

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

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Dear Councillor

30th July 2025

PLANNING COMMITTEE MEETING – Monday 4th August 2025

Please take notice that there will be a meeting of the Planning Committee on Monday 4th August 2025 **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 21st July 2025

Planning Applications

Winterbourne

- a) **P25/01529/F – Land at Rose Cottage, Church Lane** (Erection of 1no self build dwelling with associated works (resubmission of P24/02078/F)
- b) **P25/01709/TCA – Old Manse, Bristol Road, Hambrook** (Works to crown reduce 1 no. Apple tree (T1) to leave a finished height of 4.5 m and radial spread of 4 m, 1 no. Apple tree (T2) to leave a finished height of 4.5 m and radial spread of 4 m, 1 no. Crab Apple tree (T3) to leave a finished height of 4.5 m and radial spread of 4 m, and 1 no. Holly (T4) to leave a finished height of 4.5 m and radial spread of 3 m. Trees situated in the Hambrook Conservation Area)
- c) **P25/01690/CLP – 7 Swan Lane** (Change of use of dwelling (Class C3) to a children's home for a maximum of 3 no. children, with up to 3 no. carers, two of whom will sleep overnight, working on a rota basis (Class C2)
- d) **P25/01790/CLP – Bay Tree Cottage, Bristol Road, Hambrook** (Installation of Air Source Heat Pump and associated new 2m boundary fence and 2m gate)
- e) **P25/01802/TRE – Waters Edge, 2 Burghley Court** (Works to reduce back to previous points 1.no Sycamore Tree to leave a finished height of approx 15m and a radial spread of 7m. Covered by Tree Preservation Order SGTPO 02/96 dated 9th April 1997)
- f) **P25/01621/HH – 2 Matford Close** (Erection of single storey side and rear extension to provide additional living accommodation)
- g) **P24/00989/O – Land Adjacent to Bridge Bungalow, Old Gloucester Road, Hambrook** (Demolition of existing buildings and erection of 2no. student accommodation buildings (Sui Generis) (88no. studios in total) with associated parking, cycle and bin storage (Outline) with access, landscaping, layout and scale to be determined, all other matters reserved)

Frenchay

- h) **P25/01612/TRE – Woodstock, Quarry Road** (Works to crown lift a group of various trees and vegetation overhanging wall (G1) to 5m over Pearces Hill. Works to fell 1no. Ash tree and coppice 1no. Holly tree (G2) to beneath split in union, covered by Tree Preservation Order SGTPO 15/12 dated 15th December 2012)
- i) **P25/01675/HH – Taormina, Bristol Road** (Demolition of existing garage. Erection of two storey side and rear extension to form additional living accommodation. Erection of detached garage with gym/games room. Erection of front porch)
- j) **P25/01757/TCA – Lodge Cottage, Beckspool Road** (Works to 1no Cherry Tree to remove 2no overhanging branches within Frenchay Conservation Area)

- k) **P25/01741/TRE – Old Frenchay Hospital Site** (Works to trees as per the submitted Schedule of works received by the Council on 16th July 2025 covered by multiple Tree Preservation Orders)
- l) **P25/01662/RVC – Land East of Malmaids Drive** – (Variation of condition 9 attached to permission P23/02519/RVC (formerly P20/13119/F) to amend the Drainage & LAP Coordination Plan. Erection of 30 no. dwellings, 2 no. new highway access points, hard and soft landscaping with associated works)

Planning Decisions

Winterbourne

P25/01217/F – Land at Winterbourne Community Centre, Watleys End Road (Installation of 1no. shipping container to form storage building) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01202/PIP – Land at Bristol Road (Permission in principle for the erection of up to 1no. dwelling) APPROVE. The Parish Council did raise an objection.

P25/01241/HH - 56 Nicholls Lane Winterbourne (Erection of annexe ancillary to the main dwellinghouse) APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/01393/HH – 39 Bradstone Road (Demolition of existing side extension. Erection of a two side and single storey rear extension to form additional living accommodation) APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/011779/HH – 1 Railway View, Bristol Road, Hambrook (Erection of single storey rear extension to form additional accommodation) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01330/HH - Hambrook Court East, Old Gloucester Road, Hambrook (Erection of 2.5m boundary wall) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01338/HH – 10 Crossley, Close (Erection of single storey outbuilding to form garage and Annex ancillary to main dwelling) APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/01332/ADV – Tesco Stores Ltd, High Street (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)

Action updates from previous meetings

- Cllrs Arkley and Hancock offered to work with Cllr Bruce in identifying local buildings to be considered for listing. The group will present findings at a future meeting.

Any items to be noted

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.