

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

PLANNING COMMITTEE

22nd January 2024

J Kinsey in the Chair

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

Also in attendance: Cllrs Kembery and Watkins: who were nominated as substitutes by Cllrs Amos and Collins respectively and Cllr Fogg-Rogers. One member of the public was also in attendance.

In the absence of the Chair and Vice Chair, members nominated Cllr Kinsey as Chair.

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

124.01/24 Apologies for Absence:

Cllrs Amos, Collins and Goodman

125.01/24 Declaration of Interests under the Localism Act of 2011:

None

126.01/24 Public Participation:

A member of the public commented on the lack of sustainability and biodiversity for application P23/03534/F.

The Chairman agreed to bring h) forward to this point in the meeting, but for the purposes of the minutes they remain in agenda order.

127.01/24 To agree the minutes of the meeting held on 8th January 2024:

Resolved that the Minutes of the meeting held on 8th January 2024 were agreed.

128.01/24 Planning Applications

Winterbourne

- a) **P24/00036/CLP – Pennant House, 11 Church Road, Winterbourne Down**
(Erection of a single storey side extension to form garage) RESOLVED, that No Objection be raised.
- b) **P23/01242/F – Land at Whiteshill House, Whiteshill Common, Hambrook**
(Resurfacing of existing parking area to Whiteshill House. Erection of 3no. detached dwellings with associated works) RESOLVED, to raise an Objection. The application is on green belt land with close proximity to a river, this is deemed to have a

negative environmental impact. In addition there are concerns regarding potential tree loss, especially along the stone wall alongside Bristol Road.

- c) **P24/00114/F – Land at Cloisters** (Change of use from agricultural land to a dog exercising paddock with associated parking and turning area). RESOLVED, that No Objection be raised.
- d) **P24/00021/HH – 64 Nicholls Lane** (Erection of single storey rear and side and first floor side extensions to provide additional living accommodation (Resubmission of P23/02402/HH) RESOLVED, that No Objection be raised.

Frenchay

- e) **P24/00006/HH – Two Stacks, Bristol Road** (Erection of a detached single storey outbuilding to create a home office and a gym area) RESOLVED, that No Objection be raised.
- f) **P24/00067/TCA – The Hollies, Quarry Road** (Works to fell 1no. Ilex aquifolium tree in Frenchay Conservation Area) RESOLVED, that No Objection be raised.
- g) **P24/00098/TCA – Ravensdale, Beckspool Road** (Works to crown reduce 1 no. Beech tree by 1m back to previous reduction points to leave a finished height of 10m and radial spread of 5m. Tree situated in the Frenchay Conservation Area) RESOLVED, that No Objection be raised.

Adjoining Parish

- h) **P23/03534/F – Land to the North and East of Highbrook View – Parcel 2** (Erection of 10no. dwellings, with landscaping, access, parking and other associated works) RESOLVED, that No Objection be raised. The Parish Council note there is a lack of environmental concerns with little sustainability and biodiversity aspects in this application, for example it is felt there is an insufficient number of solar panels.

129.01/24 Planning Decisions – Noted

Chair commented that most South Gloucestershire Council planning decisions either echoed our recommendation and if not, our comments are often taken into consideration.

Winterbourne

P23/03191/HH – 16 Lewton Lane (Erection of two storey side and single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an Objection.

P23/03313/TRE – 4 Prospect Close (Works to crown reduce the over extended branches protruding from canopy of 2no. Sycamore trees by 1-2 metres to give clearance from properties by 3 metres and re-balance canopy in other orientations, and crown raise to 4 metres, covered by Tree Preservation Order TPO23 dated 31/12/1973) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection.

P23/03251/HH – 8 Heath Close (Erection of two storey rear extension to provide additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an

Objection. P23/03286/F – 13A Flaxpits Lane (Conversion of the first floor business Class D1 to residential flat as defined in the town and country planning (use classes) order 1987) APPROVE WITH CONDITIONS. The Parish Council did not raise an Objection. P22/02357/F - Land at Hambrook Lane (Demolition of 14 Hambrook Lane.

Erection of 85 no. dwellings with access, landscaping, creation of open space and associated works) REFUSAL. The Parish Council did raise an Objection.

130.01/24 South Gloucester Council – Noted

- Notice has been given by South Gloucestershire Council of an **Extension to a temporary footpath closure: LSG/32 and LWB/12**. Closure extended until 22 January 2025 or until such time as the works are completed.
- Notice has been given by South Gloucestershire Council of a **Site Inspection Visit: Land at Harry Stoke, Harry Stoke Road, Stoke Gifford. PT17/5847/RM -**

(Erection of dwellings, parking, landscaping and associated works as well as the discharge of associated conditions (Approval of Reserved Matters to be read in conjunction with outline planning permission PT06/1001/O). Site visit takes place Friday 19th January 2024, 10.10am. For further details of the site visit, especially if you would like to speak at the site visit please make contact with the committee clerk below before the day: Paul Johnson (telephone 01454 864425 or email Paul.Johnson@southglos.gov.uk

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Pearces Hill, Frenchay**, that length of Pearces Hill which extends from a point 25 metres south east of its junction with Frenchay Common in a south easterly direction for a distance of 30 metres. Closure due to highway boundary wall repair. Operative from 5th February, 3 weeks anticipated duration.

Meeting concluded: 7.20 pm