

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

PLANNING COMMITTEE

1st December 2025

J Amos in the Chair

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

Also in attendance: Cllr Fogg Rogers as standing in for Cllr Arkley.

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

118.12/25 Apologies for Absence:

Cllrs Goodman, Arkley.

119.12/25 Declaration of Interests under the Localism Act of 2011:

None.

120.12/25 Public Participation:

None.

121.12/25 To agree the minutes of the meeting held on 17th November 2025:

RESOLVED, the minutes of the meetings held on 17th November were agreed and signed by the Chair.

122.12/25 Planning Applications

Winterbourne

- a) **P25/02557/HH - The Paddocks 102 Dragon Road Winterbourne** (Erection of a two storey rear extension to form additional living accommodation. Installation of 1no. front dormer to facilitate loft conversion. Erection of 1no. detached garage with and associated works). **Resolved, The Parish Council did not raise an objection.**
- b) **P25/02629/HH - 22 Bourne Close Winterbourne** (Erection of two storey and first floor side extension to provide additional living accommodation and integral garage). **Resolved, The Parish Council did not raise an objection.**
- c) **P25/02617/HH - 23 Bury Hill Winterbourne Down** (Erection of first floor rear extensions and extension to existing porch). **Resolved, The Parish Council did not raise an objection, as long as the applicant comply with the transport team recommendations.**
- d) **P25/02579/F - T B And H Pendock Funeral Directors The Poplars Bristol Road Hambrook** (Erection of an external cold room. Conversion of existing garage to form coffin storage area). **Resolved, The Parish Council did raise an objection. The Parish Council echo the comments of the ecology and conservation officer comments. There is no Biodiversity Net Gain assessment and no tree replacement.**

Frenchay

- e) **P25/02573/HH - 2 Riverwood Road Frenchay** (Erection of two storey side and single storey rear extension to provide additional living accommodation. (Resubmission of P25/00777/HH). **Resolved, The Parish Council did not raise an objection.**
- f) **P25/02609/HH - 35 Park Crescent Frenchay** (Erection of single storey rear extension to provide additional living accommodation and installation of rear dormer to facilitate loft conversion (resubmission of P25/02195/CLP). **Resolved, The Parish Council did raise an objection. The Parish Council note the car parking drawings do not appear to adhere to regulations.**
- g) **P25/02518/HH - Cleeve Cottage 13 Church Road Frenchay** (Replace all windows and replace a ground floor rear window with sliding or bi fold doors). **Resolved, The Parish Council did not raise an objection.**

Adjoining Parish

- h) **P25/02534/O – Land East of Coalpit Heath** (Phased development for the erection up to 450no. dwellings, land for ancillary primary school uses including play provision and drop off parking, local centre / community hub, mobility hub, public open space and play space, active travel links, and associated vehicular access, infrastructure, engineering works and landscaping, (Outline) with access to be determined, all other matters reserved). **Resolved, The Parish Council did raise an objection. There is no infrastructure in place i.e. transport, dentist, doctors etc. The development is within Greenbelt and the parish council feel this is an overdevelopment of site. The Parish Council note the amount of negative public comments and the network rail comments.**

123.12/25 Planning Decisions – Noted

Winterbourne

P25/02382/TRE - 12 Bury Hill Winterbourne Down (Works to fell or repollard 9 Willow Trees covered by Tree Preservation Order TPO 397 Dated 12th October 1988). APPROVE WITH CONDITIONS. The Parish Council did raise an objection.

P25/02213/F - The Elms 43 Dragon Road Winterbourne (Creation of vehicular access onto classified road (Class C) and installation of hardstanding to form car parking space). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P25/02302/TCA - Penn House Beckspool Road Frenchay (Works to 1no. Norwegian Maple and 2no. Yews to reduce back to previous pruning points and root lift to 4m all situated in the Frenchay Conservation Area). NO OBJECTION. The Parish Council did not raise an objection.

P25/02255/LB - Clarendon Lodge Beckspool Road Frenchay (Internal and external alterations to remove and replace roof structure over kitchen/utility room). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

124.12/25 Any items to be noted

None.

Meeting concluded: 6.50pm