

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

PLANNING COMMITTEE

1st July 2024

A Collins in the Chair

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

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

25.07/24 Apologies for Absence:

Cllrs Amos, Kinsey, Hancock.

26.07/24 Declaration of Interests under the Localism Act of 2011:

None.

27.07/24 Public Participation:

One member of the public.

28.07/24 To agree the minutes of the meeting held on 17th June 2024:

Resolved: the Minutes of the meeting held on 17th June 2024 were agreed.

29.07/24 Planning Applications

The Chairman agreed to bring items d) and e) forward to this point in the meeting, but for the purposes of the minutes the minutes remains in agenda order.

Winterbourne

- a) **P24/01090/F - Land At Marigold Court Mill Lane Hambrook** (Change of use from agriculture to dog walking paddock (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). RESOLVED, The Parish Council did not raise an objection.
- b) **P23/02709/RM - Land Off Old Gloucester Road Old Gloucester Road Hambrook** (Erection of up to 158no dwellings together with associated infrastructure and engineering works with layout, scale, appearance and landscaping to be considered. (To be read in conjunction with PT17/5873/O). RESOLVED, The Parish Council did not raise an objection. However, the Parish Council would suggest a condition for the infrastructure to be adequate and complete prior to completion. In addition, a member of the public raised concerns regarding water/sewage run off that is already happening.
- c) **P24/01491/HH - 96 Friary Grange Park Winterbourne** (Erection of single storey rear extension to form additional living accommodation. Installation of raised patio). RESOLVED, The Parish Council did not raise an objection.

- d) **P24/01406/HH - Lockstone Leaze The Stream Hambrook** (Erection of a first floor and two storey side extension to form additional living accommodation).
RESOLVED, The Parish Council raised an objection. The Parish Council support the conservation officer comments. In addition, it is believed the extension will negatively effect the amenity of the sunlight of the neighbouring property.
- e) **P24/01485/CLP - Bridge Bungalow Old Gloucester Road Hambrook** (Change of use from residential dwelling (Class C3) to small house of multiple occupancy (Class C4)).RESOLVED, The Parish Council did raise an objection. There were many referencing details in the covering letter however, no covering letter on the portal. The Parish Council has not seen evidence of adequate parking or access. It is noted there is no footpath leading to this property.

Adjoining Parish

- f) **P24/00702/TRE - Maules Gardens Stoke Gifford** (Works to fell 1 no. Ash Tree covered by Tree Preservation Order SGTP007/14 dated 1st July 2014).
RESOLVED, The Parish Council give no comment however, they support the tree officer recommendations.

30.07/24 Planning Decisions – Noted

Winterbourne

P24/01012/RVC - Stable 3 Bury Hill Moorend (Variation of condition 10 attached to permission P23/03129/F to amend the approved elevations drawings. Conversion of existing stables building to create 1no. dwelling with associated works). APPROVED WITH CONDITIONS. The Parish Council did not raise an objection.

P23/03330/RVC - The Old Farm, Curtis Lane (Variation of condition 7 (to amend the tree protection plan) and 9 (to amend the approved plans) attached to permission P22/00280/RVC (formerly P21/03149/F). (Variation of condition 5 (highway works) and condition 9 (listed plans) attached to planning permission P21/03149/F-Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works). APPROVED WITH CONDITIONS. The Parish Council did not raise an objection.

P24/00826/HH - Rock House Mill Lane Hambrook (Demolition of existing attached outbuilding and erection of single storey side extension. Installation of 10no. roof mounted solar panels). APPROVED WITH CONDITIONS. The Parish Council did not raise an objection.

P24/00827/LB – Rock House Mill Lane Hambrook (Internal and external alterations with the single storey side extension and installation of 10no. solar pv panels to the roof). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P24/01128/TCA - Cedar Hall Frenchay (Works to 1no. Witch Hazel to crown reduce by 1.5m all around and crown lift 2.5m and works to 1no. Blue Spruce to crown lift 2m all situated in the Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

31.07/24 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: The Stream, Hambrook**, anticipated to be in place 2nd September between 8.30am – 15.30pm only for required pole replacement works.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Cuckoo Lane, Winterbourne** in connection with the likelihood of danger to the public consequent upon bridge replacement works. Operative from 4th July 2024 for a period of at least 18 months.

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Trench Lane, Winterbourne** in connection with water mains renovation works. Operative from 29th July 2024 anticipated to be 5 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Bury Hill** which extends from a point 130 metres north of its junction with Moorend Road in a northerly direction for a distance of 20 metres, in connection with parapet repair works. Operative from 4th September 2023 anticipated to be of 6 weeks duration.

32.07/24 Any items to be noted

None

Meeting concluded: 7.10pm