

**Minutes of the Planning Committee – 17<sup>th</sup> May 2005**  
**Held at The Pavilion, The Park, School Road, Frampton Cotterell**

**Present:** Mr D Broome, Mr T Clothier, Mr G Filer, Mr G Hayter, and Mr D Manfield Mr C North Mr S Wilson

**Also Present:** Mrs P Hockey; Mr Lawrence of Langthorn Close

**Apologies** Mr R King

**398 Election of Chairman of the Committee**

Following a proposal from Cllr North, seconded by Cllr Manfield it was:

**RESOLVED:** That Cllr Wilson be Chairman of this Committee for the ensuing year.

*Cllr Wilson assumed the Chair*

**399 Election of Vice-Chairman of the Committee**

Following a proposal from Cllr Wilson, seconded by Cllr Manfield it was:

**RESOLVED:** That Cllr North be Vice-Chairman of this Committee for the ensuing year.

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

- Cllr P Hockey is a South Gloucestershire Councillor

**401 Confirmation of Minutes**

**RESOLVED:** that the minutes of the Planning Committee Meeting of 3<sup>rd</sup> May 2005 be confirmed and signed:

**402 Matters Arising from the Minutes**

*Min 388 The Old Barn, Mill Lane*

No response had yet been received from the Enforcement Officer.

- The Clerk was asked to chase this, ensuring that the Enforcement Officer is aware that permitted development rights were removed when the Barn was converted.

*SGC - Weekly List of Enforcement Complaints*

A copy of this list produced by SGC and sent to members was noted as being very interesting.

- The Clerk was asked to request that this should also be made directly available to Parish Councils.

*Loveridge Court*

The Officer had advised that she had been unable to visit the site yet, but would do so as soon as possible. This was noted.

**403 Planning Applications:**

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

PT05/1200/

**11-15 WEST RIDGE**

O

Erection of Five Dwellings on 0.18ha 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:

- The existing stone wall to be protected.

In view of the elevated position of the site, the Parish Council would not like to see any high buildings.

- 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*

PT05/1189/F **95 PARK LANE**  
Erection of Detached Single Garage and Car Port

**OBJECTION on the following grounds:**

- The Parish Council considers this to be over development of a small site.
- The site plan is difficult to follow and is at odds with the actual construction
- If the Council is minded to grant consent the Parish Council requests that a site visit be undertaken

PT05/1238/F **51 FRAMPTON END ROAD**  
Erection of Single Storey Side and Rear Extension to form Store, Lobby, Breakfast Room and Garden Room. Erection of First Floor Extension Over Existing Garage to form Playroom.

**OBJECTION on the following grounds:**

- This development is disproportionate to the size of the original building, in **GREEN BELT**.
- The garage referred to does not appear to have ever been granted Planning Permission

PT05/1281/F **14 ALEXANDRA ROAD, COALPIT HEATH**  
Erection of Detached Garage and Formation of New Access.  
**NO OBJECTION**

**404 Planning Decisions**

The following Planning Decision was noted:

PT05/0549/F **1 CONIFER CLOSE**  
Erection of First Floor Side Extension to form Bedroom with En Suite Facilities  
**PERMISSION**

PT05/0410/F **OLD MILL BARN, MILL LANE**  
Erection of Single Storey Side and Rear Extension to form Sitting Room and Bedroom with En Suite Facilities  
**PERMISSION**

PT05/0102/F **PARK HOUSE BARN, PARK LANE**  
Erection of Two Storey and First Floor Side Extension to form Kitchen with Two Bedrooms Over  
**PERMISSION**

PT05/0675/F **67 ST SAVIOURS RISE**  
Erection of Single Storey Front Extension to form Porch and Extended Garage. Erection of Rear Conservatory (*Resubmission of PT04/4078/F*)  
**PERMISSION**

PT05/0764/F **42 ST SAVIOURS RISE**  
Erection of Rear Conservatory  
**PERMISSION**

**405 Suspected Breaches of Planning Control**

*a 68 Ryecroft Road*

It was reported, supported by photographs that cars are being sold here, both from the forecourt and the road.

- The Clerk was asked to report this to the Enforcement officer.

*b Hovers Lane*

It was reported that large quantities of building rubble are being deposited in one of Mr Lowe's fields.

- Cllr filer agreed to investigate further and report back.

*c Fields Adjacent to Park Farm, by the Railway Embankment*

It was reported, supported by photographs that Mr Lowe is dumping large quantities of rubble and building materials in his field here.

It was further reported, supported by photographs, that the parish boundary hedge has been severely cut back and its roots buried in rubble and waste, causing concerns for the well being of what the Parish Council believes to be an ancient hedge.

- The Clerk was asked to report these to the Enforcement Officer.

*d No 2 Lodge, Northwoods*

It was noted that the anticipated application had not yet been received.

- The Clerk was asked to check the situation with SGC.

**406 Willow Tree at Heather Avenue/Park Lane**

The Officer had e-mailed to advise that a revised submission had been received to the Planning Application for this site, asking Cllr P Hockey to request a site visit if appropriate.

- It was noted that the amended plans had been received to date.
- The Clerk was asked to report the Parish Council's concerns to David Villis, SGC Ecology Officer, Gillian Ellis-King, Landscape Officer, with copies to the Planning Offer and Westerleigh Parish Council, asking if any action can be taken.

**407 Date of Next Meeting**

**TUESDAY 7<sup>TH</sup> JUNE 2005 AT 8:15 PM**