

Minutes of the Planning Committee – 7th August 2006
Held at the Brockeridge Centre, Woodend Road, Frampton Cotterell

Present: Mr G Filer (Chairman), Mr D Broome, Mr G Hayter, Mr N Hodges and Mr C North

Apologies: Mr R King, Mr D Manfield and Mr S Wilson

642 Declarations of Interest under the Local Government Act 1972

None was made

643 Confirmation of Minutes

Following a proposal from Cllr Hayter, seconded by Cllr Broome it was:

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

644 Min 639 Sunbeam Nurseries

SGC had responded that it had no knowledge of the site being sold to gypsies or of any new breach of planning control and therefore could take no action. This was noted.

645 Planning Applications:

RESOLVED: that the following comments be referred to SGC:

PT06/2064/F

LAND ADJACENT TO 15 GLEDEMOOR DRIVE

Erection of Dwelling on 0.023 hectares of Land and Formation of Access.

NO OBJECTION BUT THE PARISH COUNCIL DOES HAVE THE FOLLOWING CONCERNS WHICH IT WOULD ASK THE COUNCIL TO TAKE INTO ACCOUNT:

- There is a large tree on the site which is not indicated in the plans.
- The site is not level; sloping quite significantly.
- There are concerns about the additional traffic the proposal will attract.
- The proposed dwelling is out of keeping with the Village Design Statement and surrounding properties.
- Access for new vehicles could result in obstruction of the turning area.

If the Council is minded to grant consent, then the Parish Council requests that a site visit be undertaken.

PT06/2047/F

60 BROCKRIDGE LANE

Construction of Pitched Roof over Existing Detached Garage.

NO OBJECTION

PT06/2080/F

294 PARK LANE

Erection of Single Storey Front, Two Storey Side and Rear Extensions to form Additional Living Accommodation with Balustrade on Rear Elevation. Erection of Single Storey Rear Extension.

NO OBJECTION

PT06/2114/F

446 CHURCH ROAD

Conversion of Basement to Living Accommodation.

NO OBJECTION BUT:

- The Parish Council is concerned that the plans show no indication of additional parking provision.

PT06/2185/F

72 BEESMOOR ROAD

Erection of Two Storey Side Extension and Two Storey Rear Extension to form Integral Garage and Additional Living Accommodation.

NO OBJECTION.

- PT06/2179/F **4 CHURCH CLOSE**
Erection of Rear Conservatory
NO OBJECTION.
- PT06/2188/F **WESTERN COACH HOUSE**
Demolition of Single Storey Side and Rear Extensions and Conversion of Existing Building to facilitate Erection of 3 no. Dwellings (*Resubmission of PT06/1041/F*)
NO OBJECTION BUT:
- The Parish Council is concerned about the rest of the land in the same ownership in this Green Belt site.
- PT06/2203/F **LAND AT ALEXANDRA ROAD**
Erection of 1 no. Dwelling with Attached Garage
OBJECTION on the following grounds:
- This is over development of the site
 - There is a lack of amenity space
 - The proposed development will have an overbearing effect on the adjoining property.
- The Parish Council feels that a smaller dwelling would be more appropriate.*
- PT06/2225/F **7 MEADOW MEAD**
Erection of Single Storey Side Extension to Provide Additional Living Accommodation. Erection of Pitched Roof over Existing Addition. Erection of Detached Double Garage.
NO OBJECTION.
- PT06/2257/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 (*Resubmission of PT06/1285/F*)
NO OBJECTION.

646 Planning Decisions

The following Planning Decisions were noted:

- PT06/1780/F **70 BEESMOOR ROAD**
Erection of Two Storey Side Extension and Single Storey Front and Rear Extensions to Provide Additional Living Accommodation
PERMISSION
- PT06/1739/F **5 KELBRA CRESCENT**
Alterations to Existing Roof to form Loft Conversion
REFUSAL
- PT06/1839/F **11 THE LAND, COALPIT HEATH**
Erection of Two Storey and First Floor Side Extension to form Additional Living Accommodation
REFUSAL
- PT06/1880/F **LITTLE FRAMPTON, COURT ROAD**
Erection of Rear Sunroom. (*Resubmission of PT05/2786/F*)
PERMISSION
- PT06/1502/F **15 WEST RIDGE**
Demolition of Existing Bungalow to Facilitate the Erection of 4 no New Dwellings and Associated Works
PERMISSION

- PT06/1701/F **60 RYECROFT ROAD**
Erection of First Floor Rear Extension to form 1 no Bedroom. Erection of Front Porch (*Resubmission of PT06/1012/F*)
PERMISSION
- PT06/1845/F **33 CLYDE ROAD**
Erection of Rear Conservatory
REFUSAL
- PT06/1418/F **SUNNY ACRES FARM, FACTORY ROAD, WINTERBOURNE**
Construction of Concrete Chamber to House Storm Screening Equipment
PERMISSION

647 Suspected Breaches of Planning Control

- a 395 Church Road*
It was noted that the container had now been removed.
- b Brockridge Infants School*
- The Clerk was asked to check if the new sign on the wall was a replacement.
- c 21 Newlands Avenue*
It had been reported that the garden here had been extended to include some SGC Housing land. This had been reported to SGC. This was noted.
- d Church Road*
The siting of another container was reported.
- Cllr Hayter agreed to check precisely which dwelling this was and report back.

648 Adams Land

- It was reported that the two protected trees here were now dying even though they had been protected by a designated area surrounding them when the development was undertaken. This could mean that the area left to protect them was insufficient to ensure their good health.
- The Clerk was asked to report this to SGC.

649 SGC Statement of Community Involvement – Initial Consultation Questionnaire

- Cllr Filer agreed to look into this further and report back.

650 Date of Next Meeting

TO BE ADVISED