

Minutes of the Planning Committee – 5th June 2006
Held at the Brokeridge Centre, Woodend Road, Frampton Cotterell

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

Also Present: Mrs P Hockey; Mr Gigg, Mrs Murley and Mr Parfrey (of the Causeway), Mr Richards (of Woodend Road).

Apologies: Mr R King

605 Declarations of Interest under the Local Government Act 1972

None was made

606 Confirmation of Minutes

RESOLVED: that the minutes of the Planning Committee Meeting of 2nd May 2006 be confirmed and signed.

607 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

Cllr Hodges declared an Interest in the following item and left the meeting

PT06/1429/F

2 Lower Stone Close

Demolition of Existing Dwelling to facilitate Erection of Three New Dwellings, Detached Garages and formation of Access (*Resubmission of PT05/2904/F*).

OBJECTION on the following grounds:

- Highways – as all 3 drives will feed directly across a footway used by pupils travelling to the nearby schools, opposite the nursery, and on an almost blind corner
- There will be a loss of amenity for nearby residents in The Causeway and will overlook existing bedroom windows.
- The suggested materials will be out of keeping with the proposed Village Design Statement.
- The Parish Council would request that steps are taken to protect the existing old stone wall as shown on the plans.

Cllr Hodges rejoined the meeting

PT06/0260/0

6 The Causeway and 76 Woodend Road

Demolition of Commercial Garage and Hairdressing Salon to facilitate Erection of Four New Dwellings on 0.13 hectares of land (*Outline*). Means of Access and Siting to be considered (*in accordance with amended plans received by the council on 24 May 2006*).

NO OBJECTION

- But the Parish Council would draw SGC's attention to the fact that the boundary drawn on the plans for plot 3 appears to encroach on the curtilage of 2 The causeway

PT06/1395/F

The Globe, 366 Church Road

Construction of Control Kiosk to House Electrical Control Plant for Underground Sewer Screen

NO OBJECTION

PT06/1390/
CLE

51 Frampton End Road

Application for Certificate of Lawfulness for Existing use of Land as Residential Curtilage.

THE PARISH COUNCIL HAS NO EVIDENCE TO OFFER.

The Parish Council would also enquire if there has been a determination of PT05/1238/F as it has not received any notification of this to date.

PT06/1502/F **15 West Ridge**
Demolition of Existing Bungalow to facilitate the Erection of 4 no. New Dwellings and Associated Works
NO OBJECTION
• But if the Council is minded to grant consent there should be a condition imposed that contractors vehicles only access the site via Beesmoor Road (not from Woodend Road)

PT06/1569/0 **2 The Ridge**
Erection of 1 no. Dwelling on 0.52 hectares of Land (*Outline*). Means of Access and Siting to be Considered (*Resubmission of PT06/0501/O*).
NO OBJECTION.

607 Planning Decisions

The following Planning decisions were noted

PT06/0827/F **209 CHURCH ROAD**
Erection of 1 no Dwelling with Integral Garage and Associated Works, Erection of Detached Single Garage and Construction of New vehicular Access.
PERMISSION

PT06/1027/F **9 CHURCH CLOSE**
Erection of Single Storey Side Extension to Provide Extended Garage and Additional Living Accommodation
PERMISSION

PT06/1063/
CLP **17 CLYDE ROAD**
Certificate of Lawfulness for Installation of 1 no Dormer Window to Facilitate Loft conversion
GRANTED

PT06/1285/F **9 LOWER STONE CLOSE**
Erection of two Storey Side Extension to form Carport with Bedroom and Ensuite over and further bedroom in Loft Space Above.
REFUSAL

608 Notification of Appeal

The following Notification of Appeal was noted.

PT06/0176/F **THE RISING SUN**
Erection of First Floor rear Extension to form Extended Restaurant Room (*Resubmission of Application no PT05/2352/F*)

609 Notification of WithDrawn Application

The following Notification of Withdrawn Application was noted.

PT06/1012/F **60 RYECROFT ROAD**
Erection of single Storey Rear Extension to form Study. Erection of First Floor Rear Extension to form 1 no bedroom with Ensuite

610 Suspected Breaches of Planning Control

- The Clerk was asked to chase responses to the Parish Council's letter of 14th March 2006

611 Trees in Frampton Cotterell Parish with Tree Preservation Orders (TPOs)

SGC had responded that it would not be possible to give a breakdown list of all trees in Frampton Cotterell Parish that have TPOs on them. However, SGC would be very willing to look up and check this information for the Parish Council at any time. This was noted.

Tress at Zion Church

A query had been received as to whether the Horse Chestnut and Silver Birch at Zion Church are subject to a TPO.

- The Clerk was asked to check with SGC.

612 Sunbeam Nurseries

A copy of a letter to Cllr Hockey had been sent to the Parish Council. Residents of Bristol Road were concerned that works were being undertaken at Sunbeam Nurseries that may be in breach of Planning constraints.

Cllr P Hockey and the Clerk had passed these concerns to the Enforcement Officer at SGC.

Cllr P Hockey had forwarded the letter to the developer who had responded that the works being undertaken were to the existing lawful businesses..

- The clerk was asked to ask the Enforcement Officer to check what is going on here because the Parish council is concerned about possible unlawful activities.
- The Clerk was also asked to enquire if it is possible to protect the existing stone wall which has had a block wall built inside it.

613 Regional Spatial Strategy consultation Draft and Briefing Day

Cllr Filer agreed to attend and report back.

- It was agreed to monitor this until the next meeting.

614 SGC Local Plan Parking Provision Maximum Standards

This was noted.

615 Date of Next Meeting

MONDAY 19TH JUNE AT 7:30 PM AT THE BROCKERIDGE CENTRE