

Minutes of the Planning Committee
14th June 2010
held at the Brockridge Centre, Woodend Road, Frampton Cotterell

Present: Cllrs Pat Hockey (Chairman), King, Jane Stickland, Thomson and Susan Tubey,

Apologies: Cllrs Manfield & Clothier

Also present: Cllrs D Hockey, Jenny Rowan and 14 members of the public

648 Emergency Evacuation Procedure

The Chairman drew attention to the emergency evacuation procedure.

649 Declarations of Interest under the Local Government Act 1972

- Cllrs D & P Hockey declared that the participation of those Parish Councillors who are also members of South Gloucestershire Council in both the debate and any subsequent vote on matters contained in the agenda would be on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views on the applications until they were in full possession of all relevant information both for and against.

650 Confirmation of Minutes.

RESOLVED: That the minutes of the Planning Committee Meeting on 10th May & 26th May 2010 be confirmed and signed.

651 Matters arising.

None were reported.

652 Windmill Green Development Proposals PT10/1013/RM

The Committee considered the proposals submitted to SGC by Barratt Homes.

The Committee took the view that the retail property on the application is not required, and that a youth provision would be more beneficial, e.g. a Youth Café, but was aware that Barratt Homes would not wish resubmit plans; in that case the proposed retail property would remain..

The Council endorsed the comments made by SGC's Public Rights of Way regarding footpath LFC37.

Residents raised concerns regarding possible sewerage and drainage problems and were seeking reassurance that their houses would not be subjected to flooding. Cllr D Hockey reported on the proposed Frome Valley relief sewer which would divert sewerage to Avonmouth via Bradley Stoke; however this is dependent on extra housing being built in Yate and would not be considered until 2010-2015.

A Tree Preservation Order covers all the trees on the development, and as such residents were asked to report to SGC any signs of tree felling. When the developers replants Cllr P Hockey asked that fruit trees be included.

Concerns were raised regarding the location of the children's play area and residents requested that it be relocated.

Cllr P Hockey reported that the ponds and swales were included in open spaces, and felt this was unacceptable as these areas would be unusable. Barratts had informed The Parish Council that its management team would maintain the open spaces and the ponds and swales would be wet for only part of the year; residents and Cllrs felt they should be permanently wet in line with Barratt's Designs and Access Statement.

The road layout incorporated a new roundabout on Heather Avenue, which had been remodelled and approved by SGC; no other changes to the surrounding road structures were planned.

During the development residents wanted construction vehicles prevented from parking on the public highway and asked what steps would be taken to ensure roads did not become blocked. A wheel washing facility was also requested to prevent the roads becoming muddy.

The development has been named Windmill Green and it was felt that this did not relate to anything near to the site. Residents requested that their opinions and those of the local history group should be sought to rename it. A resident reported that these fields were formerly referred to as Alec Bakers fields.

The development has no accommodation for single people and it was felt that one-bedroom apartments were required to reflect the needs of local people. All apartments should have private amenity space.

Residents would like the development to represent the local area in the stone and designs of the buildings as outlined in the Village Design statement. The dry stonewall along Park Lane should be repaired with appropriate stone.

RESOLVED:

- That the comments attached at Appendix 1 be referred to SGC for consideration.

653 Planning Applications:

RESOLVED:

That the comments attached in Appendix 1a be referred to SGC for consideration.

654 Joint Waste Core Strategy Pre-submission document

The Planning Committee had no comments to make on the above document.
This was noted.

655 Consultation on Planning for Future Development Core Strategy

In order to give Councillors time to read through the consultation this item was referred to the Planning meetings on 28th June and 12th July 2010, all comments would be submitted to Full Council on 19th July before being forwarded to SGC.

656 Planning Decisions.

The Planning Decision attached as appendix 2 was noted.

657 Suspected Breaches of Planning Control

It was reported that the site of the Old Coach house on Bristol Road was advertising storage.

RESOLVED:

- To report to this to SGC Planning Enforcement.

658 Correspondence

It had been reported to SGC Planning Enforcement that the footpath beside 149 Church Road had been closed off during alterations to the property. This was not in line with the planning approval for PT10/0398/F, and SGC are currently investigating.

This was noted.

659 Date of next meeting

Monday 28th June 2010 at the Brockridge Centre.

Appendix 1

to accompany the minutes of 14th June 2010

No	Type	No/ Name	Road Name	Proposed Development	Observation	Observation Detail
1013	RM	Land Adjacent to Park Farm	Heather Avenue	Erection of 184 dwellings; construction of 186sqm of retail floorspace; construction of new vehicular access off Heather Avenue and provision of public open space. (Approval of Reserved Matters). (To be read in conjunction with outline planning permission ref PT08/2760/O)		Observation attached at appendix 1a
5262	F	Land R/o 444	Church Road	Demolition of single storey building . Conversion of existing building and erection of new one storey/two storey building to provide 4no. Retirement units with associated works.	Objection	The plans indicate seven new dwellings in which case there should be some affordable housing. There are too many dwellings on the site for the access road. There is little point in stating they are for the active elderly as there is no lift.
1182	F	474	Church Road	Erection of side extension to form additional living accommodation.	No Objection	
1291	F	124	Beesmoor Road	Erection of two storey side and single storey rear extension to form garage and additional living accommodation.	No Objection	
956	F	16	Beaufort Road	Amended Application - Installation of 2 no. roof windows to side elevation	No Objection	