

The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ  
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## PLANNING COMMITTEE

18<sup>th</sup> August 2025

A Collins in the Chair

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

Also in attendance:

Cllr Bruce who had been nominated as a representative in the absence of Cllr Eldridge

Two members of the public

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

### **56.08/25 Apologies for Absence:**

Cllrs Amos, Arkley, Eldridge and Lloyd.

### **57.08/25 Declaration of Interests under the Localism Act of 2011:**

None.

### **58.08/25 Public Participation:**

None.

### **59.08/25 To agree the minutes of the meeting held on 4<sup>th</sup> August 2025:**

Additional text to the Parish Council response for P24/00989/O was requested. All members in agreement.

Resolved: the Minutes of the meeting held on 4<sup>th</sup> August 2025 were not agreed. Clerk to add additional comments, re-submit to South Gloucestershire Council and amend the minutes of 4<sup>th</sup> August 2025.

### **60.08/25 Planning Applications**

#### **Winterbourne**

- a) **P25/01782/HH - The Malthouse Moorend Road Hambrook** (Creation of opening on rear elevation and installation of double doors in opening). RESOLVED, that no objection be raised. The Parish Council support the advice of the Conservation Officer on their choice of materials to be used.
- b) **P25/01783/LB - The Malthouse Moorend Road Hambrook** (Internal and external alterations for the creation of opening on rear elevation and installation of double doors in opening). RESOLVED, that no objection be raised. The Parish Council

support the advice of the Conservation Officer on their choice of materials to be used.

- c) **P25/01859/TCA - The Grange Bristol Road Hambrook** (Works to fell 1no Cherry Plum Tree within Hambrook Conservation Area). RESOLVED, that no objection be raised. The Parish Council would like to see a condition added to replace the tree.
- d) **P25/01911/TCA - The Grange Bristol Road Hambrook** (Works to fell 1.no Plum Tree situated within Hambrook Conservation Area). RESOLVED, that no objection be raised. The Parish Council would like to see a condition added to replace the tree.
- e) **P25/01900/HH - 2 Cannans Close Winterbourne** (Demolition of existing detached garage. Erection of single storey side and rear extension to form additional living accommodation). RESOLVED, that no objection be raised.
- f) **P25/01930/TRE - Lower Gardens 91 Stone Lane Winterbourne Down** (Works to fell 3no Holly Trees covered by Tree Preservation Order TPO 422 dated 11th July 1990). RESOLVED, that no objection be raised. The Parish Council do not support the felling of mature trees however will support the advice of the tree officer, especially the need to replace the trees as planned.

#### Frenchay

- g) **P25/01882/TCA - 17 Grange Park Frenchay** (Works to fell 3no Sycamore Trees situated within Frenchay Conservation Area). RESOLVED, that no objection be raised. The Parish Council would like a condition added to replace the felled trees with suitable alternatives.
- h) **P25/01924/TCA - The Rectory Frenchay Common Frenchay** (Works to fell 1.no Apple Tree situated within Frenchay Conservation Area). RESOLVED, that no objection be raised, The Parish Council would urge the stump to be retained to support existing, and future, nature activity. In addition, a condition added to replace the felled tree with a suitable replacement.

#### **61.08/25 Planning Decisions – Noted**

##### Winterbourne

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). PRIOR APPROVAL NOT REQUIRED. The Parish Council did not raise an objection.

P25/00260/F - The Ridings Federation Winterbourne International Academy High Street Winterbourne (Installation of 6no. external Air Source Heat Pump (ASHP) units to replace existing gas boiler heating system, with the erection of 3m fencing compound, installation of 1no. GRP unit and associated works). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00638/F - Land At Bristol Road Hambrook (Erection of 1 No. outbuilding for storage use (use class B8) and associated hardstanding (retrospective). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01231/F - 54 Friary Grange Park Winterbourne (Erection of 1no attached dwelling. Alterations to existing dwelling, erection of a single storey rear extension and part conversion of garage to form additional living accommodation. Erection of front porch. Creation of new vehicular accesses on to Friary Grange Park and Parkside Avenue). REFUSAL. The Parish Council did raise an objection.

##### Frenchay

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

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

P25/01587/TCA - The Old Coach House 64 Begbrook Park Frenchay (Works to fell 1.no Black Pine tree situated within Frenchay Conservation Area). NO OBJECTION. The Parish Council did raise an objection.

#### **62.08/25 South Gloucestershire Council Noted**

- Notice has been given by South Gloucestershire Council of an **Appeal – application: P25/01057/HH Greystones The Stream Hambrook.**
- Notice has been given by South Gloucestershire Council of a **Site inspection visit of application P22/04211/F that has already happened on Friday 8<sup>th</sup> August.**

#### **63.08/25 Any items to be noted**

The issue of building waste at Begbrook Football Club was raised again. The vast amount, and type, of waste does not appear to be in line with any planning consent . In addition, the Parish Council believe there is an environmental impact of this waste which appears to be blocking a nearby stream. **Clerk to contact South Gloucestershire Council Planning Enforcement and Environmental Health.**

Meeting concluded: 7.01pm