

Minutes of the Planning Committee – 6th December 2005
Held at The Pavilion, School Road, Frampton Cotterell

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

Also present Mr Thomas of 86 Woodend Road, Mr and Mrs Cake of the Waterworks, Church Close and Mrs Perkins of 1 Lower Stone Close

Apologies Mr R King

506 Declarations of Interest under the Local Government Act 1972

None was made

507 Confirmation of Minutes

RESOLVED: that the minutes of the Planning Committee Meeting of 22nd November 2005 be confirmed and signed.

508 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

PT05/3232/F

84 WOODEND ROAD

Demolition of existing workshop, store and shop to facilitate erection of new dwelling (Resubmission of PT05/1932/F)

NO OBJECTION provided

- The problems that may arise connected with overlooking are solved.

Mr Thomas and Mrs Perkins left the meeting.

PT05/3260/F

THE WATERWORKS, CHURCH CLOSE

Amendments to Previously Approved Scheme under Planning Permission PT03/0879/F. Conversion of Former Chlorinisation Tank as Annexed Living Accommodation and Construction of Underground Garage. (*Retrospective*)

NO OBJECTION BUT

- The Parish Council would ask that a condition be put into place requiring that it must not be split and occupied as a separate dwelling.

PT05/3273/F

LAND AT 21 THE CAUSEWAY

Demolition of Single Dwelling to Facilitate the Erection of 3 no Detached Dwellings.

NO OBJECTION

Mr and Mrs Cake left the meeting.

PT05/3259/F

14 MEADOW VIEW

Erection of Side Conservatory.

NO OBJECTION

PT05/3275/F

LAND AT 96 SCHOOL ROAD

Erection of New Dwelling and Formation of Vehicular Access.

NO OBJECTION

PT05/3160/F

62 BROCKRIDGE LANE

Erection of Two-Storey Rear Extension to form Extended Dining and Kitchen Area with Additional and Extended Bedroom and Bathroom Above. Erection of Single Storey Front Extension to form Hall. (*Amendment to planning permission PT05/1050/F dated 26 May 2005*)

NO OBJECTION but if the Council is minded to grant consent

- The Parish Council would ask if a piece of the garden bordering Ryecroft Road could be acquired to provide an extension to the footway.

PT05/1349/F **LAND AT WATLEYS END ROAD**
Change of Use of Land from Agricultural to Equine Use and Erection of Stable Block. (*Amended Plans*)
NO COMMENT

PT05/3261/F **10 PERRINPIT ROAD**
Demolition of Existing Offices and Sheds to facilitate the Erection of 90 Bed Nursing Care Home and Formation of New Access.

OBJECTION on the following grounds

- The proposed parking provision will be inadequate.
- There will be an unacceptable increase in vehicle movements in and out of the site.
- The Parish Council renews its request for pedestrian controlled crossings at Bristol Road to allow access to the convenience store and bus stops.

The Parish Council has **NO OBJECTION** to the proposed construction, but notes that it is within the Green Belt.

The Parish Council perceives this to be a potential planning gain, increasing local employment.

509 Planning Decisions

The following Planning Decisions were noted:

PT05/2989/F **4 CHURCH CLOSE**
Erection of Single Storey Front Extension to form Garage and Additional Bedroom. Erection of Single Storey Side Extension to form Ensuite and Walk-in Wardrobe. Alterations to Roofline.
PERMISSION

PT05/3076/F **2 GLEDEMOOR DRIVE**
Erection of Rear Conservatory
PERMISSION

PT05/2861/TRE **72 ST. SAVIOURS RISE**
Works to 6 no. Oak Trees and 1 no. Field Maple covered by SGC TPO 8/96 (*resubmission of planning application PT05/1082/TRE*)
REFUSAL

PT05/2904/F **2 LOWER STONE CLOSE**
Demolition of Existing Dwelling to facilitate Erection of Four New Dwellings. Formation of Access.
REFUSAL

510 Patco Stores, 10 Lower Stone Close

It was reported that since the Planning Application for the Illuminated Sign had been submitted, the effective illumination had been decreased because it was illuminated by less bulbs. The Committee noted, however, that the Planning Application had been refused.

- The Clerk was asked to respond that in the Parish Council's view an amended application accurately reflecting the amount of illumination permitted should be sought.

511 Suspected Breaches of Planning Control

a Works to Trees at the Waterworks, Church Close

SGC had advised that as the trees are not protected, no breach of Planning Control had occurred.

b Rear of Meadow View/Church Road

SGC had requested further details.

- Cllrs agreed to investigate and report back.

512 Date of Next Meeting

TUESDAY 20TH DECEMBER 2005 AT 7.00 PM AT THE PAVILION, SCHOOL ROAD