

## **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 16 September 2019 at 7.30pm.**

**PRESENT:** Councillors: J Allinson, M Bridge, P Collins, L Efthymiou, S Hawking, K Prewett

Officer: Mrs K Fry – Clerk

There were also 15 members of the public present.

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

### **102. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors R Coales and A Thomas

### **103. CONFIRMATION OF MINUTES**

**RESOLVED** that the minutes of the meeting held on 27 August 2019 be confirmed as a correct record and signed by the Chairman.

### **104. OPPORTUNITY FOR THE PUBLIC AND COUNCILLORS AS APPROPRIATE TO ADDRESS THE COUNCIL**

Various members of the public stood and expressed their concern over planning application P19/11035/R3F. It was a very contentious meeting with many residents unhappy about the lack of consultation that has taken place from South Gloucestershire Council. There is great concern of the loss of a local amenity with the open space within the parish. Many residents are upset at this big resource being lost. Residents feel that they are being kept in the dark about it all with many feeling that a public meeting should be arranged between all 3 parties. Councillor Hawking stressed the importance of them logging their objections on the South Gloucestershire Council planning portal.

**RESOLVED** the clerk to forward their comments onto South Gloucestershire Council and try to facilitate a meeting between all of the parties involved.

### **105. CONSIDERATION OF PLANNING MATTERS**

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

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

P19/11745/TCA: – Tamarisk, Golden Valley Lane, Bitton. Works to fell 2 No. Leyland Cypress trees situated in the Bitton Conservation Area.

The comments of the Parish Council are No Objection subject to the views from the South Gloucestershire Council Tree Officer.

P19/11728/F: – Londonderry Farm, Keynsham Road. Prior notification of the intention to erect 1 no. agricultural building for the storage, maintenance and repair of agricultural machinery.

The comments of the Parish Council are No Objection subject to a bat survey being conducted before any works are carried out as we believe that this is on a bat run. Can we also request that the storage is used solely for agricultural machinery as stated in the application.

P19/11035/R3F:- Redfield Edge Primary School. Installation of fencing and gates.

Bitton Parish Council welcomed 15 residents to their planning meeting. It was a very contentious meeting with many residents unhappy about the lack of consultation that has taken place from South Gloucestershire Council. There is great concern of the loss of a local amenity with the open space within the parish. Many residents are upset at this big resource being lost. Many families use the field for wide games and spending quality family time, and this will be lost. There is concerns that there will be a caveat that the land is sold in the future and can they guarantee that this is not the case? There has been no consultation to the parents of Redfield Edge School, no notices have been placed in the community. Question has been raised as why Redfield Edge don't use the field already fenced in at Warmley Rangers. The residents are also concerned about the diversion of the footpath as this was made back in 2013 when traffic flow was not as busy as it is now with Warmley Rangers and the Community and Youth Building being in situ. Residents feel that they are being kept in the dark about it all.

Bitton Parish Council would like to request that this is called in.

P19/11961/F:- 56 Poplar Road, Warmley. Erection of two storey side extension, two storey side and rear extension and alterations to roof to facilitate loft conversion to provide additional living accommodation.

The comments of the Parish Council are No Objection.

P19/11383/F:- Land at Bath Road, Willsbridge. Erection of detached garage and single storey rear extension to provide additional living accommodation (retrospective).

The comments of the Parish Council are No Objection.

P19/11382/F:- Land at Bath Road, Willsbridge. Erection of detached garage and single storey rear extension to provide additional living accommodation (retrospective).

The comments of the Parish Council are No Objection.

P19/12634/F:- Land at Bath Road, Bitton. Change of use of barn to form 1 no. dwelling, creation of access and associated works.

The comments of the Parish Council are Objection. This site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development considered appropriate within the Green Belt.

P19/12406/F- 40 Redfield Hill, Oldland Common. Raising of roofline to facilitate creation of first floor living accommodation with balcony.

The comments of the Parish Council are No Objection to the increase in living space but are not in favour of the raising of the roof line as this will change the fundamental look of the house.

P19/12759/TCA:- 18 Church Road, Bitton. Works to fell 1 no. Damson tree located in the Bitton Conservation Area.

The comments of the Parish Council are No Objection subject to the views from the South Gloucestershire Council Tree Officer.

P19/12699/TCA:- 44 Church Road, Bitton. Works to reduce the height and lateral spread of 1 no. Birch tree by 2 metres. Tree situated in the Bitton Conservation Area.

The comments of the Parish Council are No Objection subject to the views from the South Gloucestershire Council Tree Officer.

The meeting ended at 9.31pm

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Chairman