

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

7th November 2022

A Collins in the Chair

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

Also in attendance: Cllr Bowles and one member of the public.

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

79.11/22 Apologies for Absence: Cllrs Amos and Goodman

80.11/22 Declaration of Interests under the Localism Act of 2011:
Cllr Jones: member of South Gloucestershire Planning Committee
Cllr Collins: j) P22/05916/HH – 29 Malmaims Drive

81.11/22 Minutes of the meeting held on 17th October 2022:
The Minutes of the meeting held on 17th October were agreed

82.11/22 Planning Applications

Winterbourne

- a) P22/05904/PNA – **Land At High Lane** (Prior notification of the intention to erect an agricultural building for the storage of fodder and machinery) RESOLVED, that No Objection be raised.
- b) P22/05828/F – **Land At 4 Hazelgrove** (Demolition of existing dwelling and garage. Erection of 3 no. new dwellings with detached garages, and other associated works) RESOLVED, to raise an Objection. The Parish Council does not agree to the application as we have a policy on provision of renewable energy facilities on new builds and it would appear electric charging points are the only feature of sustainability.
- c) P22/05970/TRE – **6 Orchard Close** (Works to reduce crown to 1 no. Oak by 1m to previous reduction points, reduce crown to 1 no. Sycamore by 1.5m to reduce end weight and reduce crown to 1 no. Sycamore by 1.5m to previous points all trees covered by TPO 404 dated 12/07/1989) RESOLVED, that No Objection be raised.
- d) P22/06046/PNA – **Land To The Southwest Of Quarry Barton** (Prior notification of the intention to erect a side extension to agricultural building for the storage of farm machinery, fodder and livestock) RESOLVED, that No Objection be raised. The Parish Council question if provision will be made for the disposal of slurry, especially due to the proximity of the river.
- e) P22/06127/F – **St Michaels Rooms, 95 High Street** (Demolition of existing extension and the erection of a two storey side extension (resubmission of PT18/5910/F) RESOLVED, that No Objection be raised.
- f) P22/06095/HH – **160A Watleys End Road** (Erection of single storey front extension to provide entrance porch and bicycle storage to first floor flat) RESOLVED, to raise an Objection. The Parish Council have concerns regarding the need to reposition the meter box and whether the tight relationship is safe, especially for access to the upstairs flat.

- g) P22/06245/HH – **1 Abbeydale** (Erection of single storey front and side extension to provide additional living accommodation) RESOLVED, that No Objection be raised.
- h) P22/06211/CLP – **The Cottage, 58 Station Road, Winterbourne Down** (Conversion of outbuilding to ancillary annexe) RESOLVED, to raise an Objection. The Parish Council consider this to be an over development of the site with potential for parking problems. In addition, the annexe has no features to mitigate climate change. As with all new builds the Parish Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building.

Frenchay

- i) P22/05914/TRE – **Land South Of Andover Cottage, Quarry Road** (T1 Acer pseudoplatanus - reduce north side lateral branches back by 1m to leave height of 15m and radial spread of 6m. T2 Acer pseudoplatanus - reduce north side lateral branches back by 1m to leave height of 15m and radial spread of 6m. Trees covered by Preservation Order SGTPO15/12 dated 5th December 2012) RESOLVED, that No Objection be raised.
- j) P22/05916/HH – **29 Malmins Drive** (Erection of single storey rear extension to form additional living accommodation and alterations to front porch) Cllr Whatley led the discussion as Cllr Collins had declared an interest. RESOLVED, that No Objection be raised.
- k) P22/06008/HH – **8 Riverwood Road** (Erection of single storey side extension to form additional living accommodation) RESOLVED, to raise an Objection. There appears to be a lack of sufficient parking.
- l) P22/03812/F – **52 Begbrook Park** (Demolition of existing dwelling. Erection of 1 no. detached dwelling with associated works) **Revised Plans Received**. RESOLVED, to raise an Objection. The Parish Council welcome the revised plans however, our previous objections remain. The Parish Council await further deliberations from South Gloucestershire Officers.
- m) P22/06193/HH – **1 Church Road** (Erection of linked extension between existing garage and house, raising of roof line and first floor extension to facilitate conversion of garage to provide additional living accommodation. Installation of front dormer, wall and vehicular/pedestrian front gates) RESOLVED, that No Objection be raised although there are some concerns regarding parking and vehicular access.
- n) P22/06221/TCA – **26 Cliff Court Drive** (Works to reduce crown 1 no. Silver Birch by 3m situated within the Frenchay Conservation Area) RESOLVED, that No Objection be raised.

Stoke Gifford

- o) P22/05969/TRE – **1 James Counsell Way** (Works to fell 1 no. Sycamore tree covered by SGTPO07/14 dated 01/07/2014) RESOLVED, that No Objection be raised.

83.11/22 Planning Decisions – Noted

Winterbourne

P22/05073/HH – **Brook Farm, Quarry Barton, Hambrook** (Erection of single storey front and side extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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) REFUSAL. The Parish Council did raise a Strong Objection.

P22/05733/TRE – **14 Orchard Close** (Works to crown reduce 1 no. Ash tree by 2m, thin by 10% and lift to 4m which is covered by KTPO 01/89 and dated 12/06/1989) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/05136/RVC – **Winterbourne Court Farm Barn, Church Lane** (Variation of condition 2 attached to permission P19/17383/RVC (formerly PT05/0023/F) to alter the opening hours for Friday and Saturdays. Change of use of agricultural barn to community heritage centre) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P22/05806/TRE – **9 Orchard Close** (Works to crown reduce 1 no. Copper Beech tree by 2.5m in radial spread which is covered by TPO 404 and dated 12/07/1989) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

Frenchay

P22/05393/HH – **The Grove, Pearce's Hill** (Erection of greenhouse attached to rear wall) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

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) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

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) NO OBJECTION. The Parish Council did not raise an Objection.

P22/05595/TCA – **Land At Begbrook Park** (Works to trees as per the attached proposed schedule of works (arboriculture report) received by the Council on 21st September 2022) NO OBJECTION. The Parish Council did not raise an Objection.

P22/05629/TCA – **Oak House, Frenchay Hill** (Works to fell 3no. West Himalayan Birch and works to 2no. West Himalayan Birch to crown thin and crown-reduce by 2-3m situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

P22/05124/HH – **2 Bryants Close** (Erection of a first floor side extension and alterations to roof line to form first floor living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P22/05667/TCA – **Frenchay Lodge West, Beckspool Road** (Works to crown reduce by approx 2.5m high and 2m spread 1no Holly and 1 no. Bay tree situated within Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an Objection.

P22/05770/TRE – **Woodstock, Quarry Road** (Works to 6no. Ash to be pollarded to 7m covered by SGTPO 15/12 dated 15th December 2012) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

84.11/22 South Gloucester Council – Noted

- Notice has been given by South Gloucestershire Council of a **Planning Enforcement Investigation: Sunnymead, 103 Down Road, Winterbourne** (Development not being built as per plans P19/14046/F, site encroaching green belt land.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Down Road, Winterbourne**, from its junction with Church Road in a north westerly direction for a distance of 145 metres. Closure due to: defect rectification works, 8th November 2022 for 2 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Quarry Road, Frenchay**, which extends from a point 130 metres southwest of its junction with Frenchay Hill in a generally westerly direction for a distance of 20 metres. Closure due to: lead replacement works, 9th November 2022 for 3 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Worrells Lane, Hambrook**, which extends from a point 135 meters southwest of its junction with Mill Road in a south westerly direction for a distance of 96 metres. Closure due to: new gas service works, 12th November 2022 for 4 days duration.
- Notice has been given by South Gloucestershire Council of **an extension to Footpath Closure: LWB14 and LSG32**. Extension until 22nd November 2023 or until such time work is completed.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Frenchay Hill, Frenchay**, which extends from a point 110 metres southwest of its junction with Chapel Lane in a south westerly direction for a distance of 70 metres. Closure due to: defect rectification works, 23rd November 2022 for 2 days duration.
- Notice has been given by South Gloucestershire Council of a **Designated Electric Vehicle Parking Places Order: Perry Close, Winterbourne**.
- Notice has been given by South Gloucestershire Council of a **Designated Electric Vehicle Parking Places Order: Marlborough Drive, Frenchay**

85.11./22 AOB

Cllr Jones advised he will not be calling in P22/03203/HH – Baytree Cottage, Bristol Road, Hambrook. Satisfactory revised plans have been received.

Meeting concluded: 7.15pm