

# 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 23rd November 2023 at 6.16pm at the Brokeridge Centre, Frampton Cotterell and was attended by the following:**

Chairman: Cllr T Clark

Councillors: Cllrs D Goodwin, D Williams & A Lankester (6.29)

In Attendance: 12 members of the public

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

ITEM	MINUTE	VOTE / ACTION
P.23/11/2023 -1	<b>APOLOGIES FOR ABSENCE</b>	
	No apologies were received.	
P.23/11/2023 -2	<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. Any contributions he makes are based upon the submitted documents available at this time and he retains an open mind should any application be subsequently referred to one of South Gloucestershire Council's planning committees for determination	
P.23/11/2023 -3	<b>APPROVAL OF MINUTES OF THE PREVIOUS MEETING</b>	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 9.11.23 be approved as a true and accurate record.	Proposed: TC. Seconded: DW All in favour. Clerk
P.23/11/2023 -4	<b>OPEN MEETING</b>	
	Members of the public raised their concerns regarding the planning application for 1, Rockside Gardens, these included:- <ul style="list-style-type: none"> <li>That It is a narrow road, close to the Rising Sun public house and pub users also park on this road</li> <li>There is a lot of older residents that require palliative care and there is limited access for emergency vehicles, it is difficult for refuse trucks to get through, larger vehicles have to reverse down the road onto Rycroft Road, the top end of the road</li> </ul>	

	<p>is congested, cars park in the bus stop and there is a blind spot to the left when you come onto Rycroft.</p> <ul style="list-style-type: none"> <li>• Concern if this application is approved that it might limit access to Rockside Gardens</li> <li>• The images in the application do not show how high the road is on the plan it shows numbers 3 &amp; 5 being the same level but they will not be and there will need to be considerable excavation.</li> <li>• That the neighbouring dry stone walls may collapse or cause structural damage</li> <li>• There are burrowing bees in the bank, which is quite rare and bats at the back of the garage</li> </ul> <p><i>Cllr Lankester joined the meeting (6.29)</i></p> <ul style="list-style-type: none"> <li>• The application states there are no trees or hedges there which is incorrect</li> <li>• These houses will be overbearing on the nearest house</li> <li>• The plans do not show the current number 5 on there, the resident has a large window that will have a 3-5m wall in front of it, these are so close will it affect the current houses' footings and it will stop their light</li> <li>• Overdevelopment of the site</li> <li>• They are not following the building line</li> <li>• Residents feel that the sunlight survey should be carried out by an independent organisation</li> <li>• Number 5 has the sewers infrastructure for the road and there are concerns that the excavations will be too close to the sewer network and they already have a lot of sewerage problems</li> <li>• Block paving planned which will result in less areas for the water to flow, which could end up with saturation and undermine the dry stone walls.</li> <li>• Some residents work from home and the excavation will be extremely noisy and take a long time and it will be difficult for them to continue working</li> <li>• Children currently play on the road and walk back and forth to school, so there is a safety issue during construction.</li> <li>• Not enough room now for wheelchairs, prams or people using canes/walking sticks</li> </ul> <p>Councillors noted the comments received and provided some clarification and also advised residents to submit their comments onto the SGC planning portal by the deadline of the 28<sup>th</sup> November 2023 and that they could refer to the SGC Householder Design Guide (supplementary planning document).</p>	
<b>P.23/11/2023 -5</b>	<b>CHAIR'S ANNOUNCEMENTS</b>	
	The Chairman announced that the Live & Let Live planning application will be considered by the SGC Development Management Committee on the 7 <sup>th</sup> December 2023 at 11am and if residents have any issues they should contact District Councillor Jon Lean.	
<b>P.23/11/2023 -6</b>	<b>PLANNING APPLICATIONS RECEIVED</b>	
	<p><a href="#">P23/03088/F 1 Rockside Gardens</a></p> <p>Demolition of existing bungalow. Erection of 3no. detached dwelling houses with new access and associated soft and hard landscaping.</p> <p>IT WAS RESOLVED to respond to SGC objecting to the application for the following reasons:-</p> <ul style="list-style-type: none"> <li>• Overdevelopment for the area</li> <li>• No evidence of renewable heat energy</li> <li>• Conflicts with: CS1- High Quality design PSP8 Residential Amenity PSP11 Transport Impact Management</li> </ul>	All in favour. Clerk

	<p>PSP38 Development within Existing Curtilages including Extensions &amp; New Dwellings</p> <p>Householder Design Guide- Supplementary planning document.</p> <ul style="list-style-type: none"> <li>Concerns regarding the closeness to the junction and the neighbouring residents</li> <li>The current plans deviate from the building line</li> <li>There should be a landscape plan</li> <li>If it is approved then a construction management plan will be required due to the difficult access of Rockside Gardens onto Rycroft Road</li> </ul> <p><a href="#">P23/02646/HH Little Frampton Court Road</a> Erection of side extension to existing garage. IT WAS RESOLVED to respond to SGC stating No objection in principle providing the Conservation Officer does not raise an objection</p> <p><a href="#">P23/03085/CLP Heron Cottage Old Gloucester Road</a> Erection of rear conservatory.-Certificate of lawfulness IT WAS RESOLVED to respond to SGC with no comment</p>	<p>All in favour. Clerk</p> <p>All in favour. Clerk</p>
<b>P.23/11/2023 -7</b>	<b>PLANNING DECISIONS</b>	
	<p>The Committee noted the Planning decisions received</p> <p>P23/02100/HH 9 Park Row</p> <p>Erection of a two-storey rear side extension and a single storey rear extension to form additional living accommodation.-Approve with conditions.</p>	All in favour.

The meeting closed at 7.15pm.

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

#### Abbreviations

SGC- South Gloucestershire Council