

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 8 October 2018 at 7.30pm.

PRESENT: Councillors: R Allinson, S Bromiley (for E Williams), R Coales, L Efthymiou (for C Thompson), S Hawking, V McNab and A Thomas

Officer: Mrs S Robbins – Clerk

There were also present five members of the public.

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

149. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Thompson (for whom Councillor L Efthymiou was substituting) and Councillor E Williams (for whom Councillor S Bromiley was substituting).

150. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 17 September 2018 be confirmed as a correct record and signed by the Chairman.

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

- a. a local resident spoke against the development proceeding at 96 Bath Road, Willsbridge which he considered was detrimental to the conservation of a Georgian house and dangerous on highway grounds.
- b. a local resident stated that the wall along PBN16 (Court Road to School Road) was in need of attention.
- c. two local residents spoke about application PK18/3986/F at 2-3 The Gables, Wick Lane, Upton Cheyney: one explained the reason for the application and the other supported the proposals.
- d. a local resident spoke in support of proposals at Piple Bottom Farm, North Stoke Lane, Upton Cheyney which were proving financially viable and which he said were supported by the new Chairman of North Stoke Parish Meeting.

RESOLVED that Councillor R Coales would look at the wall along PBN16.

152. PROPOSALS FOR NORTH KEYNSHAM AREA

The Clerk had attended a presentation by Bath and North East Somerset Council about proposals to develop North Keynsham as part of the Joint Spatial Strategy. This would involve the erection of 1,500 dwellings, 55,000m² of employment space plus schools and a

local centre. There was also a suggestion for a new road from that area to cross the River Avon and join the A4175 north of the Lock-Keeper public house. She had expressed the view that this would put pressure on green belt land around the road to be developed and that the whole development would be at odds with the rural area north of the River Avon and affect views from the Cotswolds Area of Outstanding Natural Beauty.

153. CONSIDERATION OF PLANNING MATTERS

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

RESOLVED that the following comments be made:

- PK18/4131/F: 14 Hinton Drive, Warmley. Erection of single storey rear extension to form additional living accommodation with a raised decking platform
No objections.
- PK18/3986/F: 2 – 3 The Gables, Wick Lane, Upton Cheyney. Erection of single storey side extension to facilitate the sub-division of existing dwelling into 2 dwellings with associated works
Councillors had no objection in principle to the division of the property into 2 dwellings or to an extension. However they disliked the delivery of design of the extension and sought the views of the South Gloucestershire Council Conservation Officer as to its appropriateness.
- PK18/3857/TRE: Bitton Hill, Mill Lane, Bitton. Works to remove basal growth to 7 Lime trees covered by Tree Preservation Order SG/TR 11/72
No objections subject to the views of the South Gloucestershire Council Tree Officer.
- PK18/4121/TCA: Willow Tree Cottage, 38 Church Road, Bitton. Works to fell 1 Sycamore tree and 1 Walnut tree to leave a stump of 1-2 metres. Situated in Conservation Area
No objections subject to the views of the South Gloucestershire Council Tree Officer.
- PK18/3962/LB: 211 High Street, Oldland Common. Internal and external alterations to replace plasterboard ceiling on a like for like basis and replace existing flat roof to rear of property with a GRP fibreglass flat roofing system
No objections.
- PK18/4326/O: 5 North Street, Oldland Common. Demolition of existing dwelling and erection of a building to form 7 apartments (outline) with access, appearance, layout and scale to be determined. All other matters reserved
Councillors objected strongly to plans for the redevelopment of this locally listed property. They objected to the intention to demolish a distinctive cottage and replace it with a very ordinary building which lacks any of the character of the original building. They felt that the proposals represented an over-intensified use of the site. The provision of 6 parking spaces for 7 flats is inadequate. Councillors fully supported the views of the South Gloucestershire Council Conservation Officer.

- PK18/4478/F: 10 Highfield Gardens, Bitton. Erection of first floor side and front extension to provide additional living accommodation
No objections.
- PK18/4456/F: Redfield Lodge Works, Newpit Lane, Bitton. Demolition of existing buildings and removal of static caravan. Erection of 8 units with a mixed use comprising B1(b & c) (Research and Development and Industrial Process), B2 (General Industry) and B8 (Storage and Distribution). Erection of 1 dwelling for use as living accommodation and security and site office
No objections.
- PK18/3807/F: Pipley Court Farm, North Stoke Lane, Upton Cheyney. Erection of garage with store
Councillors felt no reason to change the comments made originally in respect of this application.

The meeting ended at 8.40pm.

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Chairman