

Minutes of the Planning Committee – 1st October 2007
Held at the Brockridge Centre, Woodend Road, Frampton Cotterell

Present: Mrs P Hockey (Chairman), Mrs P Bashford, Mr A Gollin (part), Mr D Manfield and Ms S Kitching and Mr B Thomson (part)

Apologies Mr D Hockey, Mr B King and Mrs J Rowan

61 Declarations of Interest under the Local Government Act 1972

- Cllr P Hockey is a South Gloucestershire Councillor.

62 Confirmation of Minutes

RESOLVED: That the minutes of the Planning Committee Meeting of 17th September 2007 be confirmed and signed.

63 Planning Applications:

RESOLVED: that the comments attached as appendix I be referred to SGC for consideration.

64 Planning Decisions

The Planning Decisions attached as appendix II were noted:

65 Planning Applications on the SGC Circulated Schedule

PT07/2554/F 43 Watermore Close

PT07/2296/F Greenacres, Perrinpit Road

Cllr P Hockey reported that she had spoken to SGC Officers, who had had responses to the issues of concern and therefore did not have good reason to refer either to committee.

This was noted.

66 Suspected Breaches of Development Control

a Cog Mill

SGC had responded that the Team Leader had been dealing with the Cog Mill site in conjunction with the Travellers' Unit and would take up the concerns raised and report back.

This was noted.

b Waterworks

SGC had responded that it required more details of precise concerns.

RESOLVED to recommend:

- The Clerk to ask the original complainant to pass on any specific details they may have.

c 15 Woodend Road

SGC had responded that this did not constitute a breach of Planning Control.

RESOLVED to recommend:

- The Clerk was asked to check the Planning Consent again and to send a copy of the relevant condition to SGC.

d Adams Land

It had been reported that a building had been erected over the wildlife corridor. This had been reported to SGC.

This was noted.

e Livery Stables, Bristol Road

It was reported that SGC Enforcement Officers had looked at the site and that there was activity taking place here without Planning Consent, but they now had to establish for how long this had been taking place.

RESOLVED to recommend:

- To report any knowledge of activity at this site to the Enforcement Officer.
- The Clerk to ask Winterbourne Parish Council if it has noticed any activity taking place here.

f Park Farm Section 106 Agreement

Cllrs P and D Hockey and Mrs Rowan had attended a meeting with SGC Officers following a report to SGC with plans to release the shared ownership homes from the condition that they cannot be sold.

Cllr P Hockey reported that it is now normal practice to hand over the house to the person once they have paid off their share, but in the case of Park Farm a Section 106 agreement and covenant had been imposed so that this could not happen.

SGC is now considering releasing the covenant and Section 106 agreement and instead will form a rolling fund for Frampton Cotterell that in the first instance would allow some local people who are on the list to have, in effect an interest free loan for probably 25% of the house to help them buy it.

SGC had stated that the Parish Council would be consulted as well.

This was noted.

Cllrs Gollin and Thomson left the meeting

67 Tarmacing of Drives

Cllr Mrs Rowan had reported her concerns about people concreting over their gardens and thus reducing the ability of run off water from rain showers to drain away, often causing problems to adjacent properties. She asked if it is possible to lobby government for a change in the rules to make people apply for planning permission and have drainage included in their schemes.

Cllr P Hockey confirmed that currently planning permission would not be needed and that the only this SGC can require is a bonded surface in some circumstances.

RESOLVED to recommend

- When applications are received for new houses the Parish Council could make comments to draw SGC's attention to this.

68 Date of Next Meeting

MONDAY 15TH OCTOBER 2007 AT 7.30PM AT THE BROCKERIDGE CENTRE