



A MEETING of the PLANNING COMMITTEE was held on Thursday 18th April 2024 at 6.30pm at the Brokeridge Centre, Frampton Cotterell and was attended by the following:

Chairman: Cllr T Clark
 Councillors: Cllrs A Lankester & T Snaith
 In Attendance: 23 members of the public were present
 Clerk/CEO & RFO & Minute Taker: Mrs L Squire

ITEM	MINUTE	VOTE / ACTION
P.18/4/2024-1	APOLOGIES FOR ABSENCE	
	Apologies were received from Cllr D Williams. IT WAS RESOLVED that the apologies be noted.	All in favour
P.18/4/2024-2	DECLARATIONS OF INTEREST & DISPENSATIONS	
	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.18/4/2024-3	APPROVAL OF MINUTES OF THE PREVIOUS MEETING	
	IT WAS RESOLVED that the minutes of the Planning Committee meeting held on 28.3.24 be approved as a true and accurate record.	Proposed: TC. Seconded: AL All in favour. Clerk
P.18/4/2024-4	OPEN MEETING	
	Members of the public raised their concerns regarding the planning application for 1, Rockside Gardens & 96 Ryecroft Road, these included:- <ul style="list-style-type: none"> • That all their previous objections are still relevant. • The proposed 3 storey properties do not have enough parking in accordance with SGC parking policies. 	

	<ul style="list-style-type: none"> • Previous development resulted in evacuating foundations and one trench nearly collapsed the side of one of the houses and damage can be caused during the developments and after it has been completed. • Ponds and trees have been removed before any ecological report which is shown on google earth • Drainage and soakaway is not sufficient for 5 houses, this was raised on the objection to the previous application, but no changes have been made.. • Previous development has resulted in cranes overhanging neighbours gardens , which is dangerous • There is a lot of older residents that require palliative care and it will completely block the area for emergency vehicles, the community responder has 6 minutes to get to a call, but during development he will not be able to respond in this time frame. • Plans do not show the height differential on that corner • There is a blind spot to the left when you come onto Rycroft and there is concern that there will be an accident or even a death there . • The development is not in keeping with other properties on that road. • Concern if this application is approved that it might limit access to Rockside Gardens • These houses will be overbearing on the nearest houses and will stop their light • Overdevelopment of the site • Residents feel that the sunlight survey should be carried out by an independent organisation • Residents immediately adjacent to the development should be aware of the Party Wall etc Act 1996, as this will need to be raised by the resident to the developer. • Double yellow lines were suggested- advised that this was a separate matter to planning and would require public consultation. • A query was raised regarding what would happen with the bus stop during the development- advised this will be included in the construction management plan (transport impact assessment). • A query was raised regarding the lack of provision for affordable housing- advised that this is only required if there are 9 or more dwellings. <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 21st April 2024. Residents were advised of the SGC process if the planning case worker recommends approval and that if they make a comment on the planning application they should receive an update. However if anyone wanted to leave their email address the Clerk will also update them.</p>	Clerk
P.18/4/2024-5	CHAIR'S ANNOUNCEMENTS	
	The Chairman had no announcements.	
P.18/4/2024-6	PLANNING APPLICATIONS RECEIVED	
	<p>P24/00805/TRE Woodlands Farmland To The Rear Of 29 And 31 Blackberry Drive. Works to 2no. Ash to reduce back to previous pruning points covered by Tree Preservation Order SGTP019/11 dated 24th April 2012. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>P24/00780/F 1 Rockside Gardens And 96 Rycroft Road Demolition of 2no. dwellings. Erection of 5no. detached dwellinghouses, with associated soft and hard landscaping and works.</p>	All in favour. Clerk

	<p>IT WAS RESOLVED to respond to SGC objecting to the application for the following reasons:-</p> <ul style="list-style-type: none"> • Overdevelopment for the area • No evidence of renewable heat energy • Conflicts with: CS1- High Quality design PSP8 Residential Amenity PSP11 Transport Impact Management PSP38 Development within Existing Curtilages including Extensions & New Dwellings Householder Design Guide- Supplementary planning document. • Concerns regarding the closeness to the junction and the neighbouring residents • The current plans deviate from the building line • There should be a landscape plan • If it is approved then a construction management plan will be required due to the difficult access of Rockside Gardens onto Rycroft Road • PSP16 Parking standards do not appear to have been adhered to. • Inadequate drainage and soakaway to accommodate 5 houses. • An ecological survey is required • A sun survey should be included <p>P24/00782/F Land At Frampton Garage 6 The Causeway Coalpit Heath Use of building approved by application PT18/0075/F for pre-MOT inspection and vehicle diagnostics. Erection of single storey front extension. (retrospective) IT WAS RESOLVED to respond to SGC objecting as the Council do not believe that closing the doors whilst the working cannot be practicably enforceable which means there will be a negative impact on the surrounding residential amenities.</p> <p>P24/00672/F Kingmore Farm Old Gloucester Road Conversion of an agricultural barn to form a 2-storey extension to the existing farmhouse. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection.</p> <p>DOC24/00101 Land Between 101 And 107 Bristol Road Discharge of Condition 2 (Landscape) attached to planning permission P22/02211/F Erection of 1 No. detached dwelling with associated works (amendment to previously approved scheme P19/16146/F). IT WAS RESOLVED to respond to SGC stating that the Parish Council has no comment.</p> <p>P24/00697/F Frampton Court, Court Road Remove a section of a boundary wall to form a gated access and track to serve Frampton Court and associated properties. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection in principle and will defer to the conservation officer.</p> <p>P24/00698/LB Frampton Court, Court Road Remove a section of a boundary wall to form a gated access and track to serve Frampton Court and associated properties. IT WAS RESOLVED to respond to SGC stating that the Parish Council has no objection in principle and will defer to the conservation officer.</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>P.28/3/2024-7</p>	<p>PLANNING DECISIONS</p>	
	<p>The Committee noted the Planning decisions received P24/00630/HED -Land North of Nightingales Bridge-</p>	<p>All in favour.</p>

	removal of 8 metre hedge section-Approved. P24/00427/HH 202 Woodend Road Erection of a single storey outbuilding to form annexe ancillary to the main dwellinghouse. -Approved with conditions.	
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The meeting closed at 7.19pm.

Chairman Date:

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