

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

PLANNING COMMITTEE

2nd June 2025

J Amos in the Chair

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

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

11.06/25 Apologies for Absence:

Cllrs Eldridge, Goodman.

12.06/25 Declaration of Interests under the Localism Act of 2011:

None.

13.06/25 Public Participation:

None.

14.06/25 To agree the minutes of the meeting held on 19th May 2025:

Resolved: the Minutes of the meeting held on 19th May 2025 were agreed.

15.06/25 Planning Applications

Winterbourne

- a) **P25/01072/PIP - Land Adjacent To Sturden Lane, Hambrook.**(Permission in principle for the erection of up to 3no. dwellings). Mr Cook spoke on behalf of the applicant. He advised the address is incorrect and should be – Garden of Priory Bungalow. **Resolved**, The Parish Council did raise an objection due to the development being within Greenbelt land.
- b) **P25/01254/F - Land At Station Road, Winterbourne Down.** (Erection of 1no. detached dwelling and 1no. garage with associated new vehicular access; landscape works; and drainage). **Resolved**, The Parish Council did raise an objection. The Parish Council feel this is an overdeveloped site with inadequate parking. Also with a huge biodiversity net loss.
- c) **P25/01231/F - 54 Friary Grange Park.** (Erection of 1no attached dwelling. Alterations to existing dwelling, erection of a single storey rear extension and part conversion of garage to form additional living accommodation. Erection of front porch. Creation of new vehicular accesses on to Friary Grange Park and Parkside Avenue). **Resolved**, The Parish Council did raise an objection due to this being an overdeveloped site and no bat survey has been done.
- d) **P25/01160/RVC – 3 Frome Bank Gardens, Winterbourne Down.** (Variation of Condition 4 (Materials) attached to planning consent P23/03022/F - Erection of detached annexe ancillary to main dwelling). **Resolved**, The Parish Council did

raise an objection. The Parish Council would require clarification of specific material to be used.

- e) **P25/01275/TRE - Silverhill School, Swan Lane.** (Works to fell 16no Common Ash Trees and 2no Sycamore Trees covered by Tree Preservation Order SGTPO 17/20 dated 3rd February 2021). **Resolved**, The Parish Council did not raise an objection on the basis replacement trees are planted.

Frenchay

- f) **P25/01226/TCA – 11 Church Road.** (Works to fell 1no. Leyland Cypress tree (T1) and 1no. Maple tree (T2) situated within Frenchay Conservation Area). **Resolved**, The Parish Council did not raise an objection.

16.06/25 Planning Decisions – Noted

Winterbourne

P25/00749/HH - 1 Linden Close Winterbourne (Erection of single storey side and rear extension and conversion of existing garage to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00968/TRE - 23 Prospect Close Winterbourne Down (Works to crown reduce 1no Fagus sylvatica 'Purpurea' tree by 3m in height and by 2m in radial spread to leave a finished height of 14m and a radial spread of 8m. Covered by Tree Preservation Order 23 (55) Dated 31st December 1973). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00986/HH - 24 Fenbrook Close Hambrook (Erection of detached double garage). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00692/LB - Hambrook House The Stream Hambrook (Retention of external works for the removal of cement render and application of lime render on south elevation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/02547/F - Winterbourne Sports Pavillion Parkside Avenue Winterbourne (Erection of single storey front and side extensions and installation of new roof overhang). APPROVE WITH CONDITIONS. Winterbourne Parish Council's application unable to comment.

P25/00981/TCA - Hambrook Court East, Old Gloucester Road, Hambrook. (Works to fell 3no Sycamore Trees within Hambrook Conservation Area) NO OBJECTION. The Parish Council did not raise an objection.

P25/00731/HH - 49A Factory Road. (Erection of front porch. Raising of roofline and installation of 1no. rear dormer to form first floor. Garage conversion to form annexe) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P25/00853/HH - Tashidene Tuckett Lane Frenchay (Erection of a single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00758/CLP - 11 Briggs Road Frenchay (Installation of hip to gable roof extension and 1no. rear dormer). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P25/00945/TCA – Flat, White Lion, Frenchay Common. (Works to fell group of Hazel, Ash, Sycamore and Holm Oak trees (G001). All trees situated within Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an objection.

P25/00928/TCA - Mount Pleasant, Tuckett Lane. (Works to 1no. Box elder to crown reduce by 2-3m situated in the Frenchay Conservation Area) NO OBJECTION. The Parish Council did not raise an objection.

17.06/25 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure of Swan Lane, Winterbourne**. In connection with duct installation works on or adjacent to the highway. Operative from 23rd June 2025 anticipated to be of 3 days duration.
- Notice has been given by South Gloucestershire Council regarding application P22/07094/RM. Is to be considered by the Strategic Sites Delivery Committee on 29th May 2025 at 10.30am.

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure of Crossman Avenue, Winterbourne**. In connection with new gas connection works. Operative from 23rd June 2025 anticipated to be of 4 days duration.

18.06/25 Action updates from previous meetings

19.06/25 Any items to be noted

Meeting concluded: 6.59pm