



A MEETING of the PLANNING COMMITTEE was held on Monday 25th July 2022 at 6.30pm at the St Saviours Church Hall and was attended by the following:

Chairman: Cllr T Clark

Councillors: Cllrs, M Hemmings, J Selman, T Niblett, D. Williams & I Davidge

In Attendance: 10 members of the public

Clerk/CEO & RFO
& Minute Taker: Mrs L Squire

ITEM	MINUTE	VOTE / ACTION
P.21.105	APOLOGIES FOR ABSENCE	
	Apologies were received from Cllrs D Goodwin. IT WAS RESOLVED that the apologies be noted.	Proposed: TC. All in favour
P.21.106	EVACUATION PROCEDURE	
	The Chairman outlined the evacuation procedure and exits.	
P.21.107	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.21.108	ELECTION OF CHAIR	
	Cllr T Clark was nominated. There were no other nominations. IT WAS RESOLVED that Cllr T Clark be the Chairman of the Planning Committee for the coming year.	Proposed: DW Seconded: JS All in favour
P.21.109	ELECTION OF VICE-CHAIR	
	Cllr Selman was nominated. There were no other nominations. IT WAS RESOLVED that Cllr Selman be the Vice-Chairman of the Planning Committee for the coming year	Proposed: DW Seconded: TC All in favour
P.21.110	APPROVAL OF MINUTES OF PREVIOUS MEETING	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 23.6.22 be approved as a true and accurate record.	Proposed: TC. Seconded: JS All in favour. Clerk

P.21.111	OPEN MEETING	
	<p><u>Perrinpit Farm</u> A resident raised concern about the SGC Chairman of Development Management Committee letter on the planning application for the solar farm at Perrinpit Farm, as there were a few inaccuracies in the letter. It stated all residents' concerns have been addressed she stated that the concern she has raised has not been addressed and there is an additional problem with the drainage. The resident was asking the Parish Council to ask for further scrutiny on this application.</p> <p><u>Live & Let Live</u> A local retailer, who was also speaking on behalf of two other retailers raised concern about the devastating effect a new coop would have on the existing local businesses and feared that the post office may not be able to continue, which is a valuable asset in the parish. When Sainsbury's opened 40% of the trade was lost, the existing businesses may not be able to survive, which will result in job losses. She also raised the location was dangerous with the lorries crossing pavements.</p>	
P.21.112	CHAIR'S ANNOUNCEMENTS	
	There were no Chair's announcements.	
P.21.113	PLANNING APPLICATIONS RECEIVED	
	<p>Planning Applications Received P22/03569/TRE-10 Christy Close Frampton Cotterell Works to 8 no. Oak trees as per the attached proposed schedule of works (application form) received by the Council on 27th June 2022. All trees covered by SGTP0 01/10 and dated 13/07/2010. IT WAS RESOLVED to note the decision already made with conditions.</p> <p>P22/03374/LB Frampton Court, Court Road, Frampton Cotterell Internal alterations to replace existing staircase, removal of internal wall to form two ensuite bathrooms. IT WAS RESOLVED to respond to SGC that the Council has In principle no objection providing the Conservation Officer has no concerns.</p> <p>P21/08109/F Live & Let Live Public House Conversion of Public House (Sui Generis) to 1no. dwelling house (Use Class C3), construction of retail store (Use Class E) with 3.no flats above and 1no. new detached dwelling house (Use Class C3) with access, parking, and associated works. IT WAS RESOLVED to respond to SGC advising that the Council does not, in principle, oppose redevelopment of the Live and Let Live site and notes some amendments have been made. It does, however, OBJECT to this set of proposals on the following grounds:</p> <ul style="list-style-type: none"> • Policies CS14 (town centre and retail) and PSP32 (local centres, parades and facilities) seek to protect and enhance the vitality, vibrancy and function of local centres and parades. Included under these policies are the businesses located on Church Road, Woodend Road and Lower Stone Close. The applicant argues the retention of the public house is not viable. They have not, however, established how a new convenience store would impact the viability of current retail units and services within the area (including the post office that serves Frampton Cotterell and Coalpit Heath). The council is also concerned that the provision of retail car 	<p>All in favour. Clerk</p> <p>Proposed: TC Seconded: JS All in favour. Clerk</p>

	<p>parking spaces is inadequate. It makes no provision for staff car parking, which would reduce the number of parking spaces available for customers, despite including a cycle parking space for staff. This increases the likelihood of customers relying upon roadside parking to the detriment of residents in the area. They have not, therefore, established that these proposals comply with CS14 and PSP32.</p> <ul style="list-style-type: none"> • The Heritage, Design & Access Statement states “there is ample on street parking in the surrounding roads”. The parish council rejects this characterisation. There are existing problems on both Park Lane and Clyde Road caused by roadside parking. This creates choke points for traffic, restricts visibility (for pedestrians and vehicle users) as well as impeding pedestrians (particularly those with young children or mobility problems). • The submitted documents fail to demonstrate compliance with Policy PSP11 (transport impact management). A school crossing point, used by pupils of Frampton Cotterell C of E Primary School to the west and Watermore Primary School to the east, operates at the tactile pavement to the south of the Clyde Road-Park Lane junction and immediately to the north of the proposed residential access. Park Lane is frequently targeted, by both the police and South Gloucestershire Council, for regular speed monitoring as it has a history of perilous speeding. The recent accident record also includes numerous collisions that were not logged as fortunately nobody was injured. The Transport Statement fails to address these points. • The parish council is concerned about the cumulative impact a sizeable convenience store would have in such close proximity to neighbouring residential properties (both existing and proposed dwellings). This includes, but is not limited to, the impact of noise disturbances from the store (including during early or late deliveries), loss of light and the overbearingness of the mixed use building. We ask that the planning officer’s report carefully assesses these proposals in terms of their compliance with Policy PSP8 (residential amenity). <p>P22/03774/RVC Land At Bristol Road Variation of conditions 2 and 9 attached to permission PT16/3680/F to allow the site to be occupied as a general gypsy and traveller site. (PT16/3680/F-Change of use of land to gypsy and traveller caravan site to facilitate the stationing of 5no. mobile homes and 5no. touring caravans with associated hard-standings and landscaping). IT WAS RESOLVED to respond to SGC to OBJECT in line with the reasons for the previous planning application in 2020 as it contravenes CS5 & CS54.</p> <p>P22/03775/O Land At 84 Rectory Road Erection of 1 no. dwelling (Outline) with all matters reserved. IT WAS RESOLVED to respond to SGC to OBJECT as the access road looks like it is in a dangerous position, more detailed information is required.</p> <p>P22/03923/HH 41 Robel Avenue Erection of single storey rear extension to form additional living accommodation. Erection of single storey side extension to form garage, and installation of front and rear dormers to form first floor living area. IT WAS RESOLVED to respond to SGC advising that the Council has no objection</p> <p>Says Court Farm Harris Lamb Planning Consultancy (HLPC) have been instructed to submit the planning applications for the installation of a Battery Energy Storage Facility at land at Says Court Farm, Badminton Road.</p>	<p>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p>
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	<p>It was noted that this was not in the Frampton Cotterell Parish, however it was noted that there was no risk assessment about the batteries.</p> <p>IT WAS RESOLVED to respond to the consultancy company requesting further information about the battery safety.</p>	All in favour. Clerk
P2.21.114	UPDATE ON PLANNING APPLICATION	
	<p><u>P21/01624/F Perrinpit Farm</u> Construction of a 49.99MWp ground mounted solar farm for a temporary period of 40 years including associated infrastructure, substation, transformer stations, internal access road, security fencing and CCTV cameras. District Councillors Clark, Young & Lean had asked for this application to be referred to the Development Management Committee, the Chairman of the Committee had vetoed this and stated that his judgment is that there are very special circumstances that exist which justify approving the planning application. The Planning Officer recommendation was to approve the application but this is contrary to SGC's adopted development plan. This application now has to be sent to the Secretary of State for review and he will either call it in or allow it. If it is called in there will be a planning enquiry with witnesses and the Planning Inspector will make the decision. Members of the Public can lobby the Secretary of State direct or write to their local Member of Parliament about this application IT WAS RESOLVED to RECOMMEND to Council to:-</p> <ul style="list-style-type: none"> • Write to the Secretary of State asking that a Planning Enquiry is held • Write a letter of complaint to SGC objecting to the processes that have been followed with this application, as the Chairman of the Development Management Committee has not just reviewed the application he has determined it and acted ultra vires (beyond his powers) and has prevented parish councils and residents having the opportunity to speak at a Committee • That the Parish Council still broadly supports in principle the application but has issues that have been raised that have not been addressed. 	All in favour. Clerk
P.21.115	PLANNING DECISIONS	
	<p>The Committee noted the Planning decision notification received from SGC for:</p> <p>P22/02617/F 37 School Road Frampton Cotterell Approve with conditions</p> <p>P22/02554/HH Field House 127 Bristol Road Erection of two storey rear and single storey rear and side link extension to form additional living accommodation. Approve with conditions</p>	

The meeting closed at 7.22pm.

Chairman

Date: