

DOWNEND & BROMLEY HEATH PARISH COUNCIL

PLANNING COMMITTEE AGENDA/COMMENTS

Date of Planning Committee Meeting:- 7 February 2017

Present at meeting:- Cllrs Mike Baker, Sheila Ottewell, Martyn Poole & Colin Ogden

Apologies: Cllrs Raj Sood & James Griffiths

1. To receive Planning Committee comments from meetings on:- 17 January 2017
2. To review the following Planning applications received:-

APP. NUMBER & CASE OFFICER AND DATE DUE FOR RESPONSES	SITE	DESCRIPTION OF PROPOSAL	RESPONSE TO SOUTH GLOUCESTERSHIRE COUNCIL	COMMENTS
PK17/0106/F Hanni Osman 6 February 2017	Newhaven 102 North Street Downend Bristol	Creation of new vehicular access on to North Street.	No objection	
PK17/0134/PNH Hanni Osman 2 February 2017	76 Coronation Road Downend Bristol BS16 5SL	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.19m, for which the maximum height would be 3.62m, and for which the height of the eaves would be 2.2m.	No objection	

PK17/0175/PDR Patrick Jackson 7 February 2017	8 Wetherby Grove Downend Bristol BS16 6QB	Erection of single storey rear extension to form additional living accommodation.	No objection	
PK17/0258/PNH Lucy Paffett 15 February 2017	9 Longden Road Downend Bristol BS16 5RL	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.58m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.75m.	No objection	
PK17/0172/PNH Lucy Paffett 17 February 2017	14 Christchurch Ave Downend Bristol BS16 5TG	Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 2 metres, for which the maximum height would be 3.5 metres and for which the height of the eaves would be 2.5 metres.	No objection	
PK17/0276/F Griff Bunce 22 February 2017	112 North Street Downend Bristol BS16 5SE	Part demolition and erection of side and rear extensions to facilitate change of use from offices to residential hostel for adults with mental health issues (Class C2) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	<u>Building:</u> No objection to the proposed structural & building changes to this historic building. <u>Services:</u> Inadequate Parking. We are concerned that there are only 3/5 parking spaces, when the total number of staff required to run the 13-roomed hostel has not been	

			<p>defined.</p> <p><u>Usage:</u> Objection on the following grounds: On such a major change of use. This is an inappropriate location for the proposed major change of use.</p> <p>As the property is to be changed to a residential hostel with a total occupancy of 13 rooms for patients with mental health issues, has adequate individual consultation taken place with all neighbouring properties, especially the existing adjacent home which caters for vulnerable dementia sufferers?</p>	
<p>PK17/0277/LB</p> <p>Griff Bunce</p> <p>22 February 2017</p>	<p>112 North Street Downend Bristol BS16 5SE</p>	<p>Part demolition and erection of side and rear extensions to facilitate change of use from offices to residential hostel for adults with mental health issues (Class C2) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).</p>	<p>See comments above on Planning Application PK17/0276/F which also apply to this application.</p>	
<p>PK17/0432/F</p> <p>Patrick Jackson</p> <p>23 February 2017</p>	<p>48 Lincombe Road Downend Bristol BS16 5UA</p>	<p>Alteration to existing extension to change from flat to mono pitched roof. Alteration to existing garage to raise the roof line. Erection of a single storey rear/side extension to form WC.</p>	<p>No objection</p>	

3. Any other business:-

3.1 Beaufort Hunt, 64 Downend Road (PK16/5712/ADV)

A compromise agreement has been reached.

3.2 Mrs Jennings (0117 9077139) and Mrs Jones (of 2 Buckingham Gardens) have visited the Parish Office raising concerns at how dangerous it is to cross the road between Sainsburys in Downend and the Horseshoe public house. They are asking that something is done before an accident happens. To bring to Planning in the first instance to make a recommendation to full Council.

We share the resident's concerns, which have arisen due to greatly increased footfall since the change of use of the corner business from Motorman to a supermarket. We suggest SGlos Council carry out a survey with a view to installing a non-light controlled crossing (ie: ordinary zebra crossing) between Sainsbury's and the Horseshoe or at an alternative suitable location.

3.3 Note for Parish Clerk:

Planning Applications PK17/0276/F & PK17/0277LB

Please refer these planning applications to our District Cllrs with regard to this proposed application as it will have a major adverse impact on the residents of Downend & Bromley Heath, noting particularly the proximity to school and youth clubs.

Signed

Date