

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

PLANNING COMMITTEE

3rd June 2024

J Amos in the Chair

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

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

10.06/24 Apologies for Absence:

Cllr Kinsey.

11.06/24 Declaration of Interests under the Localism Act of 2011:

None.

12.06/24 Public Participation:

One member of the public.

13.06/24 To agree the minutes of the meeting held on 20th May 2024:

Resolved: the Minutes of the meeting held on 20th May 2024 were agreed.

14.06/24 Planning Applications

Winterbourne

- a) **P24/01212/HH – 30 Stone Lane** (Alterations to existing outbuilding to form garden room). The Parish Council raise no objection. However, we note the Environmental Protection Contaminated Land Officer comments. The Parish Council request permitted development rights be removed.
- b) **P24/01253/HH – Fuchsia Cottage, 31 Factory Road** (Erection of a single storey extension to existing detached garage to form garden room and storage space) The Parish Council raise no objection. However, the Parish Council request permitted development rights be removed.
- c) **P24/01215/TCA - Drews Cott, Quarry Lane** (Works to 1no. Ash to prune all limbs overhanging property boundary situated in the Frenchay Conservation Area). The Parish Council raise no objection to controlled/sensitive pruning. However, the Parish Council are against heavy pollarding and removal.

Frenchay

- a) **P24/01187/TRE - Verge Adjacent To Quarry Road** (Works to 1no. Sycamore to reduce by 2m covered by TPO 14/12 dated 4 December 2012). The Parish Council raise no objection to controlled/sensitive pruning. However, the Parish Council are against heavy pollarding and removal.

15.06/24 Planning Decisions – Noted

Winterbourne

P23/01913/HH - 12 Grange Park (Erection of two storey rear and single storey side extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P23/01413/HH - 23 Factory Road (Demolition of existing conservatory. Erection of single storey and first floor extensions to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P24/00299/HH - 90 Dragon Road (Demolition of existing single storey rear extension. Conversion of existing garage and erection of single storey side and rear extension to form additional living accommodation and Annex ancillary to main dwelling. Installation of rear raised decking). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P23/03136/HH - 75 The Dingle (Erection of two storey side extension to form additional living accommodation. Re location of access and associated works). APPROVE WITH CONDITIONS. The Parish Council did raise an objection and requested to 'Call in'.

P24/00792/CLP – 8 Heath Close (Raising of existing garage roof to facilitate conversion into additional living accommodation. Extension to existing vehicular access and widening of driveway to provide extra parking space) APPROVE CERTIFICATE OF LAWFULLNESS. The Parish Council did not raise an objection.

P24/000613/HH – 23 Camberley Drive, Frampton Cotterell (Demolition of existing utility. Erection of single storey side extension to form additional living accommodation and erection of front extension to form porch and garage/store) REFUSAL. The Parish Council did raise an objection.

Hambrook

P24/00723/HH - 11 Fenbrook Close (Erection of a first floor side extension to form additional living accommodation. Erection of front porch (part retrospective). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P24/00006/HH - Two Stacks, Bristol Road (Erection of a detached single storey outbuilding to create a home office and a gym area). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P23/03390/HH - 52 Begbrook Park (Demolition of existing conservatory. Erection of single storey front, rear and side extension. Alteration to roofline to include rear dormer windows to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/00986/TCA – 16 The Newlands (Works to fell 1no. Cypress and 1no. Albizia situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council had a split decision.

16.06/24 Any items to be noted

- To agree a standard response to large development applications.
 - After much discussion it was agreed that a response to large development applications would be considered on an individual basis.

- **Clerk to contact South Gloucestershire Council Planning Department to request any changes / variations are made clear and obvious. A summary page giving details of changes would be helpful.**
 - **Clerk to also see what other Parish's do with this type of application.**
- Following the request to 'Call in' **P23/03136/HH – 75 The Dingle**, South Gloucestershire Council Cllr have advised they will not 'Call in' as requested by the Parish Councillors. Response from South Gloucestershire Council Cllr Jones: this request was considered by local Members and relevant Planning Officers. The decision was taken that the final iteration of the application would not support an Appeal to The Secretary of State.

Meeting concluded: 6.59pm