

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 13 September 2021 at 7.30pm.

PRESENT: Councillors: J Allinson, R Coales, S Hawking, St Nash, K Scudamore

Officer: Mrs K Fry – Clerk

There were also six members of the public present.

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

95/21. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Collins. No apologies were received from Councillor Thomas.

96/21. CONFIRMATION OF MINUTES

RESOLVED to include that there was a member of the public present on the minutes and then the minutes of the meeting held on 23 August 2021 be confirmed as a correct record and signed by the Chairman.

97/21. OPPORTUNITY FOR THE PUBLIC AND COUNCILLORS AS APPROPRIATE TO ADDRESS THE COMMITTEE

Six members of the public attended the meeting to discuss application P21/05366/F.

A member of the public raised their interest in the Elim Assisted Living Centre and wanted further information about how to get on the list. A representative from Elim advised that the allocation will be determined by South Gloucestershire Council. They will carry out a Care Treatment Review plan and assess whether they will be a suitable candidate for the accommodation. The decision does not lie with Elim.

Dr Felicity Fay from Hanham Health spoke about the positives of having a new surgery on site meaning an increase in professionals in the care team with having a larger surgery.

Councillor Allinson raised her concerns over the transport issues as the site is not well served on a bus route. She also raised her concerns over whether the homes are affordable. A representative for the development advised that South Gloucestershire Council set what scale the affordable housing will be.

Councillor Coales advised that whilst he was in favour of the development, he raised concerns over the parking and whether there will be adequate spaces for the Chief Trading Post.

98/21. CONSIDERATION OF PLANNING MATTERS

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

P21/05649/F 8 Lees Lane, North Common. Erection of a single storey front and first floor side extension to form additional living accommodation.

The comments of the Parish Council are No Objection.

P21/05366/F Chief Trading Post, Barry Road. Hybrid planning application seeking full planning permission for the demolition of existing buildings; erection of 1 no. retail/cafe building (Class E); 6 no. supported living dwellings and 1 no. associated management building, and site infrastructure, access and associated works. Erection of 1 no. building for community and health services, 50 no. dwellings with associated works (Outline) with access to be determined, all other matters reserved.

The following are the comments of Bitton Parish Council:

There is much about the scheme that we support - the demolition of existing buildings, the re-building and re-location of the Chief Trading Post, the provision of supported living accommodation, the medical facility and the provision of a buffer of open space at the rear of the site.

However, we do have a number of serious concerns:

We believe that the level of car parking for the Chief Trading Post is inadequate and is a long way short of current provision, which itself has been insufficient at busy times.

We are concerned that the development will create more traffic using Barry Road and the road safety issues this will cause.

We are concerned that the greater use of the site will cause more traffic because of the poor bus services serving the site (including the recent loss of the 18 service which provided the only link to Keynsham and to North Common).

Finally, we are concerned that the overall level of development of site (which is a Green Belt location and surrounded by Green Belt) on that side of Barry Road, if approved, will encourage other applications in the local area who will use this development as a precedent.

P21/04917/F Providence Cottage, Marshfield Lane. Erection of two storey incidental building with balcony.

The comments of the Parish Council are No Objection subject to the comments from the conservation officer.

- P21/05703/F 12 Cherry Gardens, Bitton. Erection of detached garage forward of the front elevation of the main dwelling.
- Bitton Parish Council Objects to this application as it will have a huge impact on the street scene.
- P21/05691/F Avondale House, Keynsham Road. Erection of a single storey rear orangery.
- The comments of the Parish Council are No Objection subject to the comments from the conservation officer.
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The meeting ended at 20.20 pm.

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Chairman