool Road** (Installation of 3no. air source heat pumps) RESOLVED – that no objections be raised.
- g) **P24/00082/LB – Lake House, Beckspool Road** (Installation of 3no. air source heat pumps) RESOLVED – that no objections be raised.

143.02/24 Planning Decisions – Noted

Winterbourne

P23/03129/F – Stable 3, Bury Hill Moored (Conversion of existing stables building to create 1no. dwelling with associated works) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/02024/F - Bolbrek, Filton Road, Hambrook (Erection of 4 no. detached dwellings with associated works) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/03450/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 (Resubmission of P23/02998/HH) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P20/17979/O – Waverly Cottage, Old Gloucester Road, Hambrook (Erection of 85no dwellings and associated works (Outline) with all matters reserved) REFUSAL. The Parish Council did raise an Objection.

PT17/5847/RM – Land at Harry Stoke (Approval of Reserved matters to be read in conjunction with outline planning permission PT06/1001/0 inclusive of discharging the following associated conditions: Conditions 1 Reserved Matters Condition 15 Hard and Soft Landscaping, Condition 17 Landscaping Requirements, Condition 23 Existing and proposed floor levels Condition 28 Car and Cycle Parking, Condition 41 Pylons, Environmental Statement Addendum submitted with this Reserved Matters application. Reserved Matters application for the erection of 263 dwellings and associated public open space and infrastructure on 9.63 ha of the overall 39.57 ha within the outline consent) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Frenchay

P23/03380/HH – 1 The Newlands (Installation of roof mounted solar PV panels on 2.no south facing roof elevations) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

144.02/24 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Public Path Diversion Order: Footpath LWN14 (Part) off Hambrook Lane**. The order was confirmed without modifications.
- Notice has been given by South Gloucestershire Council of a **Public Path Diversion Order: Footpath LSG32 (Part) off Hambrook Lane**. The order was confirmed without modifications.

145.02/24 AOB

Following a challenge to the minutes of 18th December 2023, item 116.12/23, the Parish Council acknowledge that the tree felled was described as a 40+ year old Oak tree. In addition, we retract using the phrase 'long battle' and instead note that a Planning enforcement investigation case has been dropped by South Gloucestershire Council against this development. (NB, Cllrs Collins and Kinsey removed themselves from the meeting for this discussion)

It was advised that a wall that had been removed which borders Parish Council land has been rebuilt to an excellent standard.

Meeting concluded: 7.17pm