



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

PLANNING COMMITTEE

5th January 2026

J Amos in the Chair

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

Also in attendance: 8 Members of the public.

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

134.01/26 Apologies for Absence:

Cllrs Goodman, Kinsey, Lloyd.

135.01/26 Declaration of Interests under the Localism Act of 2011:

Cllr D Eldridge item f).

136.01/26 Public Participation:

None.

137.01/26 To agree the minutes of the meeting held on 15th December 2025:

RESOLVED, the minutes of the meetings held on 15th December were agreed and signed by the Chair.

138.01/26 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).
Resolved, The Parish Council did raise an objection. The Parish Council back up the Conservation Officer comments. The Parish Council note that this is Greenbelt and agricultural land and not residential.
- 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). **Resolved, The Parish Council did raise an objection. The Parish Council comments remain the same : The Parish Council feel that it this is too close to the M4 with no local accessible facilities. As with all new builds the Parish Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building. There is no actual commitment to any environmental factors. The Parish Council note that the former reservations have not been addressed.**
- c) **P25/02893/HH - 44 Parkside Avenue Winterbourne** (Erection of two storey side extension to form additional living accommodation. Erection of front porch canopy).

Resolved, The Parish Council did raise an objection. The Parish Council believe this to be a 5 bed dwelling, so parking is inadequate.

d) **P25/02892/CLP - 44 Parkside Avenue Winterbourne** (Installation of 1no. dormer to facilitate loft conversion). **Resolved, The Parish Council did raise an objection. The Parish Council believe this to be a 5 bed dwelling, so parking is inadequate.**

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). **Resolved, The Parish Council did not raise an objection. However, the Parish Council requested if it could be more aesthetically pleasing i.e. plant some trees.**

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). Cllr Eldridge left the room. **Resolved, The Parish Council did not raise an objection.**

139.01/26 Planning Decisions – Noted

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. **The Parish Council can not understand that South Gloucestershire Council has completely ignored our objections. The Parish Council will ask South Gloucestershire Council for clarification on why the decision was made. The Parish Council note that there is no mention of the Conservation Officer.**

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.

140.01/26 South Gloucestershire Council - Noted

- 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.

141.01/26 Any items to be noted

None.

Meeting concluded: 6.55pm

DRAFT