

Minutes of the Planning Committee – 20th December 2005
Held at The Pavilion, School Road, Frampton Cotterell

Present: Mr S Wilson (Chairman), Mr D Broome, Mr T Clothier, Mr G Filer, Mr G Hayter, Mr R King and Mr C North
Also present Mr Thomas of 86 Woodend Road and Mr Brentnall of 1 Lower Stone Close
Apologies Mr D Manfield

513 Declarations of Interest under the Local Government Act 1972

None was made

514 Confirmation of Minutes

RESOLVED: that the minutes of the Planning Committee Meeting of 6th December 2005 be confirmed and signed, subject to the following amendment:

- *Min 508, PT05/3261/F, 10 Perrinpit Road* – the comment should refer to a **PLANNING** gain.

515 Patco Stores, Lower Stone Close

SGC had responded that the latest application had “been returned as invalid”, (due to insufficient information being received) on 15th November 2005. This was noted.

516 159 Woodend Road

SGC had responded that a planning application has been invited - for the conversion of the outbuilding to a residential unit and the erection of a front extension to the outbuilding – to be received by 31st January 2006. This was noted.

517 Planning Applications:

RESOLVED: that the following comments be referred to SGC:
PT05/3232/F

84 WOODEND ROAD

Demolition of existing workshop, store and shop to facilitate erection of new dwelling (Resubmission of PT05/1932/F). *Amended Plans Showing Site Reduced to Exclude some of the Frontage Area.*

OBJECTION on the following grounds:

- The Parish Council would like the problems that may arise connected with overlooking to be resolved.
- Because of the potential danger to pedestrians, particularly children, when vehicles are using the proposed garage, due to the realignment of the boundary.

Mr Thomas and Mr Brentnall left the meeting.

It was noted that when amended plans are submitted with the same application number, it can be confusing as to in which order the applications have been received.

- *The Clerk was asked to ask SGC to see if amended applications could be marked in some way to ease any confusion.*

PT05/3374/F

124A WOODEND ROAD

Erection of Rear/Side Conservatory and *amended description of Front/Side Conservatory*

NO OBJECTION

PT05/3395/F

LAND AT 27 LOWER STONE CLOSE

Erection of Detached Bungalow and Associated Works

OBJECTION on the following grounds:

- The Parish Council objects to this being built in red brick and suggests that at least the front façade should be in local stone in sympathy with nearby properties and in line with the Village Design Statement.
- In view of the close proximity of the school the Parish Council is concerned with the restricted visibility for vehicles leaving the site.

PT05/3401/F **27 LOWER CHAPEL LANE**
Erection of Single Storey Rear Extension to form Additional Kitchen Area.
NO OBJECTION

PT05/3406/TRE **CEDAR HOUSE, 2 PARK ROW**
Works to Tree 20% Thinning of Sycamore Tree no. 412 covered by South Gloucestershire Council Tree Preservation Order and *amended description of Alteration of Works from 20% Reduction to 20% Thinning*
NO OBJECTION

Cllr Wilson declared a personal interest in the following item and took no part in the discussion or decision made. Cllr North assumed the Chair.

PT05/3429/O **LAND ADJACENT TO 126 WOODEND ROAD**
Erection of Detached Dwelling on 0.03 Hectares of Land with Siting, Design, means of Access and Landscaping to be Considered. (Outline)
OBJECTION on the following grounds

- The Parish Council is concerned that the proposed access of vehicles onto the very narrow road with minimal footway.

Cllr Wilson resumed the Chair.

518 ODPM Planning Gain Supplement: - a Consultation

Cllr Wilson agreed to look into this further and prepare a report for consideration by the Parish Council.

519 Suspected Breaches of Planning Control

a Works to Trees at Butterfield Close, Park Farm

It was reported that SGC was about to undertake works to reduce an oak and a maple, but as these are TPO trees, the Council had expected to receive a planning application.

- The Clerk was asked to check with SGC if these are TPO trees and if a planning application is anticipated.

b Field adjacent to Sunbeam Nurseries

Concerns were raised that where the block wall had been built the existing stone wall may be under threat.

- The Clerk was asked to check again what SGC had responded to the previous reported concerns and bring this to the next meeting.

c Garage in Trench Lane

- The Clerk was asked to chase a response to this.

d The Globe Public House

A further concern had been reported of the car park being cordoned off and traffic causing chaos on Church Road.

- The Clerk was asked to check again what SGC had responded to the previous reported concerns and bring this to the next meeting.

520 Proposed Works by Wessex Water Adjacent to the Globe Public House

Cllrs Hayter and D Hockey had met with Wessex Water to discuss this further. Cllr Hayter reported that it was now planned to move the control kiosk outside of the stone wall of the adjacent house, which would seem to require an amendment to the planning consent.

- The Clerk was asked to check with SGC if an amendment to PT05/2553/F was anticipated.

**521 Date of Next Meeting
TO BE ADVISED**