

Minutes of the Planning Committee
4th October 2010
held at the Brockeridge Centre, Woodend Road, Frampton Cotterell

Present: Cllrs: Pat Hockey, R King and B Thomson

Apologies: Cllrs: D.Hockey, Jane Stickland, D Manfield and Susan Tubey

733 Emergency Evacuation Procedure

The Chairman drew attention to the emergency evacuation procedure.

734 Declarations of Interest under the Local Government Act 1972

- Cllr P Hockey declared that the participation of those Parish Councillors who are also members of South Gloucestershire Council in both the debate and any subsequent vote on matters contained in the agenda would be on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views on the applications until they were in full possession of all relevant information both for and against.

735 Confirmation of Minutes.

RESOLVED: That the minutes of the Planning Committee meeting on 20th September 2010 be confirmed and signed.

736 Matters arising from the minutes.

Min 718 SGC Consultation on SGC Revised Local Planning Application requirements for Planning and Related Applications.

This had been discussed at Full Council.

RESOLVED:

- That the Clerk report the observations to SGC

737 Planning Applications:

RESOLVED:

- That the comments attached at Appendix I be referred to SGC for consideration.

738 Planning Decisions.

The Planning Decisions attached at Appendix II were noted.

739 Suspected Breaches of Planning Control

None were reported.

740 Correspondence

None was reported.

741 Any Urgent Further Business

None was reported.

742 Date of next meeting

Monday 18th October 2010 at the Brockeridge Centre at 7.30pm

Appendix I

to accompany the minutes of 4th October 2010

No	Type	No/Name	Road Name	Proposed Development	Observation	Observation Detail
2276	F	13	Clyde Road	Erection of pigeon loft (Retrospective).	No Objection	
2428	F	32	St Saviour's Rise	Erection of single storey rear extension and part conversion of garage to provide additional living accommodation	No Objection	Subject to the condition that the frosted glass window cannot be opened.
2489	CLE	The Furlongs	Perrinpit Road	Application for Certificate of Lawfulness for existing use as a residential dwellinghouse.	Objection	The Committee objects to anything other than the agreement made on 13th August 1998 in that the extension was personal to the occupant and subservient to the mobile home.

Appendix 2

to accompany the minutes of 4th October 2010

No	Type	No/ Name	Road Name	Proposed Development	Observation	Observation Detail	Decision
1841	F	Bakery (address amended to Rear of 444 Church Rd) 13.8.10	Church Road	Demolition of single storey building. Conversion of existing building and erection of new one storey/two storey building to provide 4 no. retirement units with associated works.	No Objection	(1) All of the conditions attached to the Decision Notice of Approval for Application No. PT09/5262/F dated 8 July 2010 should be applied to this proposal, if approved. (2) The existing orchard should be protected.	Permission
1887	CLP	52	Clyde Road	Application for Certificate of Lawfulness for the proposed erection of single storey side extension, a single storey rear extension, a rear roof extension and a detached outbuilding.	Objection	The Council is surprised that extensions of this kind could constitute lawful development when they are additions to a derelict building.	Unlawful
1896	F	4	Western Avenue	Erection of first floor side extension and single storey side extension to form additional living accommodation.	Objection	The first floor dressing room window overlooks the adjoining bungalow.	Permission
2019	F	47	Blackberry Drive	Insertion of side window to facilitate conversion of part of existing garage to playroom.	Objection	The proposed window overlooks an adjoining property.	Permission
1939	TMP	Tudor Farm Livery Stables	Bristol Road	change of use of land for the stationing of a mobile home for an equestrian worker for a temporary period of 3 years. Formation of new access.	Objection	The site lies within the Green Belt. A dwelling to house a worker on site here is not necessary as this is not a remote location.	Refusal
1013	RM	Land Adjacent to Park Farm	Heather Avenue	Erection of 184 dwellings; construction of 186sqm of retail floorspace; construction of new vehicular access off Heather Avenue and provision of public open space. (Approval of Reserved Matters). (To be read in conjunction with outline planning permission ref PT08/2760/O)	Objection		Permission
2120	F	119	Bristol Road	Change of use from Residential (Class C2) to Children's Nursery (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Objection	The site lies within the Green Belt. The existing residential unit should be occupied in association with its existing approved use.	Refusal
2122	NMA	Turnpike cottage	Old Gloucester road	Non-material amendment to pt10/0515/F to change rear elevation to include oak and glass and move location of side window.	No Objection		Permission