

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

PLANNING COMMITTEE

15th December 2025

J Amos in the Chair

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

Also in attendance: 200 members of the public in the hall with a further 356 outside

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

The Chair brought item 9 forward to this point in the meeting however the minutes will remain in agenda order.

125.12/25 Apologies for Absence:

None

126.12/25 Declaration of Interests under the Localism Act of 2011:

None.

127.12/25 Public Participation:

A member of the public asked about the access arrangement for the proposed Silverhill development. It was advised that the proposed exit would be onto Swan Lane. Chair advised that the Parish Council did object to this development when the application was submitted.

128.12/25 To agree the minutes of the meeting held on 1st December 2025:

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

129.12/25 Planning Applications

Winterbourne

- a) **P25/02709/PIP - Chalkwoods Church Lane Hambrook** (Permission in principle for the erection of 1no. self build dwelling). RESOLVED, The Parish Council will raise an Objection. The application is within Greenbelt land, is near an historical site and could potentially have a negative effect on the existing street scene.
- b) **P25/02743/RVC - Bedrock Lodge 44 Quarry Barton Hambrook** (Variation of condition 2 (approved plans) attached to P24/01960/F to include PA24/444/04 Rev A and PA24/444/07 Rev A to show use as a 13no bed 14 person HMO). RESOLVED, The Parish Council will not raise an Objection.

130.12/25 Planning Decisions – Noted

Winterbourne

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). REFUSAL. The Parish Council did raise an objection.

P25/02411/HH - 74 Huckford Road Winterbourne (Installation of 1no. air source heat pump)
APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

131.12/25 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Church Road, Winterbourne Down**. In connection with civils works on or adjacent to the highway. Operative from 14th January 2026, anticipated to be of 1 day duration.
- Notice has been given by South Gloucestershire Council of **Details of Proposed changes of Construction of Road Humps – Ruffett Road, Winterbourne**.
- Notice has been given by South Gloucestershire Council of a **Site Inspection Visit for application: P25/02166/RVC – Winterbourne Court Farm Barn, Church Lane, Winterbourne**. Members of the Development Management Committee will be visiting the site on: 15th December 2025 at 1.15pm.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Down Road, Winterbourne Down**. In connection with defect repair works. Operative from 12th January 2026, anticipated to be of 2 days duration.

132.12/25 Hicks Common Road Public Consultation

Cllr Amos welcomed members of the public to the meeting and read out an overview of what constitutes Grey Belt Land. (Appendix 1)

A representative from the Save Hicks Common group read out a statement. (Appendix 2)

The main concerns from local residents are the loss of Greenbelt and biodiversity as the site allocation is not believed to be Grey belt. Inappropriate access to the development. The roads around the proposed site are already congested and it is felt could not cope with another potential 300 vehicles. The current infrastructure of doctors, dentists and school could not cope with these many dwellings. In addition there is a potential flood risk.

It was noted that Winterbourne has already been allocated 190 houses in the South Gloucestershire Local Plan. With another 90 submitted for the Silverhill Site. South Gloucestershire Councillor Labuschagne advised that neither the Hicks Common development nor the Silverhill development are in the proposed local plan and that he will continue to object to any developments not in the plan.

The question was asked about what can be done and what the next steps would be. Cllr Amos advised that, as this is not a submitted application, the best course of action would be to lobby the local MP, Claire Hazelgrove: claire.hazelgrove.mp@parliament.uk, contact the Winterbourne Ward South Gloucestershire Councillors: Nic Labuschagne: cllrnic.labuschagne@southglos.gov.uk and Trevor Jones: trevor.jones@southglos.gov.uk and contact the land promoter: info@waddetonpark.com

If an application is submitted to South Gloucestershire Council then this will come to the Parish Council for consideration and comment. At this point it is important for residents to also make comment. The Clerk will produce a 'how to guide' for local residents. The Parish Council will also publish a guide to making comments.

133.12/25 Any items to be noted

None.

Meeting concluded: 7.28pm

Appendix 1

Grey belt planning is a UK planning concept, defined in the National Planning Policy Framework (NPPF), for identifying and releasing low-quality land within the Green Belt for sustainable development, like housing, that previously wouldn't have been allowed. It specifically targets areas that are previously developed (brownfield) or don't strongly contribute to the core purposes of the Green Belt (like preventing sprawl), making them suitable for "infill" or urban extension, rather than pristine countryside.

Appendix 2

I would like to talk about the proposed development of houses on Hicks Common Road. As you can see from the mass turnout today, there is a very strong feeling that this would not be appropriate for our village.

The land is green belt land, not grey belt, it definitely falls under the category of green belt. It is loved by the residents of Winterbourne, a beautiful valley, full of nature and wildlife.

Our current infrastructure can't cope with the additional 300 cars that this development would bring. Our roads are already overstretched and this traffic would have to go down Nicholls Lane, Harcombe Hill or Flaxpits Lane, all of which struggle with the existing capacity.

There is also a flood risk, there is already flooding along Hicks Common Road near the Duck Pond and the excess water currently runs down the valley to the river frome, underneath Damson Bridge. This stretch of the river is prone to flooding, however will it cope if the valley is built on?

I implore you all to share your views on this matter. Thank you.