

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

16th February 2026

A Collins in the Chair

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

Also in attendance: 2 Members of the public. Cllr Kembery

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

157.02/26 Apologies for Absence:

Cllrs Amos, Kinsey, Eldridge, Arkley and Goodman.

158.02/26 Declaration of Interests under the Localism Act of 2011:

None.

159.02/26 Public Participation:

None.

160.02/26 To agree the minutes of the meeting held on 2nd February 2026:

RESOLVED, the minutes of the meetings held on 2nd February were agreed and signed by the Chair.

161.02/26 Planning Applications

Winterbourne

- a) **P26/00165/HH - Moorcreek Flaxpits Lane Winterbourne** (Erection of single storey side extension to form additional living accommodation). RESOLVED, that No Objection be raised.
- b) **P26/00150/HH - Chalkwoods Church Lane Hambrook** (Erection of an extension to the existing timber raised deck). RESOLVED, that No Objection be raised. The Parish Council note the application does not reference the change of windows to doors.
- c) **P25/02823/F - 125 Dragon Road Winterbourne** (Creation of vehicular access onto classified highway. (Class C) and creation of 2no. parking spaces). RESOLVED, that No Objection be raised.
- 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). RESOLVED, to raise an Objection. The extra bedroom would result in insufficient parking and an increase in traffic to the dwelling which, comments would suggest, is already having a detrimental effect. The Parish Council believe this change has a significant detrimental effect on the living situation of the current occupants.
- e) **P25/02176/F - Land At 66 Bradley Avenue Winterbourne** (Demolition of existing storage building. Siting of shipping container and erection of gates (Retrospective). RESOLVED, that No Objection be raised. However, the Parish Council struggle to

see how the gate can be fitted, and used, in such a tight space. In addition, confirmation must be sought that the container has been clad.

- f) **P26/00179/F - Land At Damson House 139 Down Road Winterbourne** (Erection of 1no self-build dwelling with garage and associated works). RESOLVED, that No Objection be raised. 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.
- g) **P26/00199/TRE - Highbrook Park Bristol** (Works to trees as per the attached schedule of works received by the Council on the 29th January 2026. Covered by Tree Preservation Order SGTP007/14 dated 1st July 2014). RESOLVED, that No Objection be raised.
- 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 SGTP026/10 dated 22/03/2011). RESOLVED, that No Objection be raised. However, the Parish Council would propose replacement of the felled trees.
- 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). RESOLVED, that No Objection be raised.
- 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). RESOLVED, that No Objection be raised.
- k) **P26/00207/HH - The Ridge 88 Dragon Road Winterbourne** (Conversion of existing outbuilding to form annexe ancillary to the main dwellinghouse). RESOLVED, that No Objection be raised with a condition applied the outbuilding is not classed as a separate dwelling in the future.

Frenchay

- l) **P26/00239/CLP - 17 Sinatra Way Frenchay** (Erection of single storey rear extension). RESOLVED, to raise an Objection, this is deemed an overdevelopment of the site.
- 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). RESOLVED, that No Objection be raised.

162.02 /26 Planning Decisions – Discussed and Noted

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.

163.02/26 South Gloucestershire Council - Noted

- 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.

164.02/26 Any items to be noted

Concerns have been raised regarding the extremely bright lights coming from the White Lion in Frenchay, especially as this is a conservation area. **Clerk to contact SG Planning.**

Meeting concluded: 6.59pm