

Frampton Cotterell Parish Council



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

A MEETING of the PLANNING COMMITTEE was held on Thursday 7th March 2024 at 6.15pm at the Brockridge 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.7/3/2024-1	APOLOGIES FOR ABSENCE	
	No apologies were received.	
P.7/3/2024-2	DECLARATIONS OF INTEREST & DISPENSATIONS	
	<p>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> <p>All councillors declared an interest in the P24/00079/F- Play area Ridings Road and P21/00121/F- Jubilee Allotments.</p>	
P.7/3/2024-3	APPROVAL OF MINUTES OF THE PREVIOUS MEETING	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 25.1.24 be approved as a true and accurate record.	Proposed: TC. Seconded: DW All in favour. Clerk
P.7/3/2024-4	OPEN MEETING	
	No questions were raised.	
P.7/3/2024-5	CHAIR'S ANNOUNCEMENTS	
	The Chairman had no announcements.	

P.7/3/2024-6	PLANNING APPLICATIONS RECEIVED	
	<p>Play Area at P24/00079/F- Ridings Road Coalpit Heath Removal of existing play equipment. Installation of new playground equipment with fencing, gates, safety surfacing and associated works. The Committee noted the application.</p> <p>P24/00121/F- Jubilee Allotments Erection of 2m boundary fencing and entrance gates. The Committee noted the application</p> <p>P24/00184/HH- Northwoods House Old Gloucester Road & P24/00185/LB Installation of new door to north elevation. Erection of single storey to south elevation. Installation of roof level solar panels and air source heat pumps. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>P24/00309/F- 10 Perrinpit Road Erection of a two-storey side extension and single store rear extension to facilitate change of use from offices (Class E), to a 10no. bedroom 10no. person, large house in multiple occupation (HMO) (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Creation of new access. IT WAS RESOLVED to respond to SGC objecting due to PSP8 impact on residential amenity for the neighbours with loss of privacy, overlooking and noise & disturbance and PSP11 transport as it will have an adverse impact on the highways, due to the limited parking spaces & parking on that area of Perrinpit Road and will cause a safety issue.</p> <p>P24/00357/HH- 143 Park Lane Conversion and extension to existing detached garage to form annexe ancillary to main dwelling. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>P24/00358/CLP- 386 Church Road Demolition of conservatory. Erection of single storey rear extension and installation of dormer windows to form loft conversion. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no comment.</p> <p>P24/00442/HH- 37 School Road- Installation of hip to gable roof extension to include front and rear dormers. Conversion of existing garage all to provide additional living accommodation. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>P24/00402/HH- 167 Woodend Road Erection of a two storey rear extension to form additional living accommodation.- IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>P24/00407/HH- 1 Beaufort Road Installation of front and rear dormers to facilitate loft conversion.-. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>P24/00427/HH- 202 Woodend Road Erection of a single storey outbuilding to form ancillary annexe.- IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</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>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p> <p>All in favour. Clerk</p>

	<p>P24/00479/HH- 5 Rectory Road Erection of a single storey side and rear extension to form additional living accommodation. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p>	All in favour. Clerk
P.7/3/2024-7	PROPOSED STOPPING OF HIGHWAY	
	<p><u>TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247</u> PROPOSED STOPPING UP OF HIGHWAY – South Western part width of Goose Green extending into Barley Close- plans available for inspection at Coalpit Heath Post Office, 50 Woodend Road, from 6th March 2024. The Committee noted the proposed stopping of the Highway.</p>	All in favour.
P.7/3/2024-7	PLANNING DECISIONS	
	<p>The Committee noted the Planning decisions received P22/07175/F Land Adjacent- 8 - 10 Perrinpit Road Demolition of commercial buildings. Erection of 8no. detached dwellings with associated works- Approve with Conditions</p> <p>P23/01579/LB- The Old Windmill 2 Ryecroft Road Erection of two storey front extension and alterations to roof to form gable end with the installation of a rear dormer to form additional living accommodation. Installation of new staircase to windmill with balustrade and deck. Installation of new internal staircase and installation of new windows. -Approve with Conditions.</p> <p>P23/01578/HH-The Old Windmill, 2 Ryecroft Road Erection of two storey front extension and alterations to roof to form a gable end with the installation of a rear dormer to form additional living accommodation. Installation of new internal staircase and installation of new windows. -Approved with Conditions.</p> <p>P22/00161/F Land At Bens Tiles- 119 Bristol Road Demolition of commercial buildings. Erection of 25 no. dwellings (C3) including provision of public open space and private allotment gardens and associated works.-Approved Section 106 signed.</p> <p>P23/02895/HH- 74 Kelbra Crescent Installation of 1no. air source heat pump (ASH)-Approve with Conditions</p> <p>P23/01800/F- Land Off Bristol Road Erection of 3 no. dwellings, creation of vehicular access onto classified road and associated works-Refused</p>	All in favour.

The meeting closed at 6.53pm.

Chairman

Date: