

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

7<sup>th</sup> April 2025

A Collins in the Chair

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

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

### **172.04/25 Apologies for Absence:**

Cllrs Amos, Eldridge.

### **173.04/25 Declaration of Interests under the Localism Act of 2011:**

Cllr Hancock item c)  
Cllr Arkley item h)

### **174.04/25 Public Participation:**

None.

### **175.04/25 To agree the minutes of the meeting held on 17<sup>th</sup> March 2025:**

Resolved: The Minutes of the meeting held on 17<sup>th</sup> March 2025 were agreed.

### **176.04/25 Planning Applications**

#### **Winterbourne**

- a) **P25/00549/HH – 35 Bourne Close Winterbourne** (Demolition of existing porch canopy. Erection of front porch) **Resolved**, The Parish Council did not raise an objection.
- 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). **Resolved**, The Parish Council did not raise an objection. However, the Parish Council would insist the solar panels are replaced.
- c) **P25/00482/F - Winterbourne Branch Library Flaxpits Lane Winterbourne** (Installation of 1no. shipping container for storage for a 'library of things'). Cllr Hancock left the room. **Resolved**, The Parish Council did not raise an objection.
- d) **P24/02485/F - Land At Champion House Moored Road Hambrook** (Erection of 1no. outbuilding to form personal office and gym). **Resolved**, The Parish Council did raise an objection. The Parish Council are against building on Greenbelt land. The Parish Council feel that other solutions should be sought, for example adapting the current dwelling. The proposed building is a distance away from the existing dwelling which we feel would not befit the applicant. In addition it is unclear of the exact

purpose of the outbuilding. The Parish Council feel there will be a risk of change of future use into a dwelling therefore they would request a condition be applied to prevent this.

- e) **P24/02547/F - Winterbourne Sports Pavillion Parkside Avenue Winterbourne** (Erection of single storey front and side extensions and installation of new roof overhang). **Resolved**, As this application has been submitted by Winterbourne Parish Council, the Council will not pass comment. No members of the public attended the meeting to submit comments.
- f) **P25/00638/F - Land At Bristol Road Hambrook** (Erection of 1 No. outbuilding for storage use (use class B8) and associated hardstanding (retrospective). **Resolved**, The Parish Council did not raise an objection. However, the Parish Council would like to make sure the landscaping promise is fulfilled.
- 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). **Resolved**, The Parish Council did not raise an objection.
- h) **P25/00727/HH – 121 Bradley Avenue Winterbourne** (Erection of a two storey side extension to form additional living accommodation). Cllr Arkley left the room. **Resolved**, The Parish Council did not raise an objection.
- 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). **Resolved**, The Parish Council did raise an objection. The Parish Council feel the parking plans are unclear.
- j) **P25/00753/TRE - Land Opposite Side Of The River To 'The Dingle'** (Works to fell 1no Ash Tree covered by Tree Preservation Order SGTP026/10 dated 22nd March 2011). **Resolved**, The Parish Council did not raise an objection.
- 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). **Resolved**, The Parish Council did raise an objection. The Parish Council feel there is insufficient parking and there is no solution proposed to rectify this.

#### 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). **Resolved**, The Parish Council did not raise an objection.
- 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). **Resolved**, The Parish Council did raise an objection. The Parish Council feel this is a massive overdevelopment of site. In addition we feel the application will be overbearing. It is felt that the ratio of house to plot must be outside guidelines.

#### 177.04/25 Planning Decisions – Noted

##### 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 SGTP0 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.

### **178.04/25 South Gloucestershire Council – Noted**

- 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.

### **179.04/25 Any items to be noted from members**

None.

### **180.04/25 Action updates from previous meetings noted**

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

Meeting concluded: 7.07pm