

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

PLANNING COMMITTEE

15th September 2025

A Collins in the Chair

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

Also in attendance: two members of the public.

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

74.09/25 Apologies for Absence:

Cllrs Amos and Goodman.

75.09/25 Declaration of Interests under the Localism Act of 2011:

Cllr Kinsey item d).

76.09/25 Public Participation:

None.

77.09/25 To agree the minutes of the meeting held on 1st September 2025:

RESOLVED, the minutes of the meetings held on 1st September were agreed and signed by the Chair.

78.09/25 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). **Resolved, the Parish Council did raise an objection. The Parish Council feel that this would be an overdevelopment of site what appears to have the potential of being two dwellings on one plot. There is a possibility of six bedrooms resulting in inadequate parking.**
- 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). **Resolved, the Parish Council did not raise an objection.**
- 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). **Resolved, the Parish Council did not raise an objection.**

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). **Cllr Kinsey left the room for this item. Resolved, the Parish Council did not raise an objection.**

- 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). **Resolved, the Parish Council did not raise an objection.**

79.09/25 Planning Decisions – Noted

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 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.

80.09/25 South Gloucestershire Council Noted

- 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.

81.09/25 Any items to be noted

Members requested confirmation regarding the number of parking spaces required per dwelling. South Gloucestershire Council have approved applications where we have objected to for insufficient parking for example – P24/02115/F. **Clerk to investigate.**

It was advised that 1 Beaufort Place, Frenchay is being run as a care facility. Members request confirmation change of use has been agreed. **Clerk to investigate.**

The question was asked whether The Swan pub, Winterbourne got listed status. **Clerk to investigate.**

Members asked if there was a TPO map for Winterbourne. **Clerk to investigate.**

The developers for two sites on the proposed local plan would like to enter into early engagement with the Parish Council. **Clerk to gain further information.**

Meeting concluded: 7.06pm