

MEETING:
DATE & TIME:
PLACE:

Kingswood Town Council, Planning and Highways Committee
Tuesday 25th February 2025 7.00pm
The Park Centre, Kingswood

Councillors in attendance: Jim Corrigan (Chair), Alex Massey, Maria Ingram-Cotton, Stephen Forsythe, James Hackett, Ken Rabone and Steve Evans.

Present: Charlotte Littlewood, Town Clerk

There was no public question time.

P01.02.25 Apologies for absence

All members were present.

P02.02.25 Declarations of interest and requests for Dispensations

There were no declarations of interest in relation to this agenda.

P03.02.25 To approve the minutes of the previous meeting held on 28th January 2025

Councillors approved the minutes of the previous meeting.

Resolved: To approve and sign the minutes of 28th January 2025.

P04.02.25 Planning Applications

Councillors received and commented on the following applications.

a. Reference: P25/00288/HH

26 Coronation Road Kingswood South Gloucestershire BS15 9SB

Erection of two storey rear extension to form additional living accommodation and erection of detached annexe ancillary to main dwelling.

Resolved: No objections.

b. Reference: P25/00057/HH

18 Purton Close Kingswood South Gloucestershire BS15 9ZE

Erection of boundary fence and front gate (Resubmission of P24/01640/HH)

Resolved: No objections

c. Reference: P25/00279/F

Building To The Rear Of 68 Court Road Kingswood South Gloucestershire BS15 9QG

Change of use of ancillary annexe to 1no. commercial holiday let (Class C3).

Resolved: To object to the application for change of use due to the loss of residential amenity as there are concerns that the proposal will have a detrimental impact of the character of the residential area. The concerns are based on the potential lack of car parking for visitors staying at the annexe and needing to park in the street of use the access/egress lane which will require them to reverse into a main road, the property being so close to the neighbour's property and in particular the rear garden, but with inadequate fencing to offer privacy and reduce any noise that might be created by visitors and therefore likely to be deemed a nuisance for the neighbours on the basis that visitors and holiday makers use the property in a different manner and at different times to a residential home.

Furthermore, the use as a holiday home is in conflict with the condition of the previous approval (**P23/03509/F**) that the structure could only be used as part of the main dwelling and not as a separate entity.

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d. Reference: P25/00398/HH

1 Collingwood Avenue Kingswood South Gloucestershire BS15 4BA
Erection of a single storey rear extension to form additional living accommodation

Resolved: No objections.

e. Reference: P25/00268/HH

13 Chedworth Kingswood South Gloucestershire BS15 4UE
Erection of a single storey rear and side extension to form additional living accommodation

Resolved: No objections

f. Reference: P25/00401/TRE

47 Selworthy Kingswood South Gloucestershire BS15 9RJ
Works to 3no Hybrid Black Poplar trees to prune back to previous points, covered by tree preservation order KTPO 09/80 dated 27th October 1980

Resolved: No objections and to support any recommendations from the tree officer.

P05.02.25 To note decisions made by South Gloucestershire Council

These will be considered at the next meeting.

P06.02.25 To contribute to the Annual Report

It was agreed that the Planning and Highways Committee would contribute to a page in the KTC annual report.

P07.02.25 To refer any items from this meeting to full council

To make full council aware of the objections that the committee wishes to raise to application number P25/00279/F for the purpose that full council considered an earlier application in January 2024 and objected to that planning application too.

P08.02.25 Date of next meeting and consideration of items for the agenda

The next meeting will be held on Tuesday 22nd April 2025.

Meeting Closed: 1916hrs

Signed as a True Record..... Date.....