



Winterbourne

PARISH COUNCIL

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

23rd May 2022

J Amos in the Chair

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

Also in attendance: Cllrs Bowles and Labuschagne

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

08.05/22 Apologies for Absence: - Cllrs Whatley and Collins

09.05/22 Declaration of Interests under the Localism Act of 2011:

Cllr Jones: member of South Gloucestershire Planning Committee.

Cllr Amos: item a) Cllr is a relative of a school Governor.

10.05/22 Minutes of the meeting held on 9th May 2022:

Agreed

11.05/22 Planning Applications

Winterbourne

- a) P22/02078/CLP – St Michaels COE Primary School (Installation of two palisade style metal gates either end of the footpath) **Boundary Line has been amended: The Parish Council previously raised an objection: The Parish Council are unable to make a decision on this application as we believe the plans and diagrams submitted are incorrect.** RESOLVED, to raise a Strong Objection. The Parish Council can not support the limiting a long established footpath. The Parish Council still consider the plans to be incorrect and will contact the case office to remove any incorrect documentation. In addition, the Parish Council agreed to start the process of adopting this footpath.
- b) P22/02608/TRE – 5 Orchard Close (Works to fell 1 no. Sycamore as covered by Tree Preservation Order TPO404 dated 12th July 1989) RESOLVED, that No Objection be raised, however, while accepting the evidence on the current application, one would recommend a condition to replace, in a similar position with a suitable species, thereby continuing the physical record of historical arrangements.
- c) P22/00099/LB – 4 Court Farm Cottages (Replace 15 no. windows and 1 no. stable door and frame) RESOLVED, that No Objection be raised.
- d) P22/02792/HH – 39 Stone Lane, Winterbourne Down (Erection of first floor extension above the existing ground floor extension to form additional living accommodation (resubmission of P22/00863/HH) RESOLVED, that No Objection be raised. The Parish Council note there is no response to our concerns regarding extra parking needs for the two extra bedrooms.

- e) P22/02248/F – 15 Church Road, Winterbourne Down (Erection of 1 no. detached dwelling with new access, parking and associated works. Resubmission of P21/06817/F) **Additional information (photomontages) have been received, filed 12th May 2022. The Parish Council previously raised an objection: The Parish Council continue to have concerns regarding parking and access to the site, in particular visibility splays. In addition, not enough thought has been made to the Winterbourne Down Village design statement.** RESOLVED, to raise an Objection. The Parish Council still have concerns regarding the construction traffic and how the steepness of the terrain will be managed. The application is still not in keeping with the Winterbourne Down Village statement and there appear to be no sustainability features included.
- f) P22/02760/HH – 61 Bradley Avenue (Installation of front dormer) RESOLVED, that No Objection be raised.

Frenchay

- g) P22/02101/HH – 23 Grange Park (Demolition of existing garage and outbuildings. Erection of two storey side extension to form additional living accommodation. Erection of attached garage to side elevation. Alteration to parking layout) **A design and access statement is now available to be viewed and amended plans. The Parish Council previously raised an objection: The Parish Council agree this is a significant over development of the site with a 100% increase in the proposed enlarged property and roof area. This has a detrimental impact on immediate neighbour's garden. The realigned drive and repositioning of the garage and parking makes this very visible from the green alongside Cleve Road which is a conservation area. The garage design is not in keeping with the properties on that long, established road.** RESOLVED, to raise an Objection. The Parish Councils Objections remain the same but would also like to note that not enough thought has been given to the Frenchay Conservation Area Supplementary Planning Document.

12.05/22 Planning Decisions – Noted

Winterbourne

P20/01836/HH – 39 Bradley Avenue (Erection of single storey side extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/02028/HH – 16 Frome Way (Erection of two storey and single storey side and rear extensions to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Frenchay

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

P22/01557/HH – Fromewood, Frenchay Hill (Erection of 1.8m stone boundary wall) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Adjoining Parish

P19/3872/F – Land at Curtis Lane, Stoke Gifford (Change of use from agricultural land to storage yard and land for the siting of 2no. Mobile homes (Sui generis) as defined in the Town and Country (Use Classes) Order 1987 (as amended) (Retrospective) FINALLY DISPOSED OF. The Parish Council did raise an Objection.

13.05/22 South Gloucestershire Council – Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Perrinpit Road:** that length which extends from its junction with Old Gloucester Road. Closure due to resurfacing and drainage works. Works to take place 6th June 2022 – 12th September 2022.

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Old Gloucester Road**: that length which extends from its junction with Perrinpit Road to its junction with B4057 Beacon Lane. Closure due to resurfacing and drainage works. Works to take place 11th July 2022 – 19th September 2022
- Notice has been given by South Gloucestershire Council of a **Temporary Road Controlled Closure: Church Lane, Winterbourne 10.00am and 14.00pm & Bridleway LWB/21/31 8.00am – 20.00pm**: Closure due to filming. Works to take place 26th May 2022, traffic to be controlled by stop go boards.
- Notice has been given by South Gloucestershire Council of **Proposed construction of road humps – Beckspool Road, Frenchay**. Full details can be viewed at Kingswood One Stop Shop or on the Council's website at www.consultations.southglos.gov.uk/PT07051BeckspoolHumps/consulationHome
- Notice has been given by South Gloucestershire Council of **Proposed changes to prohibit vehicles waiting at any time in lengths of Access Road leading from Beckspool Road to St Johns Church, Beckspool Road, Begbrook Park and Frenchay Hill**. Full details can be viewed at Kingswood One Stop Shop or on the Council's website at www.consultations.southglos.gov.uk/PT07052BeckspoolWR/consulationHome
- Notice has been given by South Gloucestershire Council of a **Planning Enforcement Investigation: Land South of 40 Malmains Drive, Frenchay (Erection of a boundary wall over permitted height. Installation of velux window**. The development is now approved, there is no longer a breach of planning control, and the planning team has no grounds to pursue this matter further.

Meeting concluded: 7.10pm