

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

11th February 2026

PLANNING COMMITTEE MEETING – Monday 16th February 2026

Please take notice that there will be a meeting of the Planning Committee on Monday 16th February 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 Monday 2nd February 2026.

6 Planning Applications

Winterbourne

- a) **P26/00165/HH - Moorcreek Flaxpits Lane Winterbourne** (Erection of single storey side extension to form additional living accommodation).
- b) **P26/00150/HH - Chalkwoods Church Lane Hambrook** (Erection of an extension to the existing timber raised deck).
- c) **P25/02823/F - 125 Dragon Road Winterbourne** (Creation of vehicular access onto classified highway. (Class C) and creation of 2no. parking spaces).
- d) **P26/00105/HMO - Bedrock Lodge 44 Quarry Barton Hambrook** (Use of 13 bedroom House of Multiple Occupation (HMO) for up to 15 no. people (Sui Generis).
- e) **P25/02176/F - Land At 66 Bradley Avenue Winterbourne** (Demolition of existing storage building. Siting of shipping container and erection of gates (Retrospective).
- f) **P26/00179/F - Land At Damson House 139 Down Road Winterbourne** (Erection of 1no self-build dwelling with garage and associated works).
- g) **P26/00199/TRE - Highbrook Park Bristol** (Works to trees as per the attached schedule of works received by the Council on the 29h January 2026. Covered by Tree Preservation Order SGTPO07/14 dated 1st July 2014).
- h) **P26/00231/TRE - Land On Opposite Side Of River, Parallel With 'The Dingle' Winterbourne** (Works to fell 6.no Ash Trees (T1, G1, G2). Covered by Tree Preservation Order SGTPO26/10 dated 22/03/2011).
- i) **P26/00258/TRE - Elmcroft 8 Prospect Close Winterbourne Down** (Works to reduce height of 1.no Sycamore Tree (T1) to 16 metres, reduce overhanging branches by 5 metres to provide clearance and crown thin by 15-20%. Covered by Tree Preservation Order 23 dated 31st December 1973).
- j) **P26/00252/TRE - 23 Prospect Close Winterbourne Down** (Works to crown reduce 1.no Sycamore Trees (T1) by 2 metres, lateral spread by 4 metres, crown clean and reduce overhanging branches by 5 metres to provide clearance. Works to 1.no Sycamore Tree (T2) to reduce height to 16 metres, crown reduce by 2 metres, crown clean and reduce overhanging branches by 5 metres to provide clearance. Covered by Tree Preservation Order 23 dated 31st December 1973).
- k) **P26/00207/HH - The Ridge 88 Dragon Road Winterbourne** (Conversion of existing outbuilding to form annexe ancillary to the main dwellinghouse).

Frenchay

- l) **P26/00239/CLP - 17 Sinatra Way Frenchay** (Erection of single storey rear extension).

- m) **P26/00263/TCA - The Hollies Quarry Road Frenchay** (Works to Crown Lift 1.no Cherry Tree (T1) by 4m and reduce spread by 3m. Works to Crown Reduce 1.no Sycamore Tree (T2) by 4m and reduce spread by 3m. Works to 1.no Sycamore Tree (T3) to crown reduce by 3m and reduce spread by 2. Trees situated within the Frenchay Conservation Area).

7 Planning Decisions

Winterbourne

P25/02892/CLP - 44 Parkside Avenue Winterbourne (Installation of 1no. dormer to facilitate loft conversion). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did raise an objection.

P25/02893/HH - 44 Parkside Avenue Winterbourne (Erection of two storey side extension to form additional living accommodation. Erection of front porch canopy). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

Frenchay

P25/02244/RVC - Shaftesbury Park Frenchay Park Road Frenchay (Variation of conditions 4 (to amend the hours the sports pitches can be used) and 6 (to amend the hours live music can be played) attached to permission PT15/0493/F. Demolition of existing derelict buildings and development of a new community sports facility for relocation of Dings Crusaders Rugby Football Club comprising all weather sports pitch and grass rugby pitches (including floodlighting to two pitches), erection of clubhouse building (including community sports hall, changing rooms, spectator seating and viewing area, function/meeting rooms and club shop), car parking, creation of new vehicular and pedestrian/cycle accesses, grounds equipment area and fencing, landscaping, sustainable urban drainage and associated infrastructure works. SPLIT DECISION SEE D/N. The Parish council did raise an objection.

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

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). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

8 South Gloucestershire Council

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Pearces Hill, Frenchay**. In connection with highway boundary wall repair works. Operative from 9th March 2026, anticipated to be of 3 weeks duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: B4057 Beacon Lane, Winterbourne**. In connection with pre surface patching works. Operative from 18th March, anticipated to be of 2 weeks duration, between the hours of 8pm and 6am.

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.