



The Greenfield Centre, Park Avenue, Winterbourne, South Gloucestershire BS36 1NJ
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Dear Councillor

30th December 2025

PLANNING COMMITTEE MEETING – Monday 5th January 2026

Please take notice that there will be a meeting of the Planning Committee on Monday 5th January **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 15th December 2025

6 Planning Applications

Winterbourne

- a) **P25/02769/PIP - Land At Cloisters Road Winterbourne** (Permission in principle for the erection of a minimum of 1no. and up to a maximum of 3no. dwellings).
- b) **P24/00989/O - Land Adjacent To Bridge Bungalow Old Gloucester Road Hambrook** (Demolition of existing buildings and erection of 2no. student accommodation buildings (Sui Generis) (96no. studios in total) with associated parking, cycle and bin storage (Outline) with access, landscaping, layout and scale to be determined, all other matters reserved. (RECONSULTATION)
- c) **P25/02893/HH - 44 Parkside Avenue Winterbourne** (Erection of two storey side extension to form additional living accommodation. Erection of front porch canopy).
- d) **P25/02892/CLP - 44 Parkside Avenue Winterbourne** (Installation of 1no. dormer to facilitate loft conversion).
- e) **P25/02853/F - Verge At Stoke Gifford Bypass Opposite Curtis Lane Hambrook South** (Erection of a micro energy storage system (Battery Box) with installation of timber fencing and associated works).

Frenchay

- f) **P25/02916/HH - 52 Begbrook Park Frenchay** (Erection of single storey rear extension and front porch canopy to provide additional living accommodation. Installation of render, replacement tiles, replacement doors and windows and solar panels. Erection of pitched roof on existing garage (All retrospective).

7 Planning Decisions

Winterbourne

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

P25/02547/HH - 1 Court Farm Cottages Church Lane Winterbourne (Erection of a single and two storey side extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

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

P25/01934/HH - 17 Grove Bank Frenchay (Erection of a single storey rear extension and a single and two storey side extension to form additional living accommodation. Installation of front and rear dormers to facilitate loft conversion). APPROVE WITH CONDITIONS. The Parish Council did raise an objection. P25/02544/HH - Gloucester Lodge Old Gloucester Road Frenchay (Installation of 1.no balcony to North West/ South elevation. Installation of 1.no dormer to North West elevation. Amendment to previously approved scheme P22/05025/HH- Erection of first floor side extension and installation of two storey front bay window to provide additional living accommodation. Installation of 1 no. dormer to North West elevation and 1 no. dormer to North East elevation (amendment to previously approved scheme P22/01506/HH). REFUSAL. The Parish Council did raise an objection.

8 South Gloucestershire Council

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Dragon Road, Winterbourne**. In connection with lead replacement works, operative from 28th January 2026 anticipated to be of 3 days duration.
- Notice has been given by South Gloucestershire Council regarding: **Planning Application – P25/02166/RVC** that is to be considered by the Development Management Committee on the 8th January 2026 at 11.00am at Kingswood Civil Centre.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Dragon Road, Winterbourne**. In connection with duct installation works. Operative from 3 February 2026 anticipated to be of 2 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Suspension of Parking Bay, Flaxpits lane, Winterbourne**. In connection with electric cabling works. Operative from 2nd February 2026, anticipated to be of 1 month duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Old Gloucestershire Road, Hambrook**. In connection with bridge structure survey works. Operative from 2nd February 2026, anticipated to be of 5 nights duration, between the hours 7pm and 6am.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Harcombe Hill, Winterbourne**. In connection with drainage maintenance works. Operative from 19th January 2026 – anticipated to be of 5 days duration, between the hours of 9.30am and 3.30pm.

9 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.