

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

PLANNING COMMITTEE

6th October 2025

J Amos in the Chair

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

Also in attendance: One member of the public.

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

82.10/25 Apologies for Absence:

Cllrs Arkley, Goodman, Collins and Hancock.

83.10/25 Declaration of Interests under the Localism Act of 2011:

None.

84.10/25 Public Participation:

None.

85.10/25 To agree the minutes of the meeting held on 15th September 2025:

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

86.10/25 Planning Applications

Winterbourne

- a) **P25/02166/RVC - Winterbourne Court Farm Barn Church Lane Winterbourne** (Variation of conditions 7 (Parking layout), 8 (Event Parking layout) and 9 (Event car parking management plan) attached to permission PT17/5419/F. Demolition of redundant derelict modern structures. Restoration and refurbishment works at Winterbourne Court Farm Barns, including, extension works to Cow Byres, refurbishment of West Barn, construction of Southern Link structure alterations to parking and external works). **Resolved**, The Parish Council did not raise an objection.
- b) **P25/02254/HH - 104 Dragon Road Winterbourne South** (Erection of front porch. Erection of a two storey rear extension to form additional living accommodation. Erection of 1no. detached garage). **Resolved**, The Parish Council did not raise an objection.

Frenchay

- c) **P25/02132/RVC - 5 Elliott Avenue Frenchay** (Variation of conditions 2 (to amend the approved plans) and 3 (to amend the wording) attached to permission P23/00060/HH. Demolition of existing garage. Erection of two storey side and rear extension and single storey rear extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.

East Of Harry Stoke

- d) **P25/02099/RM – Phase 5.3 Land At The South Of The Railway East Of Harry Stoke** (Erection of 94 no. new dwellings, setting out of public open space including a leap and associated landscaping and infrastructure at Phase 5.3 with appearance, landscaping, layout and scale to be determined. Approval of reserved matters to be read in conjunction with Outline permission PT16/4782/O – for mixed use development comprising up to 1,290 dwellings including an extra care facility (Use Class C2/C3); community facilities (comprising use classes D1 and D2); provision of a mixed use local centre (Use Classes A1, A2, A3 and D1) together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping with access to be determined and all other matters reserved. **Resolved**, The Parish Council did not raise an objection. The Parish Council commented how pleasing the open space areas look.

Adjoining Parish

- e) **P25/02187/HH - 15 Sorrel Place Stoke Gifford** (Erection of a single storey rear extension to form additional living accommodation). **Resolved**, The Parish Council did not raise an objection.

87.10/25 Planning Decisions – Noted

Winterbourne

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

P25/01690/CLP – 7 Swan Lane Winterbourne (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). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P25/01911/TCA - The Grange Bristol Road Hambrook (Works to fell 1.no Plum Tree situated within Hambrook Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

P25/01859/TCA - The Grange Bristol Road Hambrook (Works to fell 1no Cherry Plum Tree within Hambrook Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

P25/01790/CLP - Bay Tree Cottage, Bristol Road (Installation of Air Source Heat Pump and associated new 2m boundary fence and 2m gate). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P25/01160/RVC - 3 Frome Bank Gardens Winterbourne Down (Variation of Condition 4 (Materials) attached to planning consent P23/03022/F - Erection of detached annexe ancillary to main dwelling). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/01421/HH - 57 Friary Grange Park Winterbourne (Erection of single storey rear extension and first floor side extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

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

Frenchay

P25/01882/TCA - 17 Grange Park Frenchay (Works to fell 3no Sycamore Trees situated within Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

P25/01924/TCA - The Rectory Frenchay Common Frenchay (Works to fell 1.no Apple Tree situated within Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

88.10/25 Licence Applications Noted

- Dings Crusaders RFC, Shaftesbury Park, Frenchay Park Road, Frenchay BS16 1LG

89.10/25 South Gloucestershire Council Noted

- Notice has been given by South Gloucestershire Council of a **Appeal for application: P25/00647/HH 15 Grove Bank, Frenchay.**
- Notice has been given by South Gloucestershire Council of an **application to be considered by the Strategic Sites Delivery Committee** on the 1st October at 11.30am at Kingswood Civic Centre.
- Notice has been given by South Gloucestershire Council of a **Temporary footpath closure LWB/80, Hambrook** in connection with Active Travel CRSTS works and would have expired on 30th September 2025.
- Notice has been given by South Gloucestershire Council of a **Temporary Closure: A4174 Avon Ring Road, A4174 M32 J1 Interchange and A4174 Filton Road- Westbound.** In connection with Active Travel CRSTS works, operative from 27th October 2025, anticipated to be of 6 weeks duration between the hours of 7.30pm and 6am.

90.10/25 Development Site Tours Invitation

Clerk clarified the intentions of the developer which enables Councillor to meet with the developer prior to any applications. Members requested a document is produced that can be referred to in future similar situations. **Action: Clerk to produce document.**

91.10/25 Any items to be noted

Cllr Kensey advised he met with Claire Hazelgrove MP at the local coffee morning session. Claire advised that if councillors are encountering issues with complex applications that Claire may be able to assist.

92.10/25 Action updates from previous meetings received and noted

Meeting concluded: 6.50pm