

Minutes of the Planning Committee – 20th February 2006
Held at the Brokeridge Centre, Woodend Road, Frampton Cotterell

Present: Mr C North (in the Chair), Mr D Broome, Mr T Clothier and Mr G Filer

Apologies: Mr G Hayter, Mr D Manfield, Mr R King and Mr S Wilson

545 Declarations of Interest under the Local Government Act 1972

None was made

546 Confirmation of Minutes

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

RESOLVED: that the minutes of the Planning Committee Meeting of 7th February 2006 be confirmed and signed.

547 Matters Arising from the Minutes

a *Min 543* *Works to Trees at the Waterworks, Church Close*

These works had been reported to the Enforcement Officer in November 2005. The Enforcement Officer had responded that as there were no Tree Preservation Orders (TPOs) in place for this area, there had been no breach of planning control. The Parish Council is in possession of copies of TPOs which appear to cover the area mentioned.

- The Clerk was asked to report this to the Enforcement Officer and ask him to investigate further.

548 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

PT06/0482/F

GREENACRES, PERRINPIT ROAD

Erection of single storey rear extension to provide additional living accommodation. Alterations to existing roofline to facilitate loft conversion. Formation of vehicular access (*Re-submission of PT05/3631/F*).

NO OBJECTION

PT06/0366/F

10 UPPER STONE CLOSE

Demolition of existing conservatory to facilitate erection of single storey side and rear extension to form shower room, utility room, extended kitchen and breakfast room

NO OBJECTION

PT06/0400/F

LAND OFF BRISTOL ROAD

Erection of stables with tack room and hay barn and formation of access track. Alterations to existing access onto A38.

NO OBJECTION but

- The Parish Council would prefer the finish to conform with the proposed Village Design Statement
- The Parish Council believes that all references to the A38, should refer to the B4058.

PT06/0427/F

76 KELBRA CRESCENT

Erection of rear conservatory.

NO OBJECTION

PT06/0427/F

26B FRAMPTON END ROAD

Erection of first floor front extension to provide additional bedroom.

NO OBJECTION

PT06/0492/F

85 MEDWAY DRIVE

Erection of replacement detached garage. Installation of pitched roof over existing flat roof on rear elevation.

NO OBJECTION

PT06/0501/0

LAND ADJACENT 2 THE RIDGE

Erection of two dwellings on 0.52 hectares of land (outline). Means of access and siting to be considered.

NO OBJECTION but:

- The Parish Council notes that the access points on the proposed drawing do not appear to match those in the written submission

549 Proposed O2 (UK) Limited Base Station at Frampton End Farm, Frampton End, Frampton – CS 36773 – Frampton Cotterell

- The Clerk was asked to respond that the Parish Council's normal practice is not to consider such applications until a planning application has been submitted.

550 Notice of Withdrawn Application

The following were noted:

a PT05/0368/
TRE **LAND ADJACENT TO PARK LANE, HEATHER AVENUE AND ST SAVIOURS RISE.**

Works to trees covered by SGC TPO 8/96. Removal of lower limbs on 15 no oaks to height of three metres and fell one willow tree.

b PT06/0061/F **15 FROME VIEW**

Installation of 2 no pitched roof dormers to facilitate loft conversion.

551 Sites Inspection Sub Committee

It was noted that the Sites Inspection Sub Committee had visited the following sites on 17th February 2006:

- Land at 21 The Causeway.
- 84 Woodend Road.

552 Planning Application at the Rising Sun Public House

As a result of the proposed alterations here and their concerns at Highways problems which might arise; neighbours of the Public House had attended the Planning and Highways committees. As a result of this Cllr D Hockey had written to the Planning Officer to request a site meeting.

The Planning Officer had responded that he was minded to recommend refusal on "design and neighbour impact grounds ... feeling that the revisions did not address the previous issues adequately".

This was noted.

553 Suspected Breaches of Planning Control

a *Garage in Trench Lane*

It was noted that no response had yet been received.

- The Clerk was asked to chase SGC for a response.

b *Criteria for change of use from Commercial/Industrial to Residential Use*

It was reported that in some parts of the country before being considered for residential development, property has to be on the market for at least six months to see if is commercially viable.

- The Clerk was asked to check with SGC what the criteria are when someone wants to replace a commercial/industrial premises with residential development.
- The Clerk was asked to check with SGC when copies of the Local Plan would be available in order to check if this subject is covered.

554 Date of Next Meeting

MONDAY 6TH MARCH AT 7.00PM AT THE BROCKERIDGE CENTRE