

**Minutes of the Planning Committee – 16<sup>th</sup> August 2005**  
**Held at The Pavilion, The Park, School Road, Frampton Cotterell**

**Present:** Mr S Wilson (Chairman), Mr D Broome, Mr T Clothier, Mr R King (part), Mr D Manfield and Mr C North

**Also Present:** Mr Lawrence of Langthorn Close

**Apologies:** Mr G Filer, Mr G Hayter and Mrs P Hockey

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

Cllr King declared an interest in Planning Application PT05/2301/F, 11 Rectory Road.

**455 Confirmation of Minutes**

**RESOLVED:** that the minutes of the Planning Committee Meeting of 2<sup>nd</sup> August 2005 be confirmed and signed.

*Min 449, Frampton Park*

SGC had responded that there had been no breach of Planning Control here.

This was noted.

*Min 451 – SGC Guidelines for contravention of Tree Preservation Orders*

This was noted.

**456 Planning Applications:**

**RESOLVED:** that the following comments be referred to SGC:

PT05/1200/F

**11-15 WEST RIDGE**

Erection of Five Dwellings on 0.18 Hectares of Land, Including Details of New Access (Outline)

**OBJECTION on the following grounds:**

- The Highways in the vicinity do not have the capacity for further traffic.

*If the Council is minded to grant consent the Parish Council would ask for:*

- A site visit to investigate where the windows will be in relation to the dwellings in close proximity, especially in view of the concerns expressed by the neighbours, in particular of no 9 West Ridge, which backs onto proposed Plot 1.
- The existing stone wall to be protected.
- The proposed development is too cramped, too small and has too little amenity space.
- Any Section 106 monies could be used to help overcome Highways problems.
- The Parish Council would like to query the statement in point 8 of the applicant's letter. The Parish Council understands that if there are five or more dwellings then there has to be provision for social housing.
- Careful attention to the routing of construction vehicles and the imposition of time restrictions so that this movement does not coincide with school times and the subsequent risk to schoolchildren in the surrounding narrow roads.

*Mr Lawrence left the meeting*

PT05/2214/F

**10 UPPER STONE CLOSE**

Rear Extension to Existing Garage, Replacement of Garage Roof with Pitch Style. Erection of Front Porch.

**NO OBJECTION**

PT05/2237/F

**CHURCH CLOSE**

Erection of Single Storey Front Extension to form Garage, Porch and Additional Bedroom. Erection of Single Storey Side Extension to form Ensuite Facilities. (Resubmission of PT05/1165/F).

**NO OBJECTION**

PT05/2270/F      **92 RECTORY ROAD**  
Installation of External Staircase to First Floor.  
**NO OBJECTION**

*Cllr King left the meeting*

PT05/2301/F      **11 RECTORY ROAD**  
Erection of Rear Conservatory.  
**NO COMMENT**

#### **457 Planning Decisions**

The following Planning Decisions were noted:

PT05/1921/F      **8 THE LAND**  
Erection of Side Conservatory.  
**PERMISSION**

PT05/1784/F      **20 FOXE ROAD**  
Erection of Single Storey Side Extension to form Utility. Alterations to Roof Line, from Pitched to Vertical Gable End, to Include Extension to Front and Rear Dormers to form Additional Bedroom, Bathroom and Study.  
**PERMISSION**

#### **458 Suspected Breaches of Planning Control**

*Patco Stores, Illuminated Sign*

SGC had notified that a new application, due to reduced illumination, was anticipated.

*The Globe PH*

SGC informed that the second marquee had been removed, "but that (SGC) is considering action on the original marquee which may now be the subject of a planning appeal, and also enforcement action against the recently created car park."

*Sunbeam Nurseries*

SGC informed that no breach had been committed.

The above were noted.

*VMW Motors, Church Road*

- The Clerk was asked to check previous correspondence to confirm if a planning application was to have been submitted, and if so, refer this to SGC.

#### **459 SGC Development Control (West) Sites Inspection Committee**

This was to visit 51 Frampton End Road on 19<sup>th</sup> August 2005

- Cllr Wilson agreed to attend.

#### **460 Date of Next Meeting**

**TUESDAY 6<sup>TH</sup> SEPTEMBER 2005 AT 8:15 PM.**