

# Frampton Cotterell Parish Council



Clerk/CEO & RFO to the Council  
The Brokeridge Centre  
Woodend Road  
Frampton Cotterell  
Bristol  
BS36 2LQ

**A MEETING of the PLANNING COMMITTEE was held on Thursday 5<sup>th</sup> October 2023 at 6.36pm at the Brokeridge Centre, Frampton Cotterell and was attended by the following:**

Chairman: Cllr T Clark  
Councillors: Cllrs A Lankester & D Williams  
In Attendance: No members of the public  
Clerk/CEO & RFO & Minute Taker: Mrs L Squire

ITEM	MINUTE	VOTE / ACTION
<b>P.5/10/2023 -1</b>	<b>APOLOGIES FOR ABSENCE</b>	
	No apologies were received.	
<b>P.5/10/2023 -2</b>	<b>DECLARATIONS OF INTEREST &amp; DISPENSATIONS</b>	
	Cllr Clark advised the committee that as he is a member of the South Gloucestershire Development Management 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.	
<b>P.5/10/2023 -3</b>	<b>APPROVAL OF MINUTES OF THE PREVIOUS MEETING</b>	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 31.8.23 be approved as a true and accurate record.	Proposed: TC. Seconded: DW All in favour. Clerk
<b>P.5/10/2023 -4</b>	<b>OPEN MEETING</b>	
	No questions were raised	
<b>P.5/10/2023 -5</b>	<b>CHAIR'S ANNOUNCEMENTS</b>	
	The Chair advised that the Planning application P21/08109/F for the Live & let live pub is included on the SGC Development Management Committee agenda for the 12.10.23 and the Parish Council has the opportunity to speak at the meeting. The Chairman of the Council Cllr Linda Williams will be asked if she wishes to attend, as she attended the recent site visit.	All in favour. Clerk

	P22/00161/F- Bens tiles- planning application for 25 dwellings, SGC decided not to call it in as permission in principle had already been approved for 9 dwellings on the site, therefore it has been approved in accordance with the planning officer's recommendation.	
<b>P.5/10/2023 -6</b>	<b>PLANNING APPLICATIONS RECEIVED</b>	
	<p><a href="#">P23/02540/HH-32 Sunnyside</a> Demolition of existing garage. Erection of two story and single storey side, rear and front extension to provide additional living accommodation IT WAS RESOLVED to respond to SGC stating No objection in principle, but the Parish Council would like clarification that the property will still have sufficient amenity space</p> <p><a href="#">P23/02599/HH-148 Park Lane</a> Demolition of existing rear extension and outbuildings. Erection of a single storey rear and side extensions with new roof profile. Extension to frontage to form larger porch and storage space IT WAS RESOLVED to respond to SGC with no objection</p> <p><a href="#">P23/02588/CLP- 32 Clyde Road</a> Enclosure of 2no. open side walls to existing covered area to provide unheated sunspace/conservatory IT WAS RESOLVED to respond to SGC stating the Parish Council had no comment.</p> <p><a href="#">P23/02671/F- Land At 365 Church Road</a> Erection of 2no. dwellings with associated works IT WAS RESOLVED to respond to SGC with no objection</p> <p><a href="#">P23/00006/MOD- Land At Heather Avenue</a> Deed of Variation to Section 106 Legal Agreement attached to planning permission PT08/2760/O IT WAS RESOLVED to respond to SGC stating the Parish Council had no comment.</p>	<p>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p>
<b>P.5/10/2023 -7</b>	<b>RETROSPECTIVE APPROVAL PLANNING APPLICATIONS</b>	
	<p><a href="#">P23/02466/PNH - 25 Bell Road</a>-(see description below in Planning decisions)-No objection</p> <p><a href="#">P23/02384/HH - 41 Robel Avenue</a>- Erection of 1.92 metre fence and gate (part retrospective) Objection - The street view of Robel Avenue is distinctive for its open design with low walls and hedgerows to provide screening. These proposals would have a harmful impact on the street scene contrary to Policies CS1 and PSP1.</p> <p><a href="#">P23/02490/HH - 88 Rectory Road</a>- Demolition of existing conservatory and erection of single storey rear extension to form additional living accommodation. Erection of first floor extension over existing double garage and utility to facilitate conversion to self-contained annexe. No objection</p> <p>IT WAS RESOLVED to confirm the responses to the planning applications specified above.</p>	<p>All in favour.</p>

<b>P.5/10/2023</b> <b>-8</b>	<b>PLANNING DECISIONS</b>	
	<p><a href="#"><b>P23/02466/PNH - 25 Bell Road</b></a>  The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.4m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.4m.  Decision: Prior Approval Not Required</p> <p><a href="#"><b>P23/02303/F - St Marys Rugby Club Trench Lane</b></a>  Erection of a single storey extension to provide female changing facilities.  Decision: Approve with conditions</p> <p><a href="#"><b>P23/01535/CLE - Land At Mill Lane</b></a>  Continued mixed use of land for sheep grazing and equestrianism, including commercial livery yard and riding arena (manage) (sui generis).  Decision: Approve Certificate of Lawfulness</p> <p>The Committee noted the Planning decisions received</p>	

The meeting closed at 6.55pm.

Chairman ..... Date: .....

Abbreviations

SGC- South Gloucestershire Council