

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

PLANNING COMMITTEE

20th May 2024

J Amos in the Chair

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

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

01.05/24 Election of Chairman:

Cllr Collins proposed Cllr Amos

Cllr Kinsey seconded

All members were in agreement, Cllr Amos was duly elected as Chair.

02.05/24 Election of Vice Chairman:

Cllr Amos proposed Cllr Collins

Cllr Kinsey seconded

All members were in agreement, Cllr Collins was duly elected as Vice Chair.

03.05/24 Apologies for Absence:

Cllrs Arkley and Hancock.

04.05/24 Declaration of Interests under the Localism Act of 2011:

None.

05.05/24 Public Participation:

None.

06.05/24 To agree the minutes of the meeting held on 13th May 2024:

Resolved: the Minutes of the meeting held on 13th May 2024 were agreed.

07.05/24 Planning Applications

Winterbourne

- a) **P24/01035/RVC -Land At The North Of The Railway East Of Harry Stoke**
(Variation of Condition 32 (Plans) to amend the listed strategic landscape drawings attached to hybrid planning permission P21/06474/RVC - Variation of condition 17 (SUDS) to alter the wording as detailed within the attached covering letter, and condition 33 (plans) to replace drawings 2331/HYB/001 Rev I, 2331/HYB/016 Rev H, 2331/HYB/016 Rev H and 2331/HYB/018 Rev H with drawings 2331/HYB/001 Rev M, 2331/HYB/016 Rev K, 2331/HYB/017 Rev M, 2331/HYB/018 Rev K, and to include new drawing 2331/HYB/019 Rev M, attached to Outline permission PT16/4928/O. - Hybrid planning application for the demolition of farmhouse and

agricultural buildings and erection of 327 dwellings with a primary school and nursery; along with site access/spine road, car parking, public open space, landscaping, drainage infrastructure and associated infrastructure; of which full permission is sought (with no matters reserved) for a site wide earthworks strategy and drainage infrastructure together with 150 no. dwellings (of the 327 total) and associated landscaping, layout, infrastructure and access; and outline permission is sought for the erection of 177 dwellings, primary school and nursery (Use Class D1) with access to be determined and all other matters reserved. RESOLVED. The Parish Council pass no comment due to the lack of clarity over the changes. There are no detailed green measures.

- b) **P24/01179/HH - 13 Dragon Road Winterbourne** (Erection of front porch. Erection of a single storey and first floor rear extensions to form additional living accommodation). RESOLVED, The Parish Council raised an objection. The Parish Council consider that the extra bedroom would increase demand in parking on a road which already suffers from crowded parking.. The Parish Council object due to lack of parking space.
- c) **P24/01061/F -Land at 329 Badminton Road, Winterbourne** (Demolition of existing dwelling. Erection of 1 no. new dwelling, annexe ancillary to the host dwelling and other associated works. RESOLVED, The Parish Council did not raise an objection.

Frenchay

- d) **P24/01107/CLP - 31 Alexander Road Frenchay** (Installation of patio doors to rear wall of garage to facilitate part conversion to living accommodation). RESOLVED, The Parish Council did not raise an objection.

08.05/24 Planning Decisions – Noted

None.

09.05/24 Any items to be noted

Clarity over changes and revisions to larger development applications has been put on the agenda for the next Town & Parish Council forum.

South Gloucestershire Council advised our objections to the renewal licenses of 'One Pizza' were not valid. Clarification has been sought regarding differences between original terms and conditions and new terms and conditions. We were advised that there have been no complaints regarding parking issues caused by the van. It should be noted that it is not possible to raise a complaint to South Gloucestershire Council as this is not an adopted road. Many complaints have been submitted to the school and who have been in contact with South Gloucestershire Councillor, Liz Brennan. **Action: Clerk to contact SGC Cllr Brennan.**

There was an application on the circulated schedule that Winterbourne Parish Council objected to and 7 others. South Gloucestershire Council transport and flood also originally objected. Subsequently, transport and flood are now not raising an objection and The Parish Council can't see what has changed for them to have changed their decision. Also, still many objections and The Parish Council request to call it in. **Action: Clerk to contact South Gloucestershire Councillors to call in.**

Meeting concluded: 6.14pm