

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

PLANNING COMMITTEE

20th October 2025

A Collins in the Chair

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

93.10/25 Apologies for Absence:

Cllrs Amos, Lloyd.

94.10/25 Declaration of Interests under the Localism Act of 2011:

None.

95.10/25 Public Participation:

None.

96.10/25 To agree the minutes of the meeting held on 6th October 2025:

RESOLVED, the minutes of the meetings held on 6th October were agreed and signed by the Chair.

97.10/25 Planning Applications

Winterbourne

- a) **P25/02235/F - Land And Buildings At Wayland Stables Beacon Lane Winterbourne** (Change of use from sui generis (dog day care) to sui generis (care farm) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). **Resolved, The Parish Council did not raise an objection.**
- b) **P25/02298/CLE - Land At Sunny Acres Farm Factory Road Winterbourne** (Installation of above ground concrete valve house including associated steelwork, steps, and safety railing, is required to house flow control equipment to regulate and manage flow of wastewater). **Resolved, The Parish Council did not raise an objection. However, The Parish Council would like the applicant to consider screening the structure with trees/vegetation.**
- c) **P25/02297/CLE - Land At Sunny Acres Farm Factory Road Winterbourne** (Installation of below ground stormwater storage tank, 1no. control kiosk, ground level vent; 1.2m high fence, below or at ground level manholes and associated below ground pipework and rising main and ground level concrete and grasscrete track). **Resolved, The Parish Council did not raise an objection.**
- d) **P25/02213/F - The Elms 43 Dragon Road Winterbourne** (Creation of vehicular access onto classified road (Class C) and installation of hardstanding to form car parking space). **Resolved, The Parish Council did not raise an objection.**

Frenchay

- e) **P25/02244/RVC - Shaftesbury Park Frenchay Park Road Frenchay** (Variation of conditions 4 (to amend the hours the sports pitches can be used) and 6 (to amend the hours live music can be played) attached to permission PT15/0493/F. Demolition of existing derelict buildings and development of a new community sports facility for relocation of Dings Crusaders Rugby Football Club comprising all weather sports pitch and grass rugby pitches (including floodlighting to two pitches), erection of clubhouse building (including community sports hall, changing rooms, spectator seating and viewing area, function/meeting rooms and club shop), car parking, creation of new vehicular and pedestrian/cycle accesses, grounds equipment area and fencing, landscaping, sustainable urban drainage and associated infrastructure works). **Resolved, The Parish Council did raise an objection. The Parish Council noted that the noise survey was not done at a representative time for an example summer. The Parish Council would like more detail regarding the noise monitoring and would recommend a trial at a more realistic time.**
- f) **P25/02302/TCA - Penn House Beckspool Road Frenchay** (Works to 1no. Norwegian Maple and 2no. Yews to reduce back to previous pruning points and root lift to 4m all situated in the Frenchay Conservation Area). **Resolved, The Parish Council did not raise an objection.**
- g) **P25/02311/F - The Acorns 35 Penn Drive Frenchay** (Demolition of an existing garage and erection of 1no. single storey ancillary annexe). **Resolved, The Parish Council did not raise an objection. The Parish Council would like a condition that the annex remains ancillary to the main dwelling.**

98.10/25 Planning Decisions – Noted

Winterbourne

P25/01782/HH - The Malthouse Moored Road Hambrook (Creation of opening on rear elevation and installation of double doors in opening) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection

P25/01783/LB - The Malthouse Moored Road Hambrook (Internal and external alterations for the creation of opening on rear elevation and installation of double doors in opening). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01597/F - Sunny Acres Farm Factory Road Winterbourne (Demolition of existing buildings. Erection of agricultural building (Retrospective). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

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). NO OBJECTION. The Parish Council did not raise an objection.

99.10/25 South Gloucestershire Council Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Swan Lane and Old Gloucestershire Road, Winterbourne**. In connection with drainage maintenance. Operative from 10th November 9.30am – 3.30pm anticipated to be of 3 days duration.

100.10/25 Any items to be noted

None.

101.10/25 Action updates from previous meetings received and noted

Meeting concluded: 7.03pm