

**Minutes of the Planning Committee**  
**14<sup>th</sup> December 2009**  
**held at the Brockridge Centre, Woodend Road, Frampton Cotterell**

**Present:** Cllrs: P Hockey (Chairman), D Hockey and Mrs S Tubey

**Apologies:** Cllrs: Mrs J Rowan, Mr R King, Mr D Manfield, Mrs J Stickland and Mr R Thomson

**547 Emergency Evacuation Procedure**

The Chairman drew attention to the emergency evacuation procedure.

**548 Declarations of Interest under the Local Government Act 1972**

- Cllr P Hockey and D Hockey declared that the participation of those Parish Councillors who are also members of South Gloucestershire District 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.

**549 Confirmation of Minutes.**

**RESOLVED:** That the minutes of the Planning Committee Meetings on 16<sup>th</sup> November 2009 be confirmed and signed.

**550 Matters arising.**

Cllr P Hockey drew attention to the minutes of the 16<sup>th</sup> November, which inform members that the next meeting was due to be held on 30<sup>th</sup> November. This meeting was cancelled.

**551 Planning Decisions**

The Planning Decisions and Appeals detailed Appendix subsequently were noted.

**552 Suspected Breaches of Development Control**

- It was reported that signs had appeared on the grass verge and opposite the entrance to the old Sunbeam Nurseries site, repeating the information on the main advertising board. Cllr asked that this be reported to SGC for investigation.
- Cllr P Hockey asked for SGC to investigate the activities behind newly erected gates on the Bristol Road, opposite the Frome Valley Farm Shop.

**553 Date of next meeting**

DECEMBER 21<sup>ST</sup> 2009 at the Brockridge Centre.

Type	No/ Name	Road Name	Proposed Development	Observation	Observation Detail	Decision
F	52	Clyde Road	Demolition of existing dwelling to facilitate erection of detached two storey dwelling. Formation of new vehicular access.	<b>Objection</b>	Under use of site when taken in conjunction with the our new adjacent dwellings. On the combined site one dwelling should be affordable. If permission for the development is granted ensure stone boundary walls are retained and ensure local materials/stone used for dwelling construction.	<b>Refusal</b>
F	4	Tara Close	Erection of carport to front elevation.	<b>No Objection</b>		<b>Permission</b>
TRE	<b>37-39</b>	Meadow View	Works to various Oak Trees removal of self stem set, 4 metre crown lift and removal of 2 metre of lowest branches of over hanging Oak Trees covered by South Gloucestershire Council (Tree Preservation order 05/02 37 and 39 Meadow View, Coalpit Heath) dated 3rd January 2003.	<b>Objection</b>	Objection unless it can be shown that the balance of these important trees is not affected.	<b>Permission</b>
F	1	<b>Rylestone Close</b>	Erection of two storey side and rear extension to form additional living accommodation.	<b>No Objection</b>		<b>Permission</b>
F	<b>Golden Lion</b>	<b>Beesmoor Road</b>	Demolition of Public House to facilitate erection of 7no. New dwellings with car parking, access and associated works.	<b>Objection</b>	Objection to size of affordable units and also to the loss of the original public house building	<b>Permission</b>
<b>Site Visit</b>						
F	76	<b>Woodend Road</b>	Erection of replacement building as MOT station and vehicle maintenance garage with associated works.	<b>No Objection</b>	Providing no car sales are allowed from the site and the materials match neighbouring properties in line with the Visual Design Statement rather than faced brick.	<b>11th December 2009</b>