

The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ
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PLANNING COMMITTEE

16th December 2024

P Kembery in the Chair

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

In the absence of the Chair and Vice, the Chair of the Parish Council, Councillor Kembery acted as Chair.

Also in attendance 14 Members of the Public.

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

116.12/24 Apologies for Absence:

Cllrs Amos, Collins, Goodman and Hancock.

117.12/24 Declaration of Interests under the Localism Act of 2011:

None.

118.12/24 Public Participation:

Representatives from South Gloucestershire Council and Phoenix gave a presentation on application P24/02582/R3F. Members of the public were given the opportunity to ask questions and put forward concerns regarding this change of use. There were passionate objections to the proposed application from local residents. Ben Temple, the SGC project lead, will put together a communication document.

On a separate issue a member of the public spoke on behalf of his application that will be discussed at the next planning meeting as he may not be able to attend.

119.12/24 To agree the minutes of the meeting held on 2nd December 2024:

Resolved: The Minutes of the meeting held on 2nd December 2024 were agreed.

120.12/24 Planning Applications

Winterbourne

- a) **P24 /02762/HH - 61 Stone Lane Winterbourne Down** (Erection of front porch).
Resolved, The Parish Council did not raise an objection.
- b) **P24/02583/R3F - 75 Dragon Road Winterbourne** (Change of Use from dwelling (Class C3) to supportive living for children and young people with on site care provision (residential children's home) for up to 3no. children (Class C2) as defined

in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Resolved, The Parish Council did raise an Objection. The Parish Council were disappointed in the clarity and insufficient detail in the application itself and the obvious lack of engagement with the residents who are most affected by this application. Questions raised by local residents, e.g. parking, security, site development restrictions, need to be addressed, before the Parish Council can support this application.

- c) **P24/02780/HH – 18 Bristol Road Winterbourne** (Erection of front porch. Erection of a single storey rear extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.
- d) **P24/02773/CLE - Land And Buildings At Wayland Stables Beacon Lane Winterbourne** (Confirmation of existing buildings and uses on site). **Resolved**, The Parish Council did not raise an objection.
- e) **P24/02784/HH - Hambrook House The Stream Hambrook** (Demolition of existing carport and garden store. Erection of two storey outbuilding to provide gym, games room, garden store and garage/store ancillary to the main dwelling). **Resolved**, The Parish Council did not raise an objection. However, the Parish Council have concerns on the impact of the listed building. The Parish Council note that there is no preservation officer report for guidance.
- f) **P24/02814/HH - 39 Stone Lane Winterbourne Down** (Erection of single and two storey front extensions to provide additional living accommodation). **Resolved**, The Parish Council did raise an objection due to the lack of parking spaces.
- g) **P24/02712/HH - Hambrook Court East Bristol Road Hambrook** (Erection of 1no. garden gazebo). **Resolved**, The Parish Council did not raise an objection.
- h) **P24/02746/O - Land And Buildings At The Former Stream Bakery Bristol Road** (Partial demolition of existing building and erection of 2 no. two storey extensions to facilitate change of use of former brewery to 4 no. dwellings (2 no. houses and 2 no. flats) with parking, landscaping and other associated works (Outline) with access, layout and scale to be determined, all other matters reserved). **Resolved**, The Parish Council did raise an objection due to it being an overdevelopment site and not enough parking.

Frenchay

- i) **P24/02600/TRE – Cedar Hall Frenchay** (Works to 1no. Sycamore to crown lift to 3m, Works to 1no., and Works to fell 1no. Hornbeam and 1no. Norway Maple covered by TPO 0687 dated 30/03/2011) (**addition information**). **Resolved**, The Parish Council did not raise an objection.
- j) **P24/01962/F - Frenchay Village Museum 1 Begbrook Park Frenchay** (Demolition of existing single storey extension and garage. Erection of a single storey rear and two storey side extension with disabled toilets. Installation of outside patio and erection of 1.5m iron fencing). **Resolved**, The Parish Council did not raise an objection. The Parish Council support and welcome these upgrades. Public representations to the Parish Council have all been favourable.

Adjoining Parish

- k) **P24/02787/TRE - Highbrook Park Bristol** (Works to fell 11no Ash Trees (T18, T20, T21, T22, T23, T24, T60, T61, T64, T67 and T68) Covered by Tree Preservation Order SGTP007/14 dated 01/07/2014). **Resolved**, The Parish Council did not raise an objection.

121.12/24 Planning Decisions – Noted

Winterbourne

P24/02390/TCA - Hambrook Court East Bristol Road Hambrook (Works to fell 5no. Japanese Cherry Prunus and 3no. Ash trees situated within Hambrook Conservation Area). **NO OBJECTION**. The Parish Council did raise an objection.

P24/02398/HH - 24 Fenbrook Close Hambrook (Erection of 1no. carport). **APPROVE WITH CONDITIONS**. The Parish Council did raise an objection.

P24/01960/F - Bedrock Lodge 44 Quarry Barton Hambrook (Change of Use to 12no. bedroom, 12no. person House in Multiple Occupation (HMO) (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/02242/HH - The Croft Sturden Lane Hambrook (Erection of a two storey side and single storey rear extensions to form additional living accommodation. Erection of 1no. detached garage). WITHDRAWN. The Parish Council did not raise an objection.

P24/02586/TRE - 4 The Newlands Frenchay (Works to crown reduce 1no. Rowan tree to maintain the 3m height and 3m spread, crown reduce 1no. White Beam tree to maintain the 4m height and 4m spread and crown lift 1 no. Yew tree by 1m. Covered by TPO 13, 29th November 1972). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

122.12/24 South Gloucestershire Council – Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure – Malmins Drive** in connection with gully installation works operative from 13th January 2025, anticipated to be of 21 days.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure – Old Gloucester Road** in connection with pole testing works. Operative from 14th January 2025 anticipated to be of 1 day between the hours of 9.30am – 3.30pm.

123.12/24 Any items to be noted from members

None.

Meeting concluded: 7.31pm