

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

PLANNING COMMITTEE

7th July 2025

J Amos in the Chair

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

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

28.07/25 Apologies for Absence:

Cllrs Collins.

29.07/25 Declaration of Interests under the Localism Act of 2011:

None.

30.07/25 Public Participation:

None.

31.07/25 To agree the minutes of the meeting held on 16th June 2025:

Resolved: the Minutes of the meeting held on 16th June 2025 were agreed.

32.04/25 Planning Applications

Winterbourne

- a) **P25/01393/HH - 39 Bradstone Road Winterbourne** (Demolition of existing side extension. Erection of a two side and single storey rear extension to form additional living accommodation). **Resolved**, The Parish Council did raise an objection. The Parish Council feel that there is inadequate parking.
- b) **P25/01421/HH - 57 Friary Grange Park Winterbourne** (Erection of single storey rear extension and first floor side extension to form additional living accommodation). **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 Council 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.

- d) **P25/01373/PNH - Poplars Place 32C Dragon Road Winterbourne** (The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.585m, for which the maximum height would be 3.199m, and for which the height of the eaves would be 2.285m). **Resolved**, The Parish Council did not raise an objection.

Frenchay

- e) **P25/01494/HH - Gloucester Lodge Old Gloucester Road Frenchay** (Erection of first floor extension to north west elevation, installation of first floor balcony to south west elevation. Installation of 1no. dormer to provide improved access for additional living accommodation for relative with mobility needs (resubmission of P25/00650/HH). **Resolved**, The Parish Council did raise an objection. The Parish Council consider this to be an overdevelopment of the site, in addition to being overbearing on adjacent properties. The dormer windows look similar to the last refusal. The Parish feel that the balcony for the master bedroom is not relevant. The Parish Council can not see how a spiral staircase would be appropriate in accommodation designed for a relative with mobility needs.
- f) **P25/01491/RVC - Willowood Begbrook Park Frenchay** (Variation of condition 2 (approved plans) attached to planning permission P22/04803/HH - to remove aluminium privacy fin, amend size and position of rooflights, amend cladding on west gable end elevation from tile and render to timber cladding part wrapping around north and south gable end elevations, amend window layout on east end gable elevation and amendments to bedroom window on east elevation. - Erection of ground floor rear extension. Erection of first floor side extension with rear sun terrace and raising of the roofline to form additional living accommodation. Erection of front porch). **Resolved**, The Parish Council did not raise an objection.

Adjoining Parish

- g) **P25/01396/HH - 21 Oxleigh Way Stoke Gifford** (Installation of 2no windows on side elevation). **Resolved**, The Parish Council did not raise an objection.

33.07/25 Planning Decisions – Noted

Winterbourne

P25/00592/HH - 28 Green Dragon Road Winterbourne (Erection of a single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

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

P25/00426/HH - River Mill Cottage Bury Hill Hambrook (Alterations to existing detached garage to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/01755/F - Land At Cloisters Road Winterbourne (Erection of 1no. dwelling, 1no. garage and associated works). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01275/TRE - Silverhill School Swan Lane Winterbourne (Works to fell 16no Common Ash Trees and 2no Sycamore Trees covered by Tree Preservation Order SGTPO 17/20 dated 3rd February 2021). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

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). REFUSAL. The Parish Council did raise an objection.

P25/00733/HH - 65 St Francis Drive Winterbourne (Erection of single storey extension to existing garage to facilitate conversion to Annexe ancillary to main dwelling). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

Frenchay

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). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an objection.

P25/01226/TCA - 11 Church Road Frenchay (Works to fell 1no. Leyland Cypress tree (T1) and 1no. Maple tree (T2) situated within Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

P24/01961/F - Frenchay Cricket Club Common Mead Lane Hambrook (Demolition of existing building. Erection of sports pavilion and associated works). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

34.07/25 To discuss submitting a local listing of The Swan Inn Winterbourne BS36 1RE

The Parish Council support the local listing application. **Clerk to contact the relevant authority.**

To review other buildings that should be listed. **Clerk to put on the agenda for the next meeting.**

35.07/25 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Trench Lane, Almondsbury**. In connection with bridge repair works, operative from 21 July 2025, anticipated to be of 11 weeks duration.

36.07/25 Any items to be noted

SB197 Worrells Lane Traffic Calming and extended 20mph in Worrells Lane, Mill Lane and Church Road inc Virtual footway on Church Road. This scheme was investigated and has moved into South Gloucestershire Council priority listing of schemes.

A proposal letter has been received for Silverhill. There will be a public notice which Winterbourne Parish Council will comment when this is received.

37.07/25 Action updates from previous meetings noted

Clerk reported to South Gloucestershire Council regarding South Gloucestershire Landscape Assessment supplementary Planning document and the South Gloucestershire Local Plan.

Meeting concluded: 7.08pm