

# 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 25<sup>th</sup> January 2024 at 6.30pm at the Brokeridge Centre, Frampton Cotterell and was attended by the following:**

Chairman: Cllr T Clark

Councillors: Cllrs D Williams, A Lankester & T Snaith

In Attendance: No members of the public were present

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

ITEM	MINUTE	VOTE / ACTION
P.25/1/2024-1	<b>APOLOGIES FOR ABSENCE</b>	
	No apologies were received.	
P.25/1/2024-2	<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.25/1/2024-3	<b>APPROVAL OF MINUTES OF THE PREVIOUS MEETING</b>	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 14.12.23 be approved as a true and accurate record.	Proposed: TC. Seconded: DW All in favour. Clerk
P.25/1/2024-4	<b>OPEN MEETING</b>	
	No questions were raised.	
P.25/1/2024-5	<b>CHAIR'S ANNOUNCEMENTS</b>	
	The Chairman announced that the planning application P22/07175F land at 8-10 Perrinpit Road is on the SGC circulated schedule and that the District Councillors did not intend calling it into the SGC Development Committee, therefore it is likely to be approved in accordance with the planning officer's recommendations with conditions.	

P.25/1/2024-6	<b>PLANNING APPLICATIONS RECEIVED</b>	
	<p><a href="#">P23/03438/F Land South of Church Bridge Church Road</a> Formation of layby and erection of 4m high ventilation column. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection, however the developer needs to ensure that the road is safe and usable during the construction period and when the tank is put in.</p> <p><a href="#">DOC23/00415 Land at Perrinpit Farm Perrinpit Road</a> Discharge of Condition 18 (Archaeological investigation) attached to planning permission P21/01624/F 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. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p><a href="#">P23/03535/F Land at 3 Upper Stone Close</a> Demolition of existing dwelling and the erection of 2no. dwellings, with parking, landscaping and associated works. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection, however as the property is close to a heritage asset (the Windmill) that the permitted development rights, particularly for the 2<sup>nd</sup> property should be removed.</p> <p><a href="#">P23/03546/F Building At Baileys Courtyard Perrinpit Road</a> Erection of a single storey side/front extension to facilitate change of use of office (Class E) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection in principle other than it does not comply with PSP41 private amenity space, as the space provided does not look functional.</p> <p><a href="#">P24/00063/HED Land North Of Nightingales Bridge</a> Removal of 8 metre hedge section. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection</p> <p><a href="#">P24/00081/HH 38 Frampton End Road</a> Erection of a single storey side extension to form additional living accommodation. Erection of front porch. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection, however, would like the planning case officer to calculate the accumulative increase in size compared to the original dwelling.</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> <p>All in favour. Clerk</p>
P.25/1/2024-7	<b>PLANNING DECISIONS</b>	
	<p>The Committee noted the Planning decisions received</p> <p><b>P23/02914/HH 149A Park Lane</b> Erection of first floor extension to form additional living accommodation-Approved with Conditions</p> <p><b>P23/03190/HH 4 Harris Barton</b> Partial demolition of existing outbuilding. Erection of single storey extension to form annexe ancillary to main dwellinghouse-Approved with Conditions</p>	<p>All in favour.</p>

The meeting closed at 6.57pm.

Chairman .....

Date: .....