

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

2<sup>nd</sup> April 2025

**PLANNING COMMITTEE MEETING – Monday 7<sup>th</sup> April 2025**

Please take notice that there will be a meeting of the Planning Committee on Monday 7<sup>th</sup> April **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 17<sup>th</sup> March 2025.

**Planning Applications**

**Winterbourne**

- a) **P25/00549/HH – 35 Bourne Close Winterbourne** (Demolition of existing porch canopy. Erection of front porch)
- b) **P25/00590/HH - Little Acre Flaxpits Lane Winterbourne** (Raising of existing roofline to create first floor living accommodation and erection of single storey side extension. Window replacement and redesign to improve the elevations).
- c) **P25/00482/F - Winterbourne Branch Library Flaxpits Lane Winterbourne** (Installation of 1no. shipping container for storage for a 'library of things').
- d) **P24/02485/F - Land At Champion House Moorend Road Hambrook** (Erection of 1no. outbuilding to form personal office and gym).
- e) **P24/02547/F - Winterbourne Sports Pavillion Parkside Avenue Winterbourne** (Erection of single storey front and side extensions and installation of new roof overhang).
- f) **P25/00638/F - Land At Bristol Road Hambrook** (Erection of 1 No. outbuilding for storage use (use class B8) and associated hardstanding (retrospective).
- g) **P25/00634/HH - Hambrook House The Stream Hambrook** (Demolition of existing carport and erection of building to form triple garage and garden store with gym. (resubmission of P24/02784/HH).
- h) **P25/00727/HH – 121 Bradley Avenue Winterbourne** (Erection of a two storey side extension to form additional living accommodation).
- i) **P25/00731/HH – 49A Factory Road Winterbourne** (Erection of front porch. Raising of roofline and installation of 1no. rear dormer to form first floor. Garage conversion to form annexe).
- j) **P25/00753/TRE - Land Opposite Side Of The River To 'The Dingle'** (Works to fell 1no Ash Tree covered by Tree Preservation Order SGTPO26/10 dated 22nd March 2011).
- k) **P25/00733/HH - 65 St Francis Drive Winterbourne** (Erection of single storey extension to existing garage to facilitate conversion to Annexe ancillary to main dwelling).

**Frenchay**

- l) **P25/00609/HH - Cranleigh Bristol Road Frenchay** (Erection of 3no. single storey front extensions to form porch, link to garage and new garage. Erection of a single storey rear extension to form additional living accommodation).
- m) **P25/00650/HH - Gloucester Lodge Old Gloucester Road Frenchay** (Erection of first floor extension to form north west elevation and two storey extension to south west elevation to form additional living accommodation. Installation of first floor balcony to north west/south west

elevations. Installation of 2no. dormers to north west elevation to enlarge loft conversion and 1no. dormer to north east elevation for form additional living accommodation).

### **Planning Decisions**

#### **Winterbourne**

P25/00307/HH - 26 Star Barn Road Winterbourne (Demolishment of existing detached garage. Erection of a single storey side and rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00417/TRE - Blossom Fields 84 - 86 High Street Winterbourne (Works to crown lift 1no Horse Chestnut Tree by 5m. Works to 1no Beech Tree to reduce the top 2 branches leaving 1-2m. Covered by tree preservation order SGTPO 01/06 dated 8th June 2006). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00432/HH - The Oak 34A Bristol Road Winterbourne (Erection of a single storey rear extension to form additional accommodation. Installation of a flue to the side elevation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P24/02583/R3F - 75 Dragon Road Winterbourne (Change of Use from dwelling (Class C3) to supportive living for children and young people with on site care provision (residential children's home) for up to 3no. children (Class C2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/00275/CLE - 81 Bradley Avenue Winterbourne (Continued use of the property as a 6no person HMO and confirmation that the loft conversion is considered Lawful). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P25/00225/HH - 25 Church Road Winterbourne Down (Erection of single storey rear and two storey side extension to form additional living accommodation. Erection of 1no. incidental outbuilding). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/00243/HH - The Croft Sturden Lane Hambrook (Erection of 1no. garage/workshop building). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

#### **Frenchay**

P25/00300/HH - 5 Westbourne Terrace Frenchay (Erection of a detached single garage). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

#### **Adjoining Parish**

P25/00181/HH - 40 Sorrel Place Stoke Gifford (Erection of single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

### **South Gloucestershire Council**

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Filton Road, Hambrook** in connection with new storm water connection works. Operative from 6<sup>th</sup> May 2025, anticipated to be of a 1 month duration.

### **Any items to be noted**

### **Action updates from previous meetings**

Notification from planning enforcement of a site visit by 9<sup>th</sup> April for COM/25/0142/ADV - Land at Bristol Road signs.

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.***