



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

PLANNING COMMITTEE

26th September 2022

A Collins in the Chair

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

Also in attendance: Cllr Bowles.

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

60.09/22 Apologies for Absence: Cllrs Amos and Dyer

61.09/22 Declaration of Interests under the Localism Act of 2011:
Cllr Jones: member of South Gloucestershire Planning Committee

62.09/22 Minutes of the meeting held on 5th September 2022:
The Minutes of the meeting held on 5th September were agreed

63.09/22 Planning Applications

Winterbourne

- a) P22/05253/HH – **19 Parkside Avenue** (Erection of two storey and single storey rear extension to form additional living accommodation) RESOLVED, that No Objection be raised. However, the Parish Council have concerns regarding parking availability and would stress the requirement for electronic vehicle charging facility.
- b) P22/04674/HH – **27 Bradley Avenue** (Demolition of existing extension and conservatory base and reduction in depth of garage to facilitate the erection of a single storey rear extension to form additional living accommodation. Erection of front porch) Resolved, that No Objection be raised.
- c) P22/05434/HH – **Southwood, 9 Hicks Road** (Demolition of existing garage and rear conservatory. Erection of two storey front and side and single storey rear and front porch to form additional living accommodation) RESOLVED, that No Objection be raised. However, the Parish Council have concerns regarding traffic speed approaching the development site from both directions which might support the need for the modification of the boundary walls to front.
- d) P22/05170/F – **7 Flaxpits Lane** (Erection of a first floor rear extension to main unit and single storey front extension to outbuilding to facilitate part change of use of retail unit (Class E) and outbuilding to 2 no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), with associated works) RESOLVED, to raise a Strong Objection. The development would result in substandard crowded housing with unsafe

access and egress due to lack of environmental lighting of areas with no overlooking. In addition, although no parking is identified there is already a paucity of parking provision for both customers and indeed retail owners. While the site is bordered by disabled parking provision these are rendered unsafe by both customer parking on private frontages and deliveries.

- e) P22/05168/F – **Land at Common Mead Lane, Hambrook** (Erection of soft play centre (Class E) with associated works) RESOLVED, to raise an Objection. The Parish Council have concerns regarding increased numbers of visitors, including young children, to sites already much used for other activities and where access to the public highway involves a junction on a bend with restricted visibility in THREE directions. This extra traffic will also put a strain on the existing cycle path, which requires a long overdue review.
- Frenchay
- f) P22/05005/TCA – **1 Church Road** (Works to prune 1 no. Apple by 3m, prune 1 no. Magnolia by 3m in height and 3m in radial spread, also to fell 2 no. Apple trees, all situated within the Frenchay conservation area) RESOLVED, that No Objection be raised, the Parish Council would like consideration to be given on how to replace any felled tree.
- g) P22/05351/TCA – **Arlesdon House, Belfields Lane** (Works to fell 1no. Scottish Pine and works to 2no. Cypress to reduce and shape by 15-20% situated in the Frenchay Conservation Area) RESOLVED, that No Objection be raised, the Parish Council would like consideration to be given on how to replace any felled tree.
- h) P22/05460/TCA – **Riverwood Coach House, Beckspool Road** (Works to fell 3no pine trees) RESOLVED, that No Objection be raised, the Parish Council would like consideration to be given on how to replace any felled tree.
- i) P22/05395/TCA – **Riverside Cottage, Pearces Hill** (Works to 1 no. Liquid amber to crown reduce by up to 2m, 1 no. Yew reduce crown on property side by up to 1m and 1no. Weeping Silver Birch to remove upward grow spike to retain weeping habit all situated within the Frenchay Conservation Area) RESOLVED, that No Objection be raised, the Parish Council would like consideration to be given on how to replace any felled tree.
- j) P22/05393/HH – **The Grove, Pearces Hill** (Erection of greenhouse attached to rear wall) RESOLVED, that No Objection be raised.
- k) P22/02101/HH – **23 Grange Park** (Demolition of existing garage and outbuildings. Erection of two storey side extension to form additional living accommodation. Alteration to parking layout) **Revised Plans Received.** RESOLVED, to raise an Objection. The Parish Council cannot see any mitigation to our previous objections.

64.09/22 Planning Decisions – Noted

Winterbourne

P22/03841/HH – **82 High Street** (Erection of single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/03863/HH – **Cherrydown, 88 Old Gloucester Road, Hambrook** (Erection of single storey rear extension and single storey side infill extension to form additional living accommodation. Erection of front porch) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

Frenchay

P22/03887/HH – **41 Malmain Drive** (Raising of roof line. Erection of single storey two storey and first floor rear extensions to provide additional living accommodation) REFUSAL. The Parish Council did raise an Objection.

P22/04119/F – **Fromeshaw Lodge, Beckspool Road** (Raising of roofline) WITHDRAWN. The Parish Council did raise a Strong Objection.

P22/03978/CLP – **7 Belsey Road** (Installation of two side gable dormers to facilitate the conversion of loft to additional living accommodation) APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an Objection.

P22/05018/TCA – **St John The Baptist Church** (Works to fell 1 no. Ash tree which is situated within the Frenchay conservation area) NO OBJECTION. The Parish Council did not raise an Objection.

Adjoining Parish

P21/01624/F – **Land At Perrinpit Farm, Perrinpit Road, Frampton Cotterell** (Construction of a 49.99MWp ground mounted solar farm for a temporary period of 40 years including associated infrastructure, substation, transformer stations, internal access road, security fencing and CCTV cameras) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

65.09/22 South Gloucester Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Church Lane, Downend** which extends from a point 150 metres southeast of its junction with Bury Hill in a south easterly direction for a distance of 250 metres. Closure due to BT Openreach Poling works, operative from 26th September 2022, anticipated duration 5 days.

66.09/22 AOB

Cllr Whatley advised of the ongoing wall repairs at Frenchay Village Hall and confirmed he has continued to liaise with the archaeologist to ensure that any findings are recorded. In addition, two old deep drainage pits have been discovered in Tuckett Field next to the village hall with broken manhole covers. Clerk advised the ownership of the drains is being investigated in order to be made safe as they are in a popular walking area.

Meeting concluded: 6.49pm