

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 17 September 2018 at 7.30pm.

PRESENT: Councillors: R Allinson, R Coales, S Hawking, V McNab, A Thomas, C Thompson and E Williams

Officer: Mrs S Robbins – Clerk

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

131. APOLOGIES FOR ABSENCE

There were no apologies for absence. All Committee members were present.

132. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 28 August 2018 be confirmed as a correct record and signed by the Chairman.

133. OPPORTUNITY FOR THE PUBLIC AND COUNCILLORS AS APPROPRIATE TO ADDRESS THE COMMITTEE

a. a local resident spoke in support of the application for development at Londonderry Farm, Keynsham Rod, Willsbridge.

134. WORKING GROUP TO CONSIDER NORTH KEYNSHAM PROPOSALS

The Council had received from Bath and North East Somerset Council an invitation to join a working group looking at proposals for North Keynsham as part of that authority's work on the Joint Spatial Plan.

RESOLVED that the Clerk attend the meeting and report back to the Committee.

135. CONSIDERATION OF PLANNING MATTERS

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

RESOLVED that the following comments be made:

PK18/3769/MW: SITA South Gloucestershire Ltd, Tower Road South, Warmley
Demolition of existing buildings and associated infrastructure, retention
of existing cabins and erection of 2 additional portacabins with
associated works

Councillors note the comments of the Conservation Officer, with which they agree. They also note the number of mature trees on site which assist in screening the buildings.

PK18/3855/F: 32 Francis Way, Bridgegate. Erection of single storey rear extension to
form additional living accommodation

Councillors object to this application. They feel that the proposals

represent very poor design both in appearance, which they consider hideous, and scale. The erection of a flat roof building is not supported. The fact that the development will not be on view is not considered an adequate reason to support development which is totally out of keeping.

- PK18/3872/RVC: 96 Bath Road, Willsbridge. Variation of condition 2 attached to permission PK17/4250/F to substitute plans for B1202/RVC to omit the natural stone wall finish to the west elevation and match the remaining elevations
No objections.
- PK18/3878/RVC: Golden Valley Mill development, Bath Road, Bitton. Variation of condition 2 attached to planning permission PK15/0532/F to substitute approved plans by those received by the Council on 21 August 2018
Councillors had no comment on these proposals.
- PK18/3715/TCA: 7 Harrington Close, Bitton. Works to crown reduce 3 Italian Alder trees (T1, T2 and T3) back to previous points and crown reduce 1 Horse Chestnut tree (T) by up to 2 metres. All in Conservation Area
No objections subject to the views of the South Gloucestershire Council Tree Officer.
- PK18/3964/TCA: Barrow Court, Kings Square, Bitton. Works to fell 1 Hazel tree. Works to crown thin 1 Holm Oak tree by 10% and remove 1 diseased limb. Remove sections of hedge
No objections subject to the views of the South Gloucestershire Council Tree Officer.
- PK18/4001/F: Londonderry Farm, Keynsham Road, Willsbridge. Engineering works to create new driveway and formation of new vehicular access. Removal of existing entrance gates and replace with Hawthorn hedge
No objections.
- PK18/4127/TCA: 3 Church Lane, Bitton. Works to 1 Japanese Maple tree to trim by 30% with canopy and 1 Cherry tree to cut back to previous points. Situated in Conservation Area
No objections subject to the views of the South Gloucestershire Council Tree Officer.
- PK18/4062/F: 140 Malvern Drive, Warmley. Erection of a two storey rear extension and a single storey front extension to provide additional living accommodation
Councillors objected to this application. The front extension would bring the house forward of the established building line. Nowhere else along this rank or the opposite rank of houses is this apparent. Councillors would oppose the grant of permission for this, which would then be used as a precedent for other houses nearby. They have no objection to the rear extension.

The meeting ended at 8.20pm.

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Chairman