



# Winterbourne

## PARISH COUNCIL

The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ  
Tel: 01454 776922 [clerk@winterbournepc.co.uk](mailto:clerk@winterbournepc.co.uk)

### PLANNING COMMITTEE

13<sup>th</sup> May 2024

J Amos in the Chair

J Amos	(P)	D Eldridge	(P)
J Kinsey	(P)	J Lloyd	(P)
A Collins	(P)	S Hancock	(P)
M Goodman	(P)	F Arkley	(P)

Evacuation Procedure: Leave via the fire door and assemble outside in the car park – Noted

#### **178.05/24 Apologies for Absence:**

None.

#### **179.05/24 Declaration of Interests under the Localism Act of 2011:**

Cllr D Eldridge item f).

#### **180.05/24 Public Participation:**

None.

#### **181.05/24 To agree the minutes of the meeting held on 22<sup>nd</sup> April 2024:**

Resolved: the Minutes of the meeting held on 22<sup>nd</sup> April 2024 were agreed.

#### **182.05/24 Planning Applications**

##### Winterbourne

- a) **P21/00996/RVC – Land Of Harry Stoke Stoke Gifford** (Variation of condition 41 attached to outline permission PT06/1001/O to amend the wording regarding the electricity pylons. Residential development on 39.57 hectares of land (Outline) with infrastructure, public open space and ancillary facilities. Means of access to be determined, all other matters reserved). RESOLVED, The Parish Council raised an objection. The Parish Council has concerns this poses a health risk and guidelines have not been followed.
- b) **P24/00905/F - Land At Highcroft Bury Hill Winterbourne Down** (Demolition of existing buildings and erection of 1no. self-build dwelling with parking and associated works). RESOLVED, The Parish Council did raise an objection. The Parish Council did note that the application is incomplete as there is no detailed landscaping plan.
- c) **P24/00989/O - Land Adjacent To Bridge Bungalow Old Gloucester Road Hambrook** (Demolition of existing buildings and erection of 2no. student accommodation buildings (Sui Generis) (88no. studios in total) with associated parking, cycle and bin storage (Outline) with access, landscaping, layout and scale to be determined, all other matters reserved). RESOLVED, The Parish Council did raise an objection. The Parish Council feel that it this is too close to the M4 with no local accessible facilities. As with all new builds the Parish

Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building. There is no actual commitment to any environmental features.

- d) **P24/01012/RVC - Stable 3 Bury Hill Moorend** (Variation of condition 10 attached to permission P23/03129/F to amend the approved elevations drawings. Conversion of existing stables building to create 1no. dwelling with associated works). RESOLVED, The Parish Council did not raise an objection.
- e) **P23/00222/O – Land Off Hambrook Stoke Gifford** (Erection of 14no. dwellings (outline) with access to be determined and all other matters reserved).RESOLVED, The Parish Council did raise an objection. The Parish Council uphold their original comment (Objection. There is a concern regarding highways access at what is already a potentially hazardous junction. Could access be considered from the new adjacent Kilby Road junction?). In addition, we have environmental concerns with the application having a lack of green space.

#### Frenchay

- f) **P24/00986/TCA – 16 The Newlands Frenchay** (Works to fell 1no. Cypress and 1no. Albizia situated in the Frenchay Conservation Area). Cllr D Eldridge left the room. RESOLVED, The Parish Council was split on their decision with no objection to fell the Albizia but object to the felling of the Cypress, this is a healthy tree and do not feel it blocks out any light to the applicant.
- g) **P24/01128/TCA - Cedar Hall Frenchay** (Works to 1no. Witch Hazel to crown reduce by 1.5m all around and crown lift 2.5m and works to 1no. Blue Spruce to crown lift 2m all situated in the Frenchay Conservation Area). RESOLVED, The Parish Council did not raise an objection.
- h) **P24/01080/TRE - Cedar Hall Frenchay –** (Works to 1no. Ash (340) to crown reduce by 4m all around, 1no Yew to Crown lift to 3m over path way, 1no. Oak to Crown lift to 3m over path way, and 1no. Lime to Crown lift to 5m over the driveway all covered by Tree Preservation Order SGTPO 16/10 dated 10 May 2011). RESOLVED, The Parish Council did not raise an objection.

#### Adjoining Parish

- i) **P22/07094/RM - Land North of the Railway East of Harry Stoke** (Erection of 162no. dwelling with highways, drainage and associated works with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P21/06474/RVC (previously PT16/4928/O). RESOLVED, The Parish Council pass no Comment due to the lack of clarity over the changes. There are no detailed green measures.

### **183.05/24 Planning Decisions – Noted**

#### Winterbourne

**P24/00263/HH - Little Acre, Flaxpits Lane** (Raising of roofline to form first floor accommodation and erection of single storey front extension. Window replacement and redesign to existing elevations). APPROVED WITH CONDITIONS. The Parish Council did not raise an objection.

**P24/00418/F - Landsbury Nurseries Hambrook Lane Hambrook** (Erection of 1no. detached garage and use of the existing access off Mapstone Close to serve the dwelling known as Landsbury Nursery). WITHDRAWN. The Parish Council did not raise an objection.

**P24/00021/HH – 64 Nicholls Lane** (Erection of single storey rear and side and first floor side extensions to provide additional living accommodation (Resubmission of P23/02402/HH). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

**P23/03128/LB – White Horse Inn, Bristol Road** (Retention of timber clad external cold room). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

**P24/00558/CLP – 30 Stone Lane Winterbourne Down** (Renovation of existing outdoor store to garden outbuilding). REFUSE CERTIFICATE OF LAWFULNESS. The Parish Council raised an objection.

**P23/02974/O – Land at 47 Crossman Avenue** (Demolition of existing garage. Erection of 1 no. new dwelling with associated works (Outline with all matters reserved). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

**P24/00550/TRE - Bridge Bungalow, Old Gloucester Road** (Works to fell 4no. Ornamental Cypress covered by TPO 0832 dated 10/02/2014). APPROVE WITH CONDITIONS. The Parish Council raised an objection.

**P24/00114/F - Land at Cloisters Road** (Change of use from agricultural land to a dog exercising paddock with associated parking and turning area) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

**P24/00762/TRE - 6 Prospect Close Winterbourne Down** (Works to 1no. Lime to reduce 3 meters from the height and 2 meters from lateral growth just above previous points covered by TPO 23 dated 31/12/1973). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

**P23/00526/HH - Sunnymead, 103 Down Road** (Erection of a detached outbuilding to form garage/garden store). REFUSAL. The Parish Council raised an objection.

**P24/00791/PND - Land Off Old Gloucester Road Hambrook** (Prior notification of the intention to demolish steel framed former storage building). PRIOR APPROVAL NOT REQUIRED. The Parish Council did not raise an objection.

#### Frenchay

**P24/00454/HH - 3 Cliff Court Drive Frenchay** (Erection of two story side and rear extension to form additional living accommodation. Erection of single storey extension to existing garage to facilitate conversion to home office/gym. Installation of new driveway). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

**P24/00603/TRE - Old Frenchay Hospital Beckspool Road Frenchay** (Works to tree as per the attached schedule of works received by the Council on the 6th March 2024. Covered by Tree Preservation Order SGTPO07/10 dates 15th September 2010). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

#### 184.05/24 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Common Road, Winterbourne** operative from 3<sup>rd</sup> June 2024, for sewer repair works, anticipated to be 5 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Malmains Drive, Frenchay** operative from 10<sup>th</sup> June 2024, for lead replacement works, anticipated to be 5 days duration.

#### 185.05/24 Any items to be noted

None.

Meeting concluded: 7.14pm