

Minutes of the Planning Committee – 21st June 2005
Held at The Pavilion, The Park, School Road, Frampton Cotterell

Present: Mr S Wilson (Chairman), Mr D Broome, Mr G Hayter, Mr R King, Mr D Manfield and Mr C North

Apologies Mr T Clothier and Mr G Filer

416 Declarations of Interest under the Local Government Act 1972

None was made

417 Confirmation of Minutes

RESOLVED: that the minutes of the Planning Committee Meeting of 31st May 2005 be confirmed and signed:

418 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

PT05/1548/F **66 ST. SAVIOURS RISE**
Erection of Detached Garage
NO OBJECTION

PT05/1580/F **43 SUNNYSIDE**
Erection of Rear Conservatory
NO OBJECTION

PT05/1587
/ADV **SUNBEAM TIMBER PRODUCTS, BRISTOL ROAD**
Retention of Non-Illuminated Free-Standing Sign

OBJECTION on the following grounds:

- The sign to which the application refers has never received planning consent and the Parish Council has objected to it all along. All of the site, including signage is under investigation by the Enforcement Officer.
- If the Council is minded to grant consent the Parish Council requests that a **SITE VISIT** should take place.
- The sign is intrusive on the landscape in this Green Belt Location
- The clutter of signs is unacceptable on the road which is the main approach to our village.

This response to be copied to the Enforcement Officer

PT05/1591/F **69 FRAMPTON END ROAD**
Demolition of Existing Rear Porch to Facilitate Erection of Extension to form Living Room with Attic Bedroom Over
NO OBJECTION

PT05/1607/F **26 BLACKBERRY DRIVE**
Erection of Single Storey Rear Extension to form Family Room
NO OBJECTION

PT05/1665/F **3 HORSESHOE COURT, THE CAUSEWAY**
Erection of Single Storey Extension to form Games Room and Wet Room
NO OBJECTION

PT05/1716/F **146 PARK LANE**
Erection of Side Conservatory
NO OBJECTION

419 Planning Decisions

The following Planning Decisions were noted:

PT05/1103/F	<u>THE GLOBE PH, CHURCH ROAD</u> Retention of 2.3 metre High Patio Enclosure Wall and Fence with Plastic/Canvas Roof Over REFUSAL
PT05/1165/F	<u>4 CHURCH CLOSE</u> Erection of Single Storey Front Extension to form garage, Porch and additional bedroom. Erection of Single Storey Side Extension to form Ensuite and utility Area. Alterations to Roofline. REFUSAL
PT05/0562/F	<u>9 MANOR CLOSE</u> Erection of Rear Conservatory PERMISSION
PT04/2362/F	<u>45 RECTORY ROAD</u> Erection of Single Storey Front Extensions to form Extended Lounge and Lobby PERMISSION
PT05/1050/F	<u>62 BROCKRIDGE LANE</u> Erection of Two Storey Rear Extension to form Extended Dining and Kitchen Area with Additional and extended Bedroom Above to Include Ensuite Facilities. Erection of Single Storey Front Extension to form Hall. PERMISSION
PT05/1046/F	<u>213 BEESMOOR ROAD</u> Erection of Rear Conservatory PERMISSION
PT05/0032/F	<u>FROME VALLEY FARM SHOP, BRISTOL ROAD</u> Erection of Extension to Existing Farm Shop to form Store and Cool Room Area PERMISSION
PT05/0716/F	<u>177 BADMINTON ROAD, COALPIT HEATH</u> Erection of Two Storey and Single Storey Rear Extension to form Breakfast Room and utility Room with bathroom Over. Erection of Single Storey Side Extension to form Store, Extended Dining Room and WC and Two Storey Front Extension to form Lobby with Ensuite Facilities Over. PERMISSION
PT05/0637/F	<u>500 CHURCH ROAD</u> Installation of Dormers in Front Elevation and Erection of First Floor Rear Extension to form Bathroom. (<i>Resubmission of PT04/3999/F dated 4 January 2005</i>). PERMISSION

420 Suspected Breaches of Planning Control

- a *Smithy's Cottage, 64 Ryecroft Road*
It was reported that the sale of cars here was still ongoing. This was noted.
- b *15 Woodend Road*
SGC advised that a Planning Application had been invited. This was noted.
- c *Wall Obstructing the Footpath from St Peters Crescent to Park Lane*
SGC Advised that there had been no breach of Planning control here and advised the Parish Council to report this to the PROW team.
 - The Clerk was asked to report this to SGC PROW.

d Patco Stores, Lower Stone Close

A letter had been received from a parishioner complaining that despite Planning Consent being refused, the sign is still illuminated and is intruding into his living space.

- The Clerk was asked to forward the letter to SGC with the Parish council's support, mentioning that the problem may not be so bad during the lighter months and asking that full consideration is given to the problem.

e Old Mill Barn, Mill Lane

SGC advised that a letter was being sent to the resident. This was noted.

421 PT05/1278/TRE and PT05/0082/TRE – Works to Trees at Park Farm and St Saviours Rise

It was reported that SGC would be undertaking a site visit on 24th June 2005.

- Cllr Wilson agreed to attend.

422 Letter from SGC – TPO Trees

SGC acknowledged that “the correct procedures for works to protected trees were not followed ... Unfortunately the effective impact of the works ... has not been so detrimental for us to be confident of progressing to successful prosecution.”

- The Clerk was asked to respond that the Parish Council accepts what SGC is saying but feels that the situation is wholly unsatisfactory (*copy to Steve Webb, MP*)

423 Notice of Appeal

The Showman's Yard, Alexandra Road.

- The Clerk was asked to write and state that the Parish Council's view as in the previous correspondence is unchanged and that the condition must stay because it is to do with there being insufficient land available for show people. This is supported by the letter received from showmen's families asking if there was any land available locally.

424 Royal British Legion (RBL) Request for Direction Signs

The RBL had enquired about a sign directing people to a local butcher's shop.

- The Clerk was asked to advise the RBL to contact SGC about this.

425 Future of the Greenbelt - Joint Interest (JI) Committee - Min 59

The JI committee had recommended that each parish produce a brief statement of what the Green Belt means to it.

RESOLVED to recommend that Frampton Cotterell Parish Council's statement should be:

- To avoid the coalescence of the settlements (in our case to keep separate Yate and Bristol from Frampton Cotterell and Coalpit Heath).
- To provide an amenity for residents.
- Because very dense housing is being built within the settlement boundaries.
- Within about the last fifteen years developments at Bradley Stoke and Emersons Green have brought more people who are wanting to use the amenity of the Green Belt.

426 Proposed Development at Site of the Texaco Garage, Badminton Road

Copies of the plans (for information) were available from the office. This was noted.

427 Date of Next Meeting

TUESDAY 5TH JULY 2005 AT 8:15 PM