



The Greenfield Centre, Park Avenue, Winterbourne, BS36 1NJ  
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## PLANNING COMMITTEE

19<sup>th</sup> January 2026

A Collins in the Chair

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

Also in attendance: 1 Member of the public.

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

**142.01/26 Apologies for Absence:**

Cllrs Amos, Goodman, Hancock and Arkley.

**143.01/26 Declaration of Interests under the Localism Act of 2011:**

None.

**144.01/26 Public Participation:**

None.

**145.01/26 To agree the minutes of the meeting held on 5<sup>th</sup> January 2026:**

RESOLVED, the minutes of the meetings held on 5<sup>th</sup> January were agreed and signed by the Chair.

**146.01/26 Planning Applications**

Winterbourne

- a) **P25/02990/HH - Ruyam 68 Dragon Road Winterbourne** (Erection of front porch. Erection of a single storey side and rear extensions to form additional living accommodation and garage). **Resolved, The Parish Council did not raise an objection.**
- b) **P25/02940/F - Hammond Court Farm Trench Lane Winterbourne** (Demolition of fire damaged dwelling. Erection of 1no. replacement dwelling with associated works). **Resolved, The Parish Council did not raise an objection. However, the Parish Council would like to see the three trees replaced, as per South Gloucestershire Council request of any approval subject to a satisfactory contamination report.**
- c) **P25/02992/F - 28 Sorrel Place Stoke Gifford** (Change of use from residential dwellinghouse (Use Class C3) to holiday rental (retrospective)). **Resolved, The Parish Council did not raise an objection.**

**147.01/26 Planning Decisions – Noted**

Winterbourne

**P25/02629/HH - 22 Bourne Close Winterbourne** (Erection of two storey and first floor side extension to provide additional living accommodation and integral garage). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

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).

APPROVE WITH CONDITION. The Parish Council did not raise an objection.

P25/02254/HH - 104 Dragon Road Winterbourne (Erection of front porch. Erection of a two storey rear extension to form additional living accommodation. Erection of 1no. detached garage). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/02166/RVC - Winterbourne Court Farm Barn Church Lane Winterbourne (Variation of conditions 7 (Parking layout), 8 (Event Parking layout) and 9 (Event car parking management plan) attached to permission PT17/5419/F. Demolition of redundant derelict modern structures. Restoration and refurbishment works at Winterbourne Court Farm Barns, including, extension works to Cow Byres, refurbishment of West Barn, construction of Southern Link structure alterations to parking and external works). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P25/01675/HH - Taormina, Bristol Road (Demolition of existing single storey extensions and part of the host dwelling. Erection of two storey front, side and rear extension to form additional living accommodation as part of a reconfiguring of the property. Erection of detached garage with gym/games room). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

#### **148.01/26 South Gloucestershire Council - Noted**

None.

#### **149.01/26 Any items to be noted**

Cllr Collins suggested that we need to be more diligent on looking at the circulated schedule.

Clerk gave an update on the Town and Parish Council Forum meeting she attended where she had raised the question with South Gloucestershire Planning: "If for example a Parish has been allocated 200 houses in the local plan, however, whilst the plan is being considered and approved, another application comes in for 100 houses, does this mean that the 200 in the local plan will be reduced to 100. We would assume that the local plan allocation has considered what a parish can 'cope' with."

The officer view was "Developments coming forward on allocated sites or as windfalls (built out within the plan period) will count towards the Plan's targets Speculative proposals will be additional, if granted or allowed Planning balance makes this more likely to be the case whilst we have a 5yhs shortfall (as we currently do) and there are insufficient reasons (evidenced adverse impacts) to outweigh this benefit"

In plain English this means the answer to the question is no, the allocated amount will not be reduced.

Members felt that this is unreasonable and that a response should be sent. **Clerk and Cllr Collins to devise a suitable response and send to South Gloucestershire Council.**

**Meeting concluded: 6.55pm**