



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

PLANNING COMMITTEE

21st March 2022

A Collins in the Chair

J Amos	(A)	T Jones	(P)
P Dyer	(P)	M Newport	(P)
A Collins	(P)	H Whatley	(A)
M Goodman	(P)	S Jenkins	(P)

Also in attendance: One member of the public

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

127.03/22 Apologies for Absence: - Sally Watkinson (The Clerk), Cllrs Whatley and Amos.

128.03/22 Declaration of Interests under the Localism Act of 2011: Cllr Jones member of South Gloucestershire Planning Committee

129.03/22 Minutes of the meeting held on 7th March 2022: Approved as a correct record

A member of the public attended before planning items were discussed to highlight parking and road safety issues on Flaxpits Lane near the retail outlets and parking bays. After discussions, Councillor Jones provided his details to the lady concerned so that he could follow up with SGC highways on her behalf.

130.03/22 Planning Applications

Winterbourne

- a) P22/01009/O – Land at Crossley Farm, Swan Lane (Demolition of buildings and the erection of 9no. dwellings (Outline) including a new access, with associated parking and landscaping, with layout, scale and access to be determined, all other matters reserved) RESOLVED, to raise an Objection. The Parish Council feel this is an over development of the site resulting in insufficient parking based upon 0.2 spaces per property. This will be worse if further development to expand the dwellings in future is approved. Existing lamp post and telegraph poles will need re-sitting as these will cause blind spots for vehicles entering and exiting the development. Once again, in the South Gloucestershire Council 'climate emergency' the Parish Council notes that energy and sustainability opportunities are not being considered as mandatory on new builds.
- b) P22/01441/F – Land At And Adjacent to 13 Beacon Lane (Creation of new vehicular access onto Beacon Lane (class b highway) and hardstanding for vehicular parking) RESOLVED, to raise an Objection. Despite the merits of this getting two more parked cars off the highway, the Parish Council is concerned about the service manhole currently situated on the

sloping grass verge. This will need suitable strengthening to make the application viable.

- c) P22/01650/HH – 11 Star Barn Road (Erection of single storey rear extension to provide additional living accommodation) RESOLVED, that No Objection be raised.

Frenchay

- d) P22/01391/RM – Land between 3 and 9 Old Gloucester Road (Erection of 3 no. dwellings approval of reserved matters to include appearance and landscaping (to be read in conjunction with P21/05612/O) RESOLVED, that No Objection be raised. The Parish Council wish to emphasis again the importance of sustainable energy sources being built into the three new properties which do not currently feature in the South Gloucestershire Council conditions.
- e) P22/01459/HH – 38 Jenkins Way (Erection of a single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- f) P22/01506/HH – Gloucester Lodge, Old Gloucester Road (Erection of first floor side storey and installation of two storey front bay window to provide additional living accommodation) RESOLVELD, that No Objection be raised.
- g) P22/01585/HH – 25 Park Crescent (Erection of two storey and single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised.
- h) P22/01557/HH – Fromewood, Frenchay Hill (Erection of 1.8m stone boundary wall) RESOLVED, that No Objection be raised. The Parish Council noted with interest the heritage statement lodged with this application.

131.03/22 Planning Decisions – Noted

Winterbourne

P21/04843/F – 76 High Street (Erection of a single storey rear extension with first floor balcony to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P22/00255/F – 20 Manor Lane (Erection of single storey rear extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P22/00703/PNH – 19 Parkside Avenue (Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0 metres, for which the maximum height would be 3.5 metres, and for which the height of the eaves would be 2.35 metres) PRIOR APPROVAL NOT REQUIRES. The Parish Council did not raise an Objection.

Winterbourne Down & Hambrook

P22/00334/F – 75 The Dingle (Installation of a first floor balcony) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Frenchay

P20/17040/F – Frenchay Village Museum, 1 Begbrook Park (Demolition of existing garage and extension. Erection of single storey side extensions to form display area and office (Class F1c) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/00351/TCA – 2 Riverwood Road (Works to fell 1 no. Taxus beccat and works to 1 no. Prunus avium crown reduce by 1.5m to leave height of 6m and radial spread of 3m situated in the Frenchay Conservation area) NO OBJECTION. The Parish Council gave a Split Decision with an Objection to the felling of the Taxus beccat.

132.03/22 South Gloucestershire Council – Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Old Gloucester Road, Winterbourne**, from its junction with Trench Lane to its junction with Northwoods Park. Closure scheduled for 22nd April 2022, anticipated duration 1 day.

133.03/22 AOB

- Clerk has contacted SGC regarding if the planning portal is being kept up to date or is there a delay in adding comments to applications. Still awaiting a response.