

## **PLANNING COMMITTEE**

**Minutes of a meeting of the Planning Committee held at the Community and Youth building, rear of Redfield Edge Primary School, High Street, Oldland Common on Monday 10 December 2018 at 7.30pm.**

**PRESENT:** Councillors: R Allinson, R Coales, J Ivens (for S Hawking), V McNab and C Thompson

Officer: Mrs S Robbins – Clerk

There were also present three members of the public.

The Chairman outlined the procedures for exit from the building in the event of an emergency

### **217. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S Hawking (for whom Councillor J Ivens was substituting) A Thomas and E Williams.

### **218. CONFIRMATION OF MINUTES**

**RESOLVED** that the minutes of the meeting held on 5 November 2018 be confirmed as a correct record and signed by the Chairman.

### **219. OPPORTUNITY FOR THE PUBLIC AND COUNCILLORS AS APPROPRIATE TO ADDRESS THE COMMITTEE**

a. a local resident spoke to oppose application PK18/5125/F to develop land at 2 Westland Avenue, Oldland Common.

### **220. CONSIDERATION OF PLANNING MATTERS**

The Clerk had circulated details of planning applications decided since the last meeting.

**RESOLVED** that the following comments be made:

PK18/5075/F: Upton House, Wick Lane, Upton Cheyney. Installation of LPG tank and associated landscaping work  
No objections.

PK18/5208/F: Upton House, Wick Lane., Upton Cheyney. Erection of single storey front and side extension to form garden room  
PK18/5209/LB: No objections subject to the views of the South Gloucestershire Council Listed Buildings officer.

PK18/5338/TCA: The Chestnuts, 4 Church Lane, Bitton. Works to crown reduce 1 Walnut tree by 2 metres and 1 White Beam tree by 1-2 metres. Situated in Conservation Area  
No objections subject to the views of the South Gloucestershire Council Tree officer.

- PK18/5799/PNA: Londonderry Far, Keynsham Road, Willsbridge. Prior notification of the intention to erect 1 agricultural building for the storage, maintenance and repair of farm machinery  
No objections.
- PK18/5125/F: 2 Westland Avenue, Oldland Common. Erection of 1 dwelling with new access, parking and associated works  
Councillors objected strongly to this application for backland development for the following reasons: 1) the proposed house would be too close to the property at 4 Westland Avenue which has a conservatory at the rear, not shown on the plans submitted; 2) the proposed house would be too close to other houses leading to a loss of privacy and overlooking; 3) the proposed dwelling at 2 storeys would dominate the elderly peoples' bungalows in West Street and affect sunlight to them; 4) the proposed white finish would be very imposing and out of keeping with buildings in the area, which are predominately of a brick finish; 5) access via West Street would require traffic management to avoid blocking by parked cars as this is already a well-used area being adjacent to the church and hall.; 6) Councillors are concerned about the points made in respect of drainage and sewerage.  
Councillors would also point out that the compass direction arrow incorrectly shows where north is – in fact it should point more towards the church.
- PK18/5748/F: 13 Westcourt Drive, Oldland Common. Erection of 1 detached dwelling and associated works  
Councillors felt that the plans submitted did not show clearly that there was sufficient parking allocation for both the existing and proposed dwellings. Provided that there is, they had no objections.
- PK18/5202/F: Dramway Barn, Barry Road, Oldland Common. Erection of a detached double garage with associated works  
Councillors objected to this application and echoed the views expressed by the South Gloucestershire Council Conservation officer.
- PK18/5167/F: 7 Ashbourne Close, North Common. Erection of a first floor side extension to form additional living accommodation  
No objections.
- PK18/5498/F: 27 Millers Drive, North Common. Erection of two storey rear extension to form additional living accommodation  
No objections.

The meeting ended at 8.20pm.

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Chairman