

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 Tuesday 7 December 2021 at 7.30pm.

PRESENT: Councillors: J Allinson, R Coales, P Collins, S Hawking, K Scudamore, A Thomas

Officer: Mrs K Fry – Clerk

There was one member of the public present.

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

210/21. APOLOGIES FOR ABSENCE

Apologies were received from Councillor St Nash.

211/21. CONFIRMATION OF MINUTES

RESOLVED that the minutes of the meeting held on 15 November 2021 be confirmed as a correct record and signed by the Chairman.

212/21. CONSIDERATION OF PLANNING MATTERS

The Clerk had circulated details of planning applications decided since the last meeting and this was noted.

Consideration of planning applications within the parish:

P21/07208/TRE Perry Orchard, Wick Lane, Upton Cheyney. Works to fell 2 no. Lawson Cypress, 1 no. Conifer, crown lift 1 no. Lawson Cypress to 4m and 2 no. Sycamore trees to 4m. Works also to reduce mixed hedgerow to gate height. All trees situated within the Bitton conservation area and covered by SG/TR 117 and dated 28/05/1968.

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

P21/07524/CLE Building at Park Farm, Barry Road, Oldland Common. Continued use of building as a dwelling (Class 3).

Bitton Parish Council have no comment to make.

P21/05366/F Land at 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 council has received the

Illustrative Masterplan which shows an indicative development of 50 dwellings for the main residential phase (outline phase), and additional information is provided to address consultees concerns

We have no further comment to make in addition to our previous comments other than we are still concerned about there being no bus services to Keynsham or Longwell Green.

P21/06977/LB The Old Farmhouse, Mill Lane. Replacement of a modern staircase in rear corridor with reconfigured oak staircase. Repairs to dairy, install 2 no. conservatory rooflights and partly insulating the walls and roof. Create new opening between main house and former garage/store. Installation of 3 no. rooflights to the former garage and replacing the external French doors.

Bitton Parish Council have No Objection subject to the views of the Conservation Officer.

Applications received after the meeting agenda deadline:

P21/07758/TCA Perry Orchard, Wick Lane, Upton Cheyney. Works to fell 2 no. Lawson Cypress, 1 no. Conifer and crown lift 1 no. Lawson Cypress to 4m. All trees situated within the Upton Cheyney conservation area.

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

P21/07803/F 131 Malvern Drive, Warmley. Erection of two storey front and rear extensions to provide additional living accommodation.

Bitton Parish Council have No Objection to the rear build but have concerns over the extension to the front. It is out of keeping with the street scene and is over intensification of the site.

P21/07680/CLP 78 High Street, Oldland Common. Installation of rear flat roof dormer.

Bitton Parish Council have No Objection.

P21/06685/RM 5 North Street Oldland Common. Retention of existing dwelling, demolition of garage and car port and erection of 1 no. two storey dwelling with landscaping and appearance to be determined. Approval of Reserved Matters to be read in conjunction with Outline permission P21/00823/O.

Although the appearance of the proposed building does not cause any concerns, we note the Conservation Officer comments being that the additional building is too large in relation to the original building. There are some trees/bushes indicated on the site plan - but there is very little detail about the type of planting or size.

Bitton Parish Council do not object subject to the concerns expressed by the Conservation Officer being met by further changes and if the Landscaping Officer is happy with the proposed planting.

The meeting ended at 19.45pm

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Chairman