

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

17th November 2025

A Collins in the Chair

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

Also in attendance: Five members of the public.

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

110.11/25 Apologies for Absence:

Cllrs Amos, Kinsey, Goodman and Hancock.

111.11/25 Declaration of Interests under the Localism Act of 2011:

None.

112.11/25 Public Participation:

None.

113.11/25 To agree the minutes of the meeting held on 3rd November 2025:

RESOLVED, the minutes of the meetings held on 3rd November were agreed and signed by the Chair.

114.11/25 Planning Applications

Winterbourne

- a) **P25/02379/F - Former Silverhill School Swan Lane Winterbourne** (Hybrid planning application comprising of Full planning permission for the renovation and conversion of Winterbourne House and Gazebo (grade II listed) to provide 9no. apartments (Class C3) with associated works. Outline planning permission with access to be determined and all other matters reserved, for the erection of up to 71no. dwellings, provision of public open space and dedicated ecological areas, drainage, landscaping and ancillary works). *Three members of the public did attend to observe the debate on the Silverhill application and were given the chance to respond after we had debated the applications.* **Resolved, The Parish Council did raise a strong objection. The Parish Council believe there are too many dwellings on this application for the size of the plot and also for the safety of traffic coming in and out of the site. The access road and junction is in the pinch point of an already busy High Street with the bus stop, pedestrian crossing and dentist parking all within a short distance. As such, Swan Lane is totally inappropriate as an access route. The application will also remove much needed sporting green space.**
- b) **P25/02447/LB - Former Silverhill School Swan Lane Winterbourne** (Renovation and conversion of Winterbourne House and Gazebo (Grade II listed) to provide 9no. apartments (Class C3) with associated works). **Resolved, The Parish Council did raise an objection. The access and egress is unclear. The access road and**

junction is in the pinch point of an already busy High Street with the bus stop, pedestrian crossing and dentist parking all within a short distance. As such, Swan Lane is totally inappropriate as an access route.

- c) **P25/01529/F - Land At Rose Cottage Church Lane Winterbourne** (Erection of 1no self build dwelling with associated works (resubmission of P24/02078/F). **Resolved, The Parish Council did raise an objection. The Parish Council have the same comment from P24/02078/F that they echo the Conservation Officer comments.**
- d) **P25/02547/HH - 1 Court Farm Cottages Church Lane Winterbourne** (Erection of a single and two storey side extension to form additional living accommodation). **Resolved, The Parish Council did not raise an objection.**

Frenchay

- e) **P25/02544/HH - Gloucester Lodge Old Gloucester Road Frenchay** (Installation of 1.no balcony to North West/ South elevation. Installation of 1.no dormer to North West elevation. Amendment to previously approved scheme P22/05025/HH- Erection of first floor side extension and installation of two storey front bay window to provide additional living accommodation. Installation of 1 no. dormer to North West elevation and 1 no. dormer to North East elevation (amendment to previously approved scheme P22/01506/HH). **Resolved, The Parish Council did raise an objection. The Parish Council feel that this is an overdevelopment of site.**

Adjoining Parish

- f) **P25/02479/PIP - Land At 9 Badminton Road Winterbourne** (Permission in principle for the erection of a minimum of 1no.dwelling and a maximum of 3no. dwellings. **Resolved, The Parish Council did not make comment.**

115.11/25 Planning Decisions – Noted

Winterbourne

P25/02298/CLE - Land At Sunny Acres Farm Factory Road Winterbourne (Installation of above ground concrete valve house including associated steelwork, steps, and safety railing, is required to house flow control equipment to regulate and manage flow of wastewater). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P25/02297/CLE - Land At Sunny Acres Farm Factory Road Winterbourne (Installation of below ground stormwater storage tank, 1no. control kiosk, ground level vent; 1.2m high fence, below or at ground level manholes and associated below ground pipework and rising main and ground level concrete and grasscrete track). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P25/02037/F - UWE Hillside Gardens Filton Road Winterbourne (Installation of an electronic scoreboard and siting of a shipping container for the storage of sports equipment and associated works. APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P25/02132/RVC - 5 Elliott Avenue Frenchay (Variation of conditions 2 (to amend the approved plans) and 3 (to amend the wording) attached to permission P23/00060/HH. Demolition of existing garage. Erection of two storey side and rear extension and single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P25/02187/HH - 15 Sorrel Place Stoke Gifford (Erection of a single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

116.11/25 South Gloucestershire Council Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Dragon Road**. In connection with new water connection works. Operative from 9th December 2025, anticipated to be of 3 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Avon Ring Road Hambrook Temporary Prohibition of Left Turn**). In connection with safety barrier repair works. Operative from 8th December 2025, anticipated to be of 3 nights duration between the hours of 8pm and 6am.

117.11/25 Any items to be noted

None.

Meeting concluded: 6.54pm