

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

PLANNING COMMITTEE

4th August 2025

J Amos in the Chair

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

Cllr Eldridge appointed Cllr Bruce as their representative
Cllr Arkley appointed Cllr Sykes as their representative

Also in attendance: 1 Member of the Public

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

48.08/25 Apologies for Absence:

Cllrs Collins, Hancock, Kinsey, Arkley, Goodman and Eldridge.

49.08/25 Declaration of Interests under the Localism Act of 2011:

None.

50.08/25 Public Participation:

None.

51.08/25 To agree the minutes of the meeting held on 21st July 2025:

Resolved: the Minutes of the meeting held on 21st July 2025 were agreed.

52.08/25 Planning Applications

Winterbourne

- a) **P25/01529/F – Land at Rose Cottage, Church Lane** (Erection of 1no self build dwelling with associated works (resubmission of P24/02078/F) **Resolved**, The Parish Council did raise an objection. The Parish Council feel this is an inappropriate development.
- b) **P25/01709/TCA – Old Manse, Bristol Road, Hambrook** (Works to crown reduce 1 no. Apple tree (T1) to leave a finished height of 4.5 m and radial spread of 4 m, 1 no. Apple tree (T2) to leave a finished height of 4.5 m and radial spread of 4 m, 1 no. Crab Apple tree (T3) to leave a finished height of 4.5 m and radial spread of 4 m, and 1 no. Holly (T4) to leave a finished height of 4.5 m and radial spread of 3 m. Trees situated in the Hambrook Conservation Area). **Resolved**, The Parish Council did not raise an objection.
- c) **P25/01690/CLP – 7 Swan Lane** (Change of use of dwelling (Class C3) to a children's home for a maximum of 3 no. children, with up to 3 no. carers, two of whom will sleep overnight, working on a rota basis (Class C2). **Resolved**, The

Parish Council did not raise an objection. However, the Parish Council do have concerns there is inadequate parking.

- d) **P25/01790/CLP – Bay Tree Cottage, Bristol Road, Hambrook** (Installation of Air Source Heat Pump and associated new 2m boundary fence and 2m gate). **Resolved**, The Parish Council did not raise an objection.
- e) **P25/01802/TRE – Waters Edge, 2 Burghley Court** (Works to reduce back to previous points 1.no Sycamore Tree to leave a finished height of approx 15m and a radial spread of 7m. Covered by Tree Preservation Order SGTPO 02/96 dated 9th April 1997). **Resolved**, The Parish Council did not raise an objection.
- f) **P25/01621/HH – 2 Matford Close** (Erection of single storey side and rear extension to provide additional living accommodation) **Resolved**, The Parish Council did not raise an objection. The Parish Council feel this would be an improvement.
- g) **P24/00989/O – Land Adjacent to Bridge Bungalow, Old Gloucester Road, Hambrook** (Demolition of existing buildings and erection of 2no. student accommodation buildings (Sui Generis) (88no. studios in total) with associated parking, cycle and bin storage (Outline) with access, landscaping, layout and scale to be determined, all other matters reserved) **Resolved**, The Parish Council did raise an objection. The Parish Council still hold the same comment as the location has not changed and feel that it this is too close to the M4 with no local accessible facilities. The Parish Council have concerns with inadequate parking on this overdeveloped site. 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. There is no actual commitment to any environmental features. In addition, Winterbourne Parish Council would like to comment that there is a lack of sustainable transport and that full pavement and cycle path provision needs to be implemented along the whole of Old Gloucester Road from Beacon Lane to Bristol Road and along Hambrook Lane.

Frenchay

- h) **P25/01612/TRE – Woodstock, Quarry Road** (Works to crown lift a group of various trees and vegetation overhanging wall (G1) to 5m over Pearces Hill. Works to fell 1no. Ash tree and coppice 1no. Holly tree (G2) to beneath split in union, covered by Tree Preservation Order SGTPO 15/12 dated 15th December 2012). **Resolved**, The Parish Council did not raise an objection.
- i) **P25/01675/HH – Taormina, Bristol Road** (Demolition of existing garage. Erection of two storey side and rear extension to form additional living accommodation. Erection of detached garage with gym/games room. Erection of front porch) **Resolved**, The Parish Council did not raise an objection.
- j) **P25/01757/TCA – Lodge Cottage, Beckspool Road** (Works to 1no Cherry Tree to remove 2no overhanging branches within Frenchay Conservation Area) **Resolved**, The Parish Council did not raise an objection.
- k) **P25/01741/TRE – Old Frenchay Hospital Site** (Works to trees as per the submitted Schedule of works received by the Council on 16th July 2025 covered by multiple Tree Preservation Orders) **Resolved**, The Parish Council did not raise an objection.
- l) **P25/01662/RVC – Land East of Malmain Drive** – (Variation of condition 9 attached to permission P23/02519/RVC (formerly P20/13119/F) to amend the Drainage & LAP Coordination Plan. Erection of 30 no. dwellings, 2 no. new highway access points, hard and soft landscaping with associated works) **Resolved**, The Parish Council did raise an objection. The Parish Council would not object if confirmation that any damage to the road would be put back to an acceptable state after completion.

53.08/25 Planning Decisions – Noted

Winterbourne

P25/01217/F – Land at Winterbourne Community Centre, Watleys End Road (Installation of 1no. shipping container to form storage building) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01202/PIP – Land at Bristol Road (Permission in principle for the erection of up to 1no. dwelling) APPROVE. The Parish Council did raise an objection.

P25/01241/HH - 56 Nicholls Lane Winterbourne (Erection of annexe ancillary to the main dwellinghouse) APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/01393/HH – 39 Bradstone Road (Demolition of existing side extension. Erection of a two side and single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/011779/HH – 1 Railway View, Bristol Road, Hambrook (Erection of single storey rear extension to form additional accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01330/HH - Hambrook Court East, Old Gloucester Road, Hambrook (Erection of 2.5m boundary wall) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01338/HH – 10 Crossley, Close (Erection of single storey outbuilding to form garage and Annex ancillary to main dwelling) APPROVE WITH CODITIONS. The Parish Council did not raise an objection.

P25/01332/ADV – Tesco Stores Ltd, High Street (Display of 12no. non illuminated pump number wedges, 12no. non illuminated Esso Red Koala halves, 2no internally illuminated Esso Red 'Blade' signs and 4no. internally illuminated Esso Red 'Wave' signs) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

54.08/25 Action updates from previous meetings noted

- Cllrs Arkley and Hancock offered to work with Cllr Bruce in identifying local buildings to be considered for listing. The group will present findings at a future meeting.

55.08/25 Any items to be noted

There has been reports of uncontrolled tipping in Frenchay. Clerk has already reported this to SGC and will request an update.

Cllr Watkins raise that a site visit will be taking place – application P22/04211/F on the 8th August at 10.10am and asked if any members of the committee are able to attend. **Clerk to ask members if available to attend.**

Meeting concluded: 7.04pm