



A MEETING of the PLANNING COMMITTEE was held on Thursday 30th March 2023 at 6.15pm at the Brokeridge Centre, Frampton Cotterell and was attended by the following:

Chairman: Cllr T Clark

Councillors: Cllrs, D Goodwin, M Hemmings, T Niblett, J Selman & D Williams

In Attendance: No members of the public

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

ITEM	MINUTE	VOTE / ACTION
P.21.174	APOLOGIES FOR ABSENCE	
	No apologies were received.	
P.21.175	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.21.176	APPROVAL OF MINUTES OF PREVIOUS MEETING	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 7.2.23 be approved as a true and accurate record.	Proposed: TC. Seconded: JS All in favour. Clerk
P.21.177	RETROSPECTIVE APPROVAL OF PLANNING APPLICATIONS	
	<p>P23/00612/F- Land At 64 Beesmoor Road Erection of 1 no. attached dwelling with associated works-No Objection</p> <p>P23/00614/CLP- Mayfield Perrinpit Road Erection of single storey rear extension- No Objection</p> <p>P23/00674/HH- 32 Sunnyside Demolition of existing garage and erection of a single storey front, side and rear extension to form additional living accommodation.</p> <p>Objection as follows-</p> <ul style="list-style-type: none"> The proposed side extension is more than 50% of the width of the principal elevation. The side extension is not set back from the building line of the principal elevation of the dwelling but projects in front of the building line. 	

	<ul style="list-style-type: none"> The side walls of the rear extension extend beyond the side walls of the host dwelling. The proposed extensions exhibits poor design that is not subservient to the host dwelling and would have a harmful impact on the street scene. The application contravenes with policies CS1 (High quality Design), PSP1 (Local distinctiveness) and PSP38 (Development within existing residential curtilages, including extensions and new dwellings) as well as the household design guidance SPD. <p>P23/00671/TRE- 2 Christy Close Works to reduce crown of 1 no. Oak tree by 3 metres covered by SGTPO 43/09 dated. 5/5/2010-No Objection</p> <p>P23/00832/RVC- 236 Park Lane Variation to condition 3 (approved plans) attached to planning permission P21/02789/F - Erection of living accommodation-No Objection</p> <p>P23/00820/CLP- 11 Upper Stone Close Installation of 1No. rear dormer to facilitate loft conversion- No Objection.</p> <p>P23/00611/HH- Mayfield Perrinpit Road Installation of rear dormer window to facilitate additional living accommodation-No Objection.</p> <p>IT WAS RESOLVED to approve the retrospective planning application responses to SGC.</p>	All in favour
P.21.178	OPEN MEETING	
	<p>No members of the public were present.</p> <p>However the Clark advised the Committee that a Parishioner of Perrinpit Road has objected to the Parish councils' observations to planning application P22/07175/F and wanted the Council to be aware of this, as the residents wanted this application to be approved. This was noted.</p> <p>The Committee were advised that a revised planning application has been recently received and this will be considered again at the next Planning Committee meeting and the parishioner will be advised of the date of the meeting.</p>	All in favour
P.21.179	CHAIR'S ANNOUNCEMENTS	
	The Chairman advised that he had replied to a planning agent that they were welcome to attend a future Planning Committee or Full Council to address councillors and/or make presentations but these are public meetings to which parishioners are also entitled to attend. Also that the parish council's general approach is to not conduct private discussions with landowners and potential planning applicants.	
P.21.180	PLANNING APPLICATIONS RECEIVED	
	<p>P23/00960/RM- 6 Bell Road Demolition of existing dwelling and erection of 4 no. semi-detached dwelling and 1 no. detached dwellings with landscaping to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT18/4319/O) IT WAS RESOLVED to respond to SGC with no objection.</p> <p>P23/01062/F- 138 Church Road Extension and conversion of garage/workshop to annexe ancillary to main dwelling and erection of covered walkway joining annexe to main dwelling. Erection of detached garage. IT WAS RESOLVED to respond to SGC with no objection, providing there is a planning condition that specifies this is for ancillary purposes.</p> <p>P23/01013/HH- 4 Horseshoe Court. The Causeway Erection of a single storey rear extension to form additional living accommodation- IT WAS RESOLVED to respond to SGC with no objection.</p>	<p>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p>

	DOC23/00082- The Annexe 56 Ryecroft Road Discharge of condition 2 boundary treatment attached to planning permission P22/07016/F. Change of use of ancillary annexe to 1no. independent dwelling, to include formation of parking space, with associated works. IT WAS RESOLVED to respond to SGC with no objection.	All in favour. Clerk
	P23/01112/HH- 9 School Road Erection of front porch. IT WAS RESOLVED to respond to SGC with no objection.	All in favour. Clerk
P.21.181	PLANNING DECISIONS	
	The Committee noted the Planning decision received. P22/06381/F- 72 Woodend Road- Demolition of existing dwelling. Erection of 4 semi-detached dwellings & Associated works-Approve with conditions. P23/00122/HH-12 Clyde Road -Demolition of existing conservatory. Erection of two storey and single storey rear extension to provide additional living accommodation-Approve with conditions. P22/01491/F- Land At 63 Alexandra Road Erection of semi-detached two storey dwelling with associated works-Refused	All in favour.

The meeting closed at 6.16pm.

Chairman Date: