

Minutes of the Planning Committee – 31st January 2006
Held at the Brockeridge Centre, Woodend Road, Frampton Cotterell

Present: Mr S Wilson (Chairman), Mr D Broome, Mr G Filer, Mr G Hayter and Mr R King,
Mr D Manfield, Mr C North and Mrs J Rowan (*in part*)

Also Present: Mr and Mrs Yardley, Barley Close and Mr and Mrs May, Barley Close

Apologies Mr T Clothier

532 Declarations of Interest under the Local Government Act 1972

Cllr Manfield declared an interest in PT06/0203/F

533 Confirmation of Minutes

RESOLVED: that the minutes of the Planning Committee Meeting of 17th January 2006 be confirmed and signed

534 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

PT06/0098/F

PARK LODGE, OLD GLOUCESTER ROAD

Construction of pitch roof to replace existing flat roof (Re-Submission of Application PT05/0834/F)

NO OBJECTION as long as proposals for Park Lodge and Northwoods Lodge are similar in design

PT06/0108/F

NORTHWOODS LODGE, OLD GLOUCESTER ROAD

Construction of pitch roof to replace existing flat roof (Re-submission Of Application PT05/0821/F)

NO OBJECTION as long as proposals for Park Lodge and Northwoods Lodge are similar in design

PT06/0103/F

3 MANOR CLOSE

Erection of first floor rear extension to form bedroom with en-suite shower room.

NO OBJECTION

PT06/0110/F

6 BEAUFORT ROAD

Erection of two storey side and rear extensions to form garage and additional living accommodation with conservatory.

NO OBJECTION

Cllr Wilson declared an interest in the next application and Mr North assumed the Chair

PT06/0176/F

THE RISING SUN, 43 RYECROFT ROAD

Erection of first floor rear extension to form extended restaurant room (Re-submission of Application PT05/2352/F)

OBJECTION on the following grounds

- The already existing highway and parking problems will be exacerbated (*photos to be attached*).
- The proposed construction will dominate neighbouring properties causing loss of amenity.
- Existing noise nuisance will become greater.

Please note The Parish Council would question the amount of available car parking spaces stated in the application.

Cllr Wilson resumed the Chair

PT06/0177/F **4 HILLSIDE LANE**
Erection of two storey side extension to form dining/breakfast room with bedroom, study and Ensuite facilities over. Erection of single storey front extension to form porch.
NO OBJECTION provided the materials used match the existing

PT06/0197/F **8 LANGTHORN CLOSE**
Erection of single storey side and rear extension to form utility room, extended kitchen and breakfast room.
NO OBJECTION

Cllr Mrs J Rowan entered the meeting

Cllr Manfield declared an interest in the following application and took no part in the decision made

PT06/0203/F **DENTAL SURGERY, 288 PARK LANE**
Change of use of first floor flat from residential to dental surgery (Class D1) as defined in the Town and Country Planning (Use Classes) Order 2005.
OBJECTION

- Inadequate parking would exacerbate the already severe parking problems, which persist despite the involvement of the highways department at SGC and impedes the use of emergency vehicles.
- Increased traffic hazards arising from increased use of the premises.
- Park Lane is a major bus route.

Mr Manfield joined the meeting

PT06/0100/F **BRICKHOUSE FARM, NORTHWOODS**
Conversion of existing agricultural buildings to form 6 no. Residential units.
OBJECTION on the following grounds:

- This would be over intrusive development of a **GREEN BELT** site.
- Bearing in mind the owner received permission and built a new agricultural building on the site as recently as May 2005 the Parish Council objects to the conversion of existing farm buildings on a **GREEN BELT** site.

PT06/0135/F **12 MAIN VIEW**
Construction of 3 no. dormers to facilitate loft conversion.
NO OBJECTION

535 Planning Decisions

PT05/3401/F **27 LOWER CHAPEL LANE**
Erection of single storey rear extension to form additional kitchen area.
PERMISSION

PT05/3429/0 **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. (Outling)
REFUSAL

PT05/3605/F **THE GLOBE, 366 CHURCH ROAD**
Demolition of existing patio area and porch to facilitate erection of single storey extension to form new dining facilities.
PERMISSION

536 Date of Next Meeting

TUESDAY 7TH FEBRUARY AT 8:15PM AT THE BROCKERIDGE CENTRE