

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

PLANNING COMMITTEE

20th January 2025

A Collins in the Chair

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

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

132.01/25 Apologies for Absence:

Cllr Amos.

133.01/25 Declaration of Interests under the Localism Act of 2011:

All Cllrs for item c)

134.01/25 Public Participation:

None.

135.01/25 To agree the minutes of the meeting held on 6th January 2025:

Resolved: The Minutes of the meeting held on 6th January 2025 were agreed.

136.01/25 Planning Applications

Winterbourne

- a) **P24/03004/HH - 44 Mount Crescent Winterbourne** (Erection of side and link extension to existing garage to facilitate conversion to annexe ancillary to the main dwelling). **Resolved**, The Parish Council did raise an objection due to no floor plans for upstairs, therefore, the Parish Council are unable to calculate the number of parking spaces required. The Parish Council believe the existing parking is impractical. The Parish Council also believe the description is inaccurate as believed to be a separate dwelling.
- b) **P24/02825/HH - Greystones The Stream Hambrook** (Erection of single storey front and rear, and first floor side extensions to form additional living accommodation). **Resolved**, The Parish Council did raise an objection. There is no Conservation Officer report for guidance. The sizeable development as the property is on Greenbelt land, the Parish Council believe the 28.5% is not 'significantly' under the limit of the threshold. The Parish Council would like to understand how the calculation was done to confirm its accuracy.
- c) **P24/02547/F - Winterbourne Sports Pavillion Parkside Avenue Winterbourne** (Erection of single storey front and side extensions and installation of new roof overhang). **Resolved**, As this application has been submitted by Winterbourne

Parish Council, the Council will not pass comment. No members of the public were at the meeting to submit comments.

- d) **P25/00044/RVC - 18 Abbeydale Winterbourne** (Removal of condition 2 attached to permission P24/02724/HH. Erection of single storey side and rear extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.
- e) **P22/04211/F - Land East Of Old Gloucester Road Hambrook Winterbourne** (Erection of 30 no. dwellings with vehicular access, servicing arrangements, parking provision, together with strategic green infrastructure and landscaping). **Resolved**, The Parish Council raised a strong objection. The Parish Council have concerns that this application is too close to the motorway with high pressure gas mains, gardens and allotments so close to pollution. The Parish Council have concerns over air and noise pollution as there is no screening in place.
- f) **P24/02958/HH - Whitfield House High Street Winterbourne** (Erection of two storey side extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.
- g) **P25/00056/HH - 48 Down Road Winterbourne Down** (Erection of 1.7m fence above rear garage (retrospective)). **Resolved**, The Parish Council did not raise an objection.

Frenchay

- h) **P25/00041/TCA - 1 The Common Frenchay Common Frenchay** (Works to 1no Holm Oak Tree (T1) to Crown reduce height by 3m and radial spread by 1m within Frenchay Conservation Area). **Resolved**, The Parish Council did not raise an objection.

137.01/25 Planning Decisions – Noted

Winterbourne

P24/02678/CLP - 21 Nicholls Lane Winterbourne (Conversion of garage to provide additional living accommodation). APPROVE CERTIFICATE OF LAWFULLNESS. The Parish Council did not raise an objection.

P24/02724/HH - 18 Abbeydale Winterbourne (Erection of single storey side and rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/02710/HH - 45 Harcombe Hill Winterbourne Down (Demolition of existing rear extension. Erection of two storey rear extension to form additional living accommodation. Erection of detached garage). APPROVE WITH CONTITIONS. The Parish Council did not raise an objection.

P24/02780/HH - 18 Bristol Road Winterbourne (Erection of front porch. Erection of a single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P24/02674/TCA – Cedar Hall Frenchay (Works to 1no. Scot Pine to crown lift to 3m over garage roofs, Works to 1no. Yew to reduce lateral spread on north side by up to 3m to clear roof end end elevation of adjacent building and Works to 1no. Monterey Cypress to reduce lateral spread on the S/E side by 3m and crown lift over the drive to 5m all situated in the Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

South Gloucestershire

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 SGTPO07/14 dated 01/07/2014). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

138.01/25 South Gloucestershire Council – Noted

- South Gloucestershire Council has received an renewal application for a Static Street Trader: **LI25/0173/STS - Hillside Sports Gardens (UWE)** to trade at Hillside Sports Gardens, Filton Road, Hambrook, South Gloucestershire, BS16 1QQ.
- South Gloucestershire Council has received an application for a Block Street Trader: **LI25/0172/STB – UWE Bristol (Frenchay)** to trade at University Of West Of England, Frenchay Campus, Coldharbour Lane, Stoke Gifford, South Gloucestershire, BS16 1QY.

139.01/25 Any items to be noted from members

A query was raised regarding a polytunnel in Winterbourne that was reported to Planning Enforcement. The Parish Council was informed that the polytunnel has now been removed.

Meeting concluded: 7.25pm