

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

PLANNING COMMITTEE

16th June 2025

A Collins in the Chair

J Amos	(A)	D Eldridge	(P)
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

20.06/25 Apologies for Absence:

Cllrs Amos.

21.06/25 Declaration of Interests under the Localism Act of 2011:

None.

22.06/25 Public Participation:

None.

23.06/25 To agree the minutes of the meeting held on 2nd June 2025:

Resolved: the Minutes of the meeting held on 2nd June 2025 were agreed.

24.06/25 Planning Applications

Winterbourne

- a) **P25/01217/F - Land At Winterbourne Community Centre Watleys End Road Winterbourne** (Installation of 1no. shipping container to form storage building). **Resolved**, The Parish Council did not raise an objection.
- b) **P25/01179/HH - 1 Railway View Bristol Road Hambrook** (Erection of single storey rear extension to form additional accommodation). **Resolved**, The Parish Council did not raise an objection.
- c) **P25/01202/PIP - Land At Bristol Road Winterbourne** (Permission in principle for the erection of up to 1no. dwelling). **Resolved**, The Parish Council did raise an objection due to being on Greenbelt land and outside of the village area.
- d) **P25/01338/HH - 10 Crossley Close Winterbourne** (Erection of single storey outbuilding to form garage and Annex ancillary to main dwelling). **Resolved**, The Parish Council did not raise an objection.
- e) **P25/01332/ADV - Tesco Stores Ltd High Street Winterbourne** (Display of 12no. non illuminated pump number wedges, 12no. non illuminated Esso Red Koala halves, 2no internally illuminated Esso Red 'Blade' signs and 4no. internally illuminated Esso Red 'Wave' signs). **Resolved**, The Parish Council did not raise an objection.
- f) **P25/01330/HH - Hambrook Court East Old Gloucester Road Hambrook** (Erection of 2.5m boundary wall). **Resolved**, The Parish Council did not raise an objection.

- g) **P25/01254/F - Land Adjacent To 45 Harcombe Hill Winterbourne Down** (Erection of 1no. detached dwelling and 1no. garage with associated new vehicular access; landscape works; and drainage). **Resolved**, The Parish Councils original comments still stand. '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.'
- h) **P25/01190/F - Land Adjacent To 24 Cuckoo Lane Winterbourne Down** (Erection of single storey rear and front extensions to facilitate conversion of garage to 1no dwelling (Use Class C3) with bin and cycle store and associated works). **Resolved**, The Parish Council did raise an objection due to being on Greenbelt land and being outside of the dwelling boundary.
- i) **P25/01241/HH - 56 Nicholls Lane Winterbourne** (Erection of annexe ancillary to the main dwellinghouse). **Resolved**, The Parish Council did raise an objection. The Parish Council feel there is not enough information on specifications and how the dwelling will be built i.e insulation, electrics, water etc. The Parish Council question the ratio of build to plot.

25.06/25 Planning Decisions – Noted

Winterbourne

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

P25/00778/HH - 44 Mount Crescent Winterbourne (Erection of side and link extension to existing garage to facilitate conversion to annexe ancillary to the main dwelling (resubmission of P24/03004/HH). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/01008/OHLE - Land At Cloisters Road Winterbourne (Application for consent under Section 37 of the Electricity Act 1989 to re-conductor the existing overhead line. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008). NO OBJECTION. The Parish Council did not raise an objection.

P25/01015/TCA - Hambrook Court East Old Gloucester Road Hambrook (Works to trees as per the applicants proposed schedule of works recieved by the council on 17th April 2025, all trees situated within Hambrook Conservation Area) NO OBJECTION. The Parish Council did not raise an objection.

P25/01108/HH - Cedar Shade 9 Branksome Drive Winterbourne (Erection of a single storey rear extension to form additional living accommodation. Installation of 2no. front and 3no rear rooflights). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P22/07094/RM - Land North of the Railway East of Harry Stoke (Erection of 154no. dwelling with highways, drainage and associated works with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P21/06474/RVC (previously PT16/4928/O)). APPROVED WITH CONDITIONS. The Parish Council did not comment.

Frenchay

P25/01128/TRE - 8 Homestead Gardens Frenchay (Works to crown lift 1no Oak Tree by 4m and radial spread by 2m covered by Tree Preservation Order SGTPO07/10 dated 15th September 2010). APPROVE WITH CONDITIONS. The Parish Council did not comment due to being our application.

P25/00777/HH - 2 Riverwood Road Frenchay (Erection of two storey side and single storey rear extensions to provide additional living accommodation). REFUSAL. The Parish Council did not raise an objection.

P25/00609/HH - Cranleigh Bristol Road Frenchay (Erection of 3no. single storey front extensions to form porch, link to garage and new garage. Raising of roofline and erection of a single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

26.06/25 South Gloucestershire Council - Noted

- Notice has been given by South Gloucestershire Council of an **Appeal for application P25/00056/HH**.

27.06/25 Any items to be noted

South Gloucestershire Landscape Assessment Supplementary Planning document has been published and distributed. Cllr Bruce highlighted two areas contained within this document also appear in the South Gloucestershire local plan. **Clerk to highlight this to South Gloucestershire Council.**

Meeting concluded: 7.03pm

DRAFT