



# Winterbourne

## PARISH COUNCIL

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### PLANNING COMMITTEE

11<sup>th</sup> May 2026

J Amos in the Chair

J Amos	(P)	D Eldridge	(P)
J Kinsey	(A)	J Lloyd	(A)
A Collins	(P)	S Hancock	(P)
		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

**198.05/26 Apologies for Absence:**

Cllrs Kinsey and Lloyd.

**199.05/26 Declaration of Interests under the Localism Act of 2011:**

None.

**200.05/26 Public Participation:**

The five members of the public were all in attendance to discuss item a on the agenda –  
Land at Hicks Common Road.

**201.05/26 To agree the minutes of the meeting held on 20<sup>th</sup> April 2026:**

RESOLVED, the minutes of the meetings held on 20<sup>th</sup> April were agreed and signed by the  
Chair.

**202.05/26 Planning Applications**

Winterbourne

- a) **P26/00791/O - Land At Hicks Common Road Winterbourne** (Erection of up to 124 no. dwellings and associated infrastructure (Outline) with access and landscape to be determined, all other matters reserved). **Resolved, to raise a very strong objection.** A statement was read out by a representative of the Save the Hicks Common group (see appendix A). Members whole heartedly agreed with every element and sentiment in the statement. We note that there are already over 200 objections to this application and at a prior planning meeting, there were over 500 residents who all attended to object to this development. This goes to show the negative impact this would have on the local community if this application was to proceed,. The main issue for the Parish Council is the utter ridiculousness that this area of land can be considered Grey Belt. The Gov.UK website itself, explains that if Green Belt Land does not satisfy 'purpose d' then it can not be considered Grey Belt Land. **Purpose D – to preserve the setting and special character of historic towns** This purpose relates to historic towns, not villages. Where there are no historic towns in the plan area, it may not be necessary to provide detailed assessments against this purpose. Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: - form part of the setting of the historic town, - make a considerable contribution to the

special character of a historic town. This could be (but is not limited to) as a result of being within, adjacent to, or of significant visual importance to the historic aspects of the town. On this one point alone, we urge South Gloucestershire Planning to reject this application. Gov.UK generally define towns as those with a population of over 5,000. In the 2001 census, Winterbourne had a population of over 8,000.

In addition, we echo the comments made in the statement. The infrastructure, including, transport, roads, doctors, dentists can barely cope with the number of residents as is, let alone if you add the two sites being considered in the local plan and the old Silverhill site. The area will become gridlocked and unsafe for school children crossing roads.

It can not be underestimated how important this view is for local residents. Many have already advised their mental health will be affected as they enjoy daily walks to come to this view spot. Which they will no longer be able to enjoy.

Also, the Parish Council look after the Duck Pond which has been here many, many years. The water used to have a natural input and run off. The input was from the side where Burghley Court was built, a natural spring. Since the building of these houses, we are having to top of the water, aerate it and carry out annual treatments. The run off, is via the green space which this application proposed to build on. Therefore, we believe there is a great danger for negative environmental impact.

- b) **P26/00841/RVC - 45 Harcombe Hill Winterbourne Down** (Variation of condition 2 attached to permission P24/02710/HH to amend the approved plans. Demolition of existing rear extension. Erection of two storey rear extension to form additional living accommodation. Erection of detached garage). **Resolved, The Parish Council did not raise an objection.**
- c) **P26/00951/HH - The Warren 4 Swan Lane Winterbourne** (Conversion of existing garage. Erection of two storey rear extension to form additional living accommodation. Raising the roofline of rear extension). **Resolved, The Parish Council did not raise an objection.**
- d) **P26/00967/HH - 86 North Road Winterbourne** (Erection of two storey rear extension to form additional living accommodation). **Resolved, The Parish Council did not raise an objection.**
- e) **P26/00985/HH - 54 Friary Grange Park Winterbourne** (Demolition of existing garage. Erection of two storey side and single storey front and rear extensions to form annex ancillary to main dwelling and additional living accommodation). **Resolved, The Parish Council did raise an objection. The Parish Council note that there is a lack of parking and is an overdeveloped site.**
- f) **P26/00984/HH - 54 Friary Grange Park Winterbourne** (Demolition of attached garage and erection of first floor side extension, single storey front and rear extensions to form additional living accommodation and attached annex ancillary to main dwelling with additional parking). **Resolved, The Parish Council did raise an objection. The Parish Council note that there is a lack of parking and is a overdeveloped site.**

#### Frenchay

- g) **P25/02311/F - The Acorns 35 Penn Drive Frenchay** (Demolition of an existing garage and erection of 1no. single storey ancillary annexe). **Resolved, The Parish Council did not raise an objection. However, this is on the condition that the application condition remains an ancillary annexe.**
- h) **P26/00902/CLP - 10 Riverwood Road Frenchay** (Erection of single storey rear extension). **Resolved, The Parish Council did not raise an objection.**
- i) **P26/00931/HH - Spruce House 38 Malmains Drive Frenchay** (Erection of single storey rear/side extension and a first floor side extension to form additional living accommodation). **Resolved, The Parish Council did not raise an objection.**

## East of Harry Stoke

- j) **P26/00866/RM - Phase 5.1 Residential Land East Of Harry Stoke** (Erection of 110 no. dwellings with appearance, landscaping, layout, and scale to be determined (Approval of Reserved Matters to be read in conjunction with outline permission PT16/4782/O as amended by P20/22473/NMA). **Resolved, The Parish Council are unable to comment due to the volume of new documentation and no explanation of actual changes. The Parish Council are keen to work with the developers with the green areas and sustainable travel ideas.**

## **203.05 /26 Planning Decisions – Discussed and Noted**

### Winterbourne

P26/00580/HH - 61 Station Road Winterbourne Down (Erection of a two storey side and single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P26/00693/TRE - Crossley House 109 High Street Winterbourne (Works to crown reduce 2.no Oak Trees by 2m to leave a finished height of 13m and a radial spread of 13m. Works to 1.no Robina Tree to crown reduce by 2m leaving a finished height of 10m and radial spread of 8m. Covered by Tree Preservation Order SGTPO 03/94 Dated 22nd October 1996). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

### Frenchay

P26/00416/HH - 7 The Newlands Frenchay (Installation of 32 solar panels spread across the NW and SE roof). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P26/00481/HH - La Salle Bristol Road Frenchay (Erection of single storey side extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P26/00679/TRE - 5 Packer Way Frenchay (Works to pollard 1.no Lime Tree to previous points. Covered by Tree Preservation Order SGTPO07/10 dated 15th September 2010) REFUSAL. The Parish Council did not raise an objection.

P26/00775/CLP - 49 Alexander Road Frenchay (Erection of single storey rear extension). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P26/00758/TRE - James Counsell Way Stoke Gifford (Works to remove failed branch from canopy of 1no. Willow Tree (T22) and remove fractured limb from 1no lawson cypress Tree. Works to fell 2no. Horse Chestnut Trees (G6), 2no. Norway Spruce Trees and 1no. Holly Tree. Covered by Tree Preservation Order SGTPO07/14 dated 1st July 2014). WITHDRAWN. The Parish Council did raise an objection.

## **204.05/26 South Gloucestershire Council - Noted**

- Notice has been given by South Gloucestershire Council of an **Appeal: P25/02769/PIP – Land At Cloisters Road, Winterbourne.**
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Factory Road, Winterbourne.** In connection with telecom ducting works. Operative from 3rd June 2026, anticipated to be of 3 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: North Road, Winterbourne.** In connection with duct laying works. Operative from 11th June 2026, anticipated to be of 2 days duration
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Trench Lane, Winterbourne.** In connection with surfacing works. Anticipated to be of a 1 week duration, between the hours of 8pm and 6am.

## **205.05/26 Action updates from previous meetings – Noted**

- 23 Grange Park reported to Planning Enforcement – Update- The planning enforcement team carried out a site visit and interviewed the property owner. The fence erected is a temporary measure for security whilst the property wall is rebuilt with existing bricks. The fence should be removed within 4 weeks once the building work is completed.

## **206.05/26 Any items to be noted**

Cllr Hancock enquired if the Parish Council could get visibility of Emergency Tree Orders and if we can understand the process of granting it. **Clerk to investigate.**

**Meeting concluded: 7.04pm**

## **APPENDIX A**

### **For Winterbourne Parish Council Planning Committee - Monday 11<sup>th</sup> May 2026**

#### **Statement on behalf of the Save Frome Valley Community Group**

##### **Planning Application:**

P26/00791/O - Land At Hicks Common Road Winterbourne South Gloucestershire. Erection of up to 124 no. dwellings and associated infrastructure (Outline) with access and landscape to be determined, all other matters reserved

We thank you for this opportunity to explain why so many in our community oppose this development. We understand that the Parish Council is a consultee in the planning process and that South Gloucestershire Council will be the determining authority. Nevertheless, we feel it is fundamentally important for your Committee to understand our concerns and to reflect those to South Gloucestershire in the form of the strongest possible objections,

Councillors will be very aware that the panoramic views from Hicks Common Road across the Frome Valley have been enjoyed by many generations. Those views would effectively be lost to this development. This application also raises many other concerns.

In late November 2025 Waddeton Park wrote to some residents stating its intention to submit a planning application for up to 124 dwellings on land east of Hicks Common Road. Comments were invited but a very short timescale was given in which to respond. A small group of residents took the initiative, to set up a Facebook Group and to promote attendance at the Parish Council meeting scheduled for 15<sup>th</sup> December.

Such was the feeling against the development that by the time of the meeting over 1000 people had joined the Facebook Group. It now has in excess of 1400 followers.

Members will recall that 537 people turned up to the Parish Meeting on 15<sup>th</sup> December, on what was a cold wet evening and of those over 300 were “locked out”. Many stayed to register their names as evidence of their concerns. By making this statement we hope to avoid the difficulties of that evening but trust that you will bring that to mind when considering whether to object to this subsequent planning application.

The initial Save Hicks Common Group formed a co-ordinating group with members drawn from across the village and reflecting a range of ages and backgrounds. The working group decided, amongst other things, that there was concern for the whole Frome Valley Horseshoe and Green Belt.

The Save Frome Valley Community Group became formalised in early 2026. It exists to help maintain and enhance the open character of the Frome Valley Horseshoe (the Green Belt land between Rectory Road, Frampton Cotterell and the Huckford Viaduct in the Frome Valley) and to oppose inappropriate and harmful development.

Although the Group has a wide perspective the initial focus has remained on the potential development of the Hicks Common Road site. However, until the Plans appeared on the SGC web site on 24<sup>th</sup> April there had been very little information available.

- Waddeton Park had published plans to its web site but with no updates
- Waddeton Park had invited public comment in November – but gave no acknowledgements or feedback.
- Our MP had met with Waddeton Park on 24<sup>th</sup> March but, as far as we can determine, was given no indication that an application was imminent – although it was submitted on 28<sup>th</sup> March.

It is assumed that Waddeton Park will pursue its objections to the Local Plan through the hearings starting on May 19<sup>th</sup>. Our Group has been told that it cannot speak as it was supporting the Plan as drafted and only objections can be heard.

To further our understanding we have tracked other proposals by Waddeton Park and engaged in the Government's review of Planning Policy.

Our priority has been to raise awareness of the proposals.

We have shared key messages, distributed posters and other publicity material. This is clearly visible across the village. We have delivered leaflets to as many households as we reasonably can. We have had a table at the Winterbourne Down Carnival. We have two notice boards in residents' gardens. We have offered support to those who find difficulty in engaging with the planning system.

This work is not to promote the Group for its own sake but to ensure that public concern for the future of the Frome Valley is recognised, formalised in planning policy and followed through into planning decisions. Every indication we have been given is that the vast majority of residents oppose this development with a very limited number supporting. This is clearly evidenced by comments to date on the South Gloucestershire Planning application website and from the comments and support we have received from across the village.

In this summary statement we can only give an outline of our concerns and those we have heard from the Local Community over recent days. Our work will continue but concerns include.

- **Planning Policy** – Conflict with green belt, landscape, heritage other policies
- **Housing** - We recognise pressure for housing but note that provision is already planned elsewhere. This is not a good site for either open market or affordable housing.
- **Transportation** – Unacceptable impact on both the immediate area around the application site and wider village. Impact will be felt during the construction phase and when the houses are occupied. The area is congested at present and will get worse with reopening of the A432 bridge and with planned development across the District. This development would exacerbate all the above. There is little prospect of any improvement to the narrow roads of Winterbourne and Winterbourne Down. This is and will remain a car dependant community with only limited public transport services

and off-road cycling routes.

- **Community** – Lack of capacity within existing services to accommodate existing, planned and this proposed additional housing.
- **Health and wellbeing** - The general health and welfare of residents who use the Hicks Common and Cloisters areas of the Frome Valley for walking and leisure which is good for both physical and mental health. The route is often used by runners and, for example, was part of the Frome Valley 10k run in April.
- **Landscape, trees and ecology** - There are fundamental concerns about the landscape impact of the proposals and effect on trees, hedges and ecology. The loss of panoramic views and increasing feeling of urbanisation caused by this development would be very detrimental.
- **Recreation** - The land is used as part of a livery yard at present offering horse related recreational opportunities. The horses on site at Hicks Common and waterfowl at the duck pond are attractive to all ages. For many young children it is their first experience of the countryside. For many seniors it offers fresh air and gentle exercise as part of daily routine without need for travel and without the more demanding slopes and paths of Huckford and the Frome Valley Walkway.

While Waddeton Park suggest that the development would provide better public access it would not, in anyway, compensate for the loss of open views and the relative tranquillity of the area at present.

Fundamentally we consider that the wildlife, recreational and educational value of the River Corridor should be considered and improved as a whole. This proposal, if approved, would undermine that.

Our Group and the wider community are still working through the application plans and documents. Before finalising our responses, we want to read all of the many objections submitted and address comments made in supporting representations. We also want to read the comments of specialist consultees on matters such as flood risk, pollution, ground stability, heritage and ecology.

If I may I would like to add to further points to my prepared statement

1. To confirm that as of 3.00 p.m. today South Gloucestershire Council had received 209 comments on this application of which 205 were objections – 98%.
2. We now have an updated programme for the Local Plan hearings which start next week. Agents for Waddeton Park have submitted three additional statements in support of their objections. In essence these argue that South Gloucestershire Council has been misguided in developing its proposal for Winterbourne and that it has understated the capacity of the village to accommodate growth and given preference to sites on the west of the Village

over the Hicks Common site. I would urge members to read and understand the implications of what is being said on behalf of Waddeton Park. In my view your Council, and the wider Community needs to have a more assertive role in developing a vision of the future of the Village.

### **Summary**

There is much more that that we could and would like to say about this proposal but in the time available at the Parish Council meeting we feel that this outline is sufficient to justify strong objection to this development.

For all the issues of principle set out above we object most strongly to this development and urge the Parish Council to do likewise in its response to South Gloucestershire Council.

DRAFT