

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

PLANNING COMMITTEE

12th May 2025

J Amos in the Chair

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

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

190.05/25 Apologies for Absence:

Cllrs Arkley, Hancock, Lloyd.

191.05/25 Declaration of Interests under the Localism Act of 2011:

None.

192.05/25 Public Participation:

None.

193.05/25 To agree the minutes of the meeting held on 14th April 2025:

Resolved: The Minutes of the meeting held on 14th April 2025 were agreed.

194.05/25 Planning Applications

Winterbourne

- a) **P25/00649/LB - The Tythings Bristol Road Hambrook** (Internal and external alterations to convert existing garage to form office/gym with bathroom facilities and storage above. Replacement of 2no. windows with timber encasement windows to match host dwelling, and installation of internal double glazed doors behind existing barn doors). **Resolved**, The Parish Council did raise an objection. The Parish Council consider this to be an inappropriate development. The Parish Council note the Conservation Officers report has not changed since application P25/00648 even though concerns appear to have been addressed.
- b) **P25/00986/HH - 24 Fenbrook Close Hambrook** (Erection of detached double garage). **Resolved**, The Parish Council did not raise an objection.
- c) **P25/00968/TRE - 23 Prospect Close Winterbourne Down** (Works to crown reduce 1no Fagus sylvatica 'Purpurea' tree by 3m in height and by 2m in radial spread to leave a finished height of 14m and a radial spread of 8m. Covered by Tree Preservation Order 23 (55) Dated 31st December 1973). **Resolved**, The Parish Council did not raise an objection. The Parish Council would welcome a condition that any works taking place will be in accordance with the nesting seasons.
- d) **P25/00981/TRE - Hambrook Court East Old Gloucester Road Hambrook** (Works to fell 3no Sycamore Trees within Hambrook Conservation Area). **Resolved**, The

Parish Council did not raise an objection. The Parish Council would like to commend the applicant for the tree replanting programme.

- e) **P25/01015/TCA - Hambrook Court East Old Gloucester Road Hambrook** (Works to trees as per the applicants proposed schedule of works received by the council on 17th April 2025, all trees situated within Hambrook Conservation Area). **Resolved**, The Parish Council did not raise an objection. The Parish Council note the lack of clarity in identifying species in the submitted photographs.
- f) **P25/01008/OHLE - Land At Cloisters Road Winterbourne** (Application for consent under Section 37 of the Electricity Act 1989 to re-conductor the existing overhead line. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008). **Resolved**, The Parish Council did not raise an objection.
- g) **P25/01018/HH - 2 Sunnyside Lane Hambrook** (Demolition of existing garage/store. Erection of single storey front and side extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.
- h) **P25/00854/HH - 11 North Road Winterbourne** (Raising of roofline and installation of 1no rear dormer to facilitate loft conversion. Erection of single storey rear and two storey side extensions to form additional living accommodation (amendment to approved scheme P23/01702/HH). **Additional missing information added**. **Resolved**, The Parish Council did not raise an objection.

Frenchay

- i) **P25/00945/TCA - Flat White Lion Frenchay Common Frenchay** (Works to fell group of Hazel, Ash, Sycamore and Holm Oak trees (G001). All trees situated within Frenchay Conservation Area). **Resolved**, The Parish Council did not raise an objection. The Parish Council are not objecting due to the safety of the houses below but would like to see some replacement screening i.e large planters containing trees.
- j) **P25/00928/TCA - Mount Pleasant Tuckett Lane Frenchay** (Works to 1no. Box elder to crown reduce by 2-3m situated in the Frenchay Conservation Area). **Resolved**, The Parish Council did not raise an objection. The Parish Council would welcome a condition that any works taking place will be in accordance with the nesting seasons.
- k) **P25/01011/CLP - 17 Alexander Road Frenchay** (Erection of single storey rear extension to provide additional living accommodation. Installation of side dormer to facilitate loft conversion). **Resolved**, The Parish Council did raise an objection. The Parish Council continue to consider this application as an overdevelopment of the site. In addition, there are windows overlooking the neighbouring property which is considered intrusive. If the application was successful, The Parish Council would like a condition for these windows to be obscured glass.

195.05/25 Planning Decisions – Noted

Winterbourne

P25/00138/F - Cleve Archers Shooting Range And Indoor Shooting Facility Old Bromley Heath Road Hambrook (Erection of 1no. wind turbine). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/02773/CLE - Land And Buildings At Wayland Stables Beacon Lane Winterbourne (Confirmation of existing buildings and uses on site). APPROVE CERTIFICATE OF LAWFULLNESS. The Parish Council did not raise an objection.

P24/02825/HH - Greystones The Stream Hambrook (Erection of single storey front and rear, and first floor side extensions to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00455/HH - The Willows Common Mead Lane Hambrook (Erection of first floor side extension over garage to provide additional living accommodation). REFUSAL. The Parish Council did not raise an objection.

P25/00501/LB - Winterbourne Court Farm Barn Church Lane Winterbourne (Removal of existing steel flitch plate at foot of 1no. truss and insertion of replacement steel flitch plate

with associated masonry and timber repairs). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00544/HH - 35 Watleys End Road Winterbourne (Erection of first floor extension over existing garage and single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00549/HH - 35 Bourne Close Winterbourne (Demolition of existing porch canopy. Erection of front porch). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00482/F - Winterbourne Branch Library Flaxpits Lane Winterbourne (Installation of 1no. shipping container for storage for a 'library of things'). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00727/HH – 121 Bradley Avenue Winterbourne (Erection of a two storey side extension to form additional living accommodation). APPROVED WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00753/TRE - Land Opposite Side Of The River To 'The Dingle' (Works to fell 1no Ash Tree covered by Tree Preservation Order SGTPO26/10 dated 22nd March 2011). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P25/00414/F - 9 Old Gloucester Road Frenchay (Subdivision of 1no. dwelling into 2no. dwellings with associated works). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00434/HH - 47A Bristol Road Frenchay (Erection of two storey rear extension to form additional living accommodation with first floor balcony, and installation of rear dormer to facilitate loft conversion). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00562/HH - 15 Park Crescent Frenchay (Demolition of existing garage and car port and erection of replacement detached garage (amendment to permission P24/00233/HH). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

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). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

196.05/25 South Gloucestershire Council – Noted

None.

197.05/25 Any items to be noted from members

None.

Meeting concluded: 6.54pm