

The Greenfield Centre, Park Avenue, Winterbourne, South Gloucestershire BS36 1NJ

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Dear Councillor

10th September 2025

PLANNING COMMITTEE MEETING – Monday 15th September 2025

Please take notice that there will be a meeting of the Planning Committee on Monday 15th September 6.30pm at The Greenfield Centre. Members of the public wanting to attend the meeting please contact the Clerk. The Agenda is set out below.

A G E N D A

- 1 Evacuation procedure – leave via the fire door and assemble outside in the car park
- 2 Apologies
- 3 Declaration of Interests under the Localism Act of 2011.
- 4 Public Participation
- 5 Minutes of the meeting held on 1st September 2025.

6. Planning Applications

Winterbourne

- a) **P25/02023/HH - 54 Friary Grange Park Winterbourne** (Erection of two storey and single storey side and rear extension to form annex ancillary to main dwelling, and erection of single storey rear extension to form additional living accommodation to main dwelling).
- b) **P25/02041/TRE - 20 Manor Lane Winterbourne** (Works to 1no. Oak to crown lift to 3.5m all around and crown reduce to previous points covered by TPO 1108 dated 29/06/2021).
- c) **P25/02037/F - UWE Hillside Gardens Filton Road Winterbourne** (Installation of an electronic scoreboard and siting of a shipping container for the storage of sports equipment and associated works).

Frenchay

- d) **P25/02077/TCA - 12 Grange Park Frenchay** (Works to 1.no Horse Chestnut (T2) to crown reduce by up to 2m. Removal of crossing or rubbing branches and selective thinning. Situated in the Frenchay Conservation Area).
- e) **P25/02098/ADV - White Lion Frenchay Common Frenchay** (Display of 1no pictorial panel and gibbet with trough lighting to existing post, 5no amenity boards, 1no internally illuminated menu case, 1no fascia sign with trough light, 2no hand painted signs and 1no double sided post).

7. Planning Decisions

Winterbourne

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

P25/01621/HH - 2 Matford Close Winterbourne (Erection of single storey side and rear extension to provide additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

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 SGTP0 02/96 dated 9th April 1997). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01646/RVC - Winterbourne Sports Pavillion Parkside Avenue Winterbourne (Variation of condition 2 attached to permission P24/02547/F to amend the approved plans. Erection of single storey front and side extensions and installation of new roof overhang). APPROVE WITH CONDITIONS. The Parish Council were unable to comment as our application.

P25/01709/TCA - Old Manse, Bristol Road (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). NO OBJECTION. The Parish Council did not raise an objection.

P25/01643/HH - Montrose 7 Branksome Drive Winterbourne (Erection of single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00649/LB - The Tythings Bristol Road Hambrook (Internal and external alterations to convert existing garage to form office/gym with bathroom facilities and storage above. Replacement of 2no. windows with timber encasement windows to match host dwelling, and installation of internal double glazed doors behind existing barn doors). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/00648/HH - The Tythings Bristol Road Hambrook (Conversion of existing detached garage to create office/gym with bathroom facilities and storage above, and installation of enlarged concrete hardstanding in garden). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P23/02709/RM - Land off Old Gloucester Road (Erection of up to 158no dwellings together with associated infrastructure and engineering works with layout, scale, appearance and landscaping to be considered. (To be read in conjunction with PT17/5873/O). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01636/CLP - Leigh View Beacon Lane Winterbourne (Erection of a single storey rear extension with a mono pitch roof and rooflight). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

Frenchay

P24/02115/F - Land At Mancroft 53 Bristol Road Frenchay (Demolition of bungalow. Erection of two storey building to form 6no. flats, with associated access, parking and works). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

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

P25/01757/TCA - Lodge Cottage, Beckspool Road (Works to 1no Cherry Tree to remove 2no overhanging branches within Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

Stoke Gifford

P23/00222/O - Land off Hambrook Lane Stoke Gifford (Erection of 14no. dwellings (outline) with access and layout to be determined and all other matters reserved. APPROVED – S106 SIGNED. The Parish Council did raise an objection.

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

8. South Gloucestershire Council

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Bristol Road, Hambrook**. In connection with manhole cover replacement works, operative from 9th October anticipated to be of a 1 night duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Down Road, Winterbourne Down**. In connection with manhole cover repair works, operative from 15th September for a period of up to 5 days.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Old Gloucester Road, Winterbourne**. In connection with pole replacement works, operative from 14th October anticipated to be of 2 days duration, between the hours of 9am and 4pm.
- Notice has been given by South Gloucestershire Council of a **Full weekend closure: M4 junctions 18 and 19**. Closed from 7pm on Friday 10th October to 6am on Monday 13th October. In connection with A432 Badminton Road Bridge works.

9. Any items to be noted

Kind Regards

Kim Close
Assistant Clerk

If you intend to film or audio record this meeting please contact the clerk beforehand, so that all necessary arrangements can be made.