

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

1st September 2025

J Amos in the Chair

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

Also in attendance: three members of the public.

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

64.09/25 Apologies for Absence:

Cllrs Hancock and Arkley

65.09/25 Declaration of Interests under the Localism Act of 2011:

Cllr Eldridge: item b)

66.09/25 Public Participation:

Member of the public raised the issue of linking cycle and pathways if application P22/04211/F went ahead.

67.09/25 To agree the minutes of the meeting held on 4th and 18th August 2025:

RESOLVED, the minutes of the meetings held on 4th and 18th August were agreed and signed by the Chair.

68.09/25 Planning Applications

Winterbourne

a) P22/04211/F - Land East Of Old Gloucester Road Hambrook

Winterbourne (Erection of 30 no. dwellings with vehicular access, servicing arrangements, parking provision, together with strategic green infrastructure and landscaping). RESOLVED, the application has failed to demonstrate that any of the Parish Council's previous objections have been met. Therefore, the Parish Council continue to raise a **strong objection**. The Parish Council have concerns that this application is too close to the motorway with high pressure gas mains, gardens and allotments so close to pollution. The Parish Council have concerns over air and noise pollution as there is no screening in place. Should the application succeed, the Parish Council advise of a need

for this development to link cycleways and pathways with other developments to serve Winterbourne.

Frenchay

- b) **P25/01934/HH - 17 Grove Bank Frenchay** (Erection of a single storey rear extension and a single and two storey side extension to form additional living accommodation. Installation of front and rear dormers to facilitate loft conversion).

Cllr Eldridge left the meeting for this application. RESOLVED, that an **objection** be raised. Members consider this an over development of the site as the application is too big for the plot. In addition, it is considered inappropriate to the existing street scene.

69.09/25 Planning Decisions – Noted

Winterbourne

P25/01254/F - Land Adjacent To 45 Harcombe Hill Winterbourne Down (Erection of 1no. detached dwelling and 1no. garage with associated new vehicular access; landscape works; and drainage). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

Frenchay

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

70.09/25 Development site tours invitation

RESOLVED, members declined the invitation to meet with a potential developer as this is not something the Planning Committee do. The Planning Committee will discuss an application when it is on the planning portal and asked for comment.

Clerk to advise developer.

71.09/25 South Gloucestershire Council Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Dragon Road, Winterbourne**. In connection with resurfacing works. Operative from 29th September, anticipated to be of 10 days duration

72.09/25 Action updates from previous meetings Noted

Uncontrolled fly tipping at DRG Football Club – planning enforcement have raised COM/25/0549/OD to investigate our concerns further.

73.09/25 Any items to be noted

None

Meeting concluded: 6.44pm