

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

Dear Councillor

26th November 2025

PLANNING COMMITTEE MEETING – Monday 1st December 2025

Please take notice that there will be a meeting of the Planning Committee on Monday 1st December 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 17th November 2025

6 Planning Applications

Winterbourne

- a) **P25/02557/HH - The Paddocks 102 Dragon Road Winterbourne** (Erection of a two storey rear extension to form additional living accommodation. Installation of 1no. front dormer to facilitate loft conversion. Erection of 1no. detached garage with and associated works).
- b) **P25/02629/HH - 22 Bourne Close Winterbourne** (Erection of two storey and first floor side extension to provide additional living accommodation and integral garage).
- c) **P25/02617/HH - 23 Bury Hill Winterbourne Down** (Erection of first floor rear extensions and extension to existing porch).
- d) **P25/02579/F - T B And H Pendock Funeral Directors The Poplars Bristol Road Hambrook** (Erection of an external cold room. Conversion of existing garage to form coffin storage area).

Frenchay

- e) **P25/02573/HH - 2 Riverwood Road Frenchay** (Erection of two storey side and single storey rear extension to provide additional living accommodation. (Resubmission of P25/00777/HH).
- f) **P25/02609/HH - 35 Park Crescent Frenchay** (Erection of single storey rear extension to provide additional living accommodation and installation of rear dormer to facilitate loft conversion (resubmission of P25/02195/CLP).
- g) **P25/02518/HH - Cleeve Cottage 13 Church Road Frenchay** (Replace all windows and replace a ground floor rear window with sliding or bi fold doors).

Adjoining Parish

- h) **P25/02534/O – Land East of Coalpit Heath** (Phased development for the erection up to 450no. dwellings, land for ancillary primary school uses including play provision and drop off parking, local centre / community hub, mobility hub, public open space and play space, active travel links, and associated vehicular access, infrastructure, engineering works and landscaping, (Outline) with access to be determined, all other matters reserved).

7 Planning Decisions

Winterbourne

P25/02382/TRE - 12 Bury Hill Winterbourne Down (Works to fell or repollard 9 Willow Trees covered by Tree Preservation Order TPO 397 Dated 12th October 1988). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

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

Frenchay

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

P25/02255/LB - Clarendon Lodge Beckspool Road Frenchay (Internal and external alterations to remove and replace roof structure over kitchen/utility room). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

8 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.