



A MEETING of the PLANNING COMMITTEE was held on Monday 22nd November 2021 at 7.00pm at the Brokeridge Centre and was attended by the following:

Chairman: Cllr T. Clark

Councillors: Cllr M. Hemmings, Cllr, D Hockey (19.08), Cllr J. Selman (19.08). Cllr D. Williams

In Attendance: 0 members of the public

Clerk/CEO & Minute Taker: Mrs L Squire

ITEM	MINUTE	VOTE / ACTION
P.21.47	APOLOGIES FOR ABSENCE	
	Cllr P. Semenenko and Cllr T. Niblett. IT WAS RESOLVED that the apologies be noted.	Proposed: TC. All in favour
P.21.48	EVACUATION PROCEDURE	
	The Chairman outlined the evacuation procedure and exits.	
P.21.49	DECLARATIONS OF INTEREST & DISPENSATIONS	
	Cllr Clark advised the committee that as he is a member of the South Gloucestershire Development Committee, that he is still permitted to speak and vote on planning items and issues and would only have to declare an interest if he had a pecuniary interest or an additional non-pecuniary interest.	
P.21.50	APPROVAL OF MINUTES OF PREVIOUS MEETING	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 21.10.21 be approved as a true and accurate record and to be signed accordingly.	Proposed: TC. All in favour. Clerk
P.21.51	OPEN MEETING	
	As there were no members of the public present, there were no questions raised.	
P.21.52	CHAIR'S ANNOUNCEMENTS	
	No announcement	
P.21.53	PLANNING APPLICATIONS RECEIVED	
	The Committee considered the planning applications received as follows: - P21/07086/CLP 47 Lower Chapel Lane Erection of rear dormer to rear roof slope. IT WAS RESOLVED to respond to SGC with no objection <i>Cllrs D Hockey & J Selman arrived</i>	All in favour. Admin

	<p>P21/07052/F 160 Park Lane Erection of a single storey rear extension to form additional living accommodation with rear raised decking area. IT WAS RESOLVED to respond to SGC with no objection</p> <p>P21/07044/CLE The Annexe 56 Ryecroft Road Continued use of annexe as separate dwelling (Class C3). IT WAS RESOLVED to respond to SGC with an Objection. Condition 3 of PT04/1037/F states: “The residential annexe and garage hereby authorised shall be used solely for ancillary purposes attached to the existing dwelling. The property shall not be subdivided and the residential annexe shall not be sold or let as a separate residential unit unless approved in writing by the Local Planning Authority”</p> <p>The records of the Land Registry show that 56 Ryecroft Road was sold on 27th November 2020 for £630,000. Frampton Cotterell Parish Council therefore disputes that the residential annexe has been functioning as a separate dwelling independent of the existing dwelling. If the sale in 2020 separated the existing dwelling from the residential annexe it would have needed written approval from the Local Planning Authority otherwise it would have breached Condition 3 of PT04/1037/F.</p> <p>P21/06796/F The Annexe 56 Ryecroft Road Erection of 2.3m fence to facilitate division of planning unit. IT WAS RESOLVED to respond to SGC with the following comment: - The description of the application is inaccurate as a new access is being proposed. The residential annexe cannot be subdivided as this would breach Condition 3 of PT04/1037/F</p> <p>P21/07204/F Field House 127 Bristol Road Erection of a two-storey rear extension to form additional living accommodation. IT WAS RESOLVED to respond to SGC with an Objection as follows: - There have been numerous additions to the original building over a number of decades. Frampton Cotterell Parish Council has concerns that the cumulative increase is in excess of 30% of the original building and could be in excess of 50% of the original building. This would constitute a disproportionate addition that amounts to inappropriate development within the Green Belt contrary to Policy PSP7. The parish council asks that the case officer determine the exact cumulative volume increase within their report.</p>	<p>All in favour. Admin</p> <p>Proposed: DH. Seconded: JS. All in favour. Admin</p> <p>Proposed: DH. Seconded: JS. All in favour. Admin</p> <p>Proposed: DH. Seconded: JS. All in favour. Admin</p>
P.21.54	PLANNING DECISIONS	
	<p>The Committee noted the Planning decision notification received from SGC:</p> <p>P21/05992/F 69A Park Lane Change of use from garage/workshop to holiday accommodation (Use Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Withdrawn.</p>	

The meeting closed at 7.19pm.

Chairman

Date:

SGC – South Gloucestershire Council
PC – Parish Council