

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

PLANNING COMMITTEE

19th May 2025

A Collins in the Chair

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

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

01.05/25 Election of Chairman:

Cllr Kinsey proposed Cllr Amos

Cllr Eldridge seconded Cllr Amos

All members were in agreement, Cllr Amos was duly elected as Chair.

02.05/25 Election of Vice Chairman:

Cllr Kinsey proposed Cllr Collins

Cllr Eldridge seconded Cllr Collins

All members were in agreement, Cllr Collins was duly elected as Vice Chair.

03.05/25 Apologies for Absence:

Cllrs Amos, Hancock.

04.05/25 Declaration of Interests under the Localism Act of 2011:

None.

05.05/25 Public Participation:

None.

06.05/25 To agree the minutes of the meeting held on 12th May 2025:

Resolved: the Minutes of the meeting held on 12th May 2025 were agreed.

07.05/25 Planning Applications

Winterbourne

- a) **P25/01057/HH - Greystones The Stream Hambrook** (Erection of single storey front, rear and first floor side extensions to form additional living accommodation, various alterations to existing fenestration and the installation of roof mounted solar PV equipment (Resubmission of P24/02825/HH). **Resolved**, The Parish Council did raise an objection. The Parish Council are disappointed that this application appears to have reverted back to the original design which was objected to. Our previous objection comments still stand "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”

- b) **P25/01108/HH - Cedar Shade 9 Branksome Drive Winterbourne** (Erection of a single storey rear extension to form additional living accommodation. Installation of 2no. front and 3no rear rooflights). **Resolved**, The Parish Council did not raise an objection.
- c) **P25/00983/O - Crossley Farm Swan Lane Winterbourne** (Demolition of all buildings and the erection of 9no. dwellings including a new access with associated parking and landscaping (Outline) with layout, scale and access to be determined, all other matters reserved). **Resolved**, The Parish Council did not raise an objection. However, the Parish Council do have concerns about the development entrance coming out on to Bristol Road and think Swan Lane would be a better alternative. The Parish Council would like it noted that by supporting these 9 dwellings we are supporting South Gloucestershire Councils new housing initiative. We therefore believe that the proposed local plan numbers should be reduced by 9 dwellings. 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.

Frenchay

- d) **P25/00609/HH - Cranleigh Bristol Road Frenchay** (Erection of 3no. single storey front extensions to form porch, link to garage and new garage. Raising of roofline and erection of a single storey rear extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.
- e) **P25/01128/TRE - 8 Homestead Gardens Frenchay** (Works to crown lift 1no Oak Tree by 4m and radial spread by 2m covered by Tree Preservation Order SGTPO07/10 dated 15th September 2010). **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.

08.05/25 Planning Decisions – Noted

Winterbourne

P25/00820/HH - 53 Friary Grange Park 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.

P24/02485/F - Land At Champion House Moorend Road Hambrook (Erection of 1no. outbuilding to form personal office and gym). **REFUSAL**. The Parish Council did raise an objection.

P25/00634/HH - Hambrook House The Stream Hambrook (Demolition of existing carport and erection of building to form triple garage and garden store with gym. (resubmission of P24/02784/HH). **REFUSAL**. The Parish Council did not raise an objection.

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

P24/02905/RVC - Bolbrek Filton Road Hambrook (Variation of conditions 2 (to alter the approved general arrangement plan) and 9 (to alter the landscaping arrangements) attached to permission P23/02024/F. Erection of 4 no. detached dwellings with associated works). **APPROVE WITH CONDITIONS**. The Parish Council did not raise an objection.

Frenchay

P25/00650/HH - Gloucester Lodge Old Gloucester Road Frenchay (Erection of first floor extension to form north west elevation and two storey extension to south west elevation to form additional living accommodation. Installation of first floor balcony to north west/south west elevations. Installation of 2no. dormers to north west elevation to enlarge loft conversion and 1no. dormer to north east elevation for form additional living accommodation). **REFUSAL**. The Parish Council did raise an objection.

P25/00070/RVC - Frenchay Village Museum 1 Begbrook Park Frenchay (Variation of condition 4 (approved plans) attached to planning consent P20/17040/F - Demolition of existing garage and extension. Erection of two storey and single storey side extensions to form display area and office (Class F1c). WITHDRAWN. The Parish Council did not raise an objection.

09.05/25 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Site Inspection of P22/07094/RM – Land North Of The Railway, East Of Harry Stoke South Gloucestershire**. Friday 16th May at 11.00am. The purpose of the visit is for Committee Members to view the site and its context. No decision will be made at this time.
- Notice has been given by South Gloucestershire Council of a **Site Inspection of P21/00996/RVC – Land At Harry Stoke South Gloucestershire**. Friday 16th May at 10.25am. The purpose of the visit is for Committee Members to view the site and its context. No decision will be made at this time.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure at Moorend Road, Hambrook** in connection with repairs to the retaining wall outside Frome Cottage. Anticipated to take place from 27.05.2025 – 02.06.2025 and will remain in place 24/7.

10.05/25 Any items to be noted

It was advised that there have been a few Motorhome Dwellers in Frenchay.
Clerk to contact SGC and Highways to propose a time restricted waiting limit.

Meeting concluded: 6.59pm