

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

6th July 2026

J Amos in the Chair

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

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

Also in attendance: Two members of the public and Cllrs Kembery and Bruce.

27.07/26 Apologies for Absence:

Cllrs Kinsey and Arkley.

28.07/26 Declaration of Interests under the Localism Act of 2011:

Cllr Hancock item f).

29.07/26 Public Participation:

None

30.07/26 To agree the minutes of the meeting held on 15th June 2026:

Resolved: the Minutes of the meeting held on 15th June 2026 were agreed.

31.07/26 Planning Applications

Winterbourne

- a) **P26/01264/PIP - Land At 15 Cuckoo Lane Winterbourne Down** (Permission in principle for the erection of up to 9no. dwellings). **This application has already been decided by South Gloucestershire Council. Winterbourne Parish Council did contact the case officer to note that a comment would not be made until after this meeting on the 6th July. However, this request has not been adhered to.**
- b) **P26/01097/F - Frenchay Cricket Club Common Mead Lane Hambrook** (Installation of solar pv panels. Installation of vertical boarding insulation to outer walls and re-positioning and altering some external doors and windows all works to provide improved Changing Rooms and associated facilities). **Resolved, The Parish Council did not raise an objection.**
- c) **P26/01263/PIP - Land At Sunnyfields Cloisters Road Winterbourne** (Permission in principle for the erection of a minimum of 3no. dwellings and a maximum of 3no. dwellings). **Resolved, The Parish Council did raise an objection. This application is within Greenbelt land. This will be an overdevelopment of site with poor access and will have biodiversity loss.**
- d) **P26/01312/HH - The Bishops House Church Lane Winterbourne** (Installation of surface-mounted solar PV panels to the rear elevation roof). **Resolved, The Parish Council did not raise an objection.**
- e) **P26/01311/PIP - Land Between 14 And 32 Quarry Barton Hambrook** (Permission in Principle for the erection of 1no. dwelling). **Resolved, The Parish Council did**

raise an objection. The Parish Council note that the dwelling information is unclear therefore unable to make a considered judgement but feel the site appears unsuitable.

- f) **P26/01404/HH - 1 Heath Close Winterbourne** (Erection of single storey rear extension and part garage conversion to provide additional living accommodation). **Cllr Hancock left the room. Resolved, The Parish Council did not raise an objection.**
- g) **P26/01400/F - T B And H Pendock Funeral Directors The Poplars Bristol Road Hambrook** (Erection of storage building with associated works (Retrospective). **Resolved, The Parish Council did raise an objection. The Parish Council comments still stands from P25/02579/F : 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

- h) **P26/01298/TCA - Moorend Frenchay Hill Frenchay** (Works to fell 1.no Ilex Aquifolium Tree. Tree situated within Frenchay Conservation Area). **Resolved, The Parish Council did raise an objection. The Parish Council note that there is no evidence of required works needed to fell this tree.**
- i) **P26/01415/TCA - 6 Grange Park Frenchay** (Works to reduce lowest branch on the north east side of 1no. Ash Tree (T1) by 2.5m. Situated within Frenchay Conservation Area). **Resolved, The Parish Council did raise an objection. The Parish Council note that there is no evidence of required works needed to reduce this tree.**
- j) **P26/01362/CLP - 18 Homestead Gardens Frenchay** (Installation of rear access gate). **The Chairman agreed to bring j) forward to this point in the meeting, but for the purposes of the minutes the minutes remains in agenda order. Applicant spoke regarding the application. Resolved, The Parish Council did not raise an objection. However, on the condition it is confirmed that it is the applicants own wall and that the gate is done sympathetically in keeping with the surrounding area. Also the condition that rights of way will not be implied.**

Adjoining Parish

- k) **Reconsultation - 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. The Parish Councils original comments still stands: 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. The Parish Council note the amount of negative public comments and the network rail comments. This is not in the Local Plan and concerns it maybe an undocumented mining area.**

32.07/26 Planning Decisions – Noted

Winterbourne

P26/01038/HH - The Old Chapel Bury Hill Winterbourne Down (Erection of annex ancillary to the main dwelling). **APPROVE WITH CONDITIONS.** The Parish Council did not raise an objection.

P26/01027/HH - 12 Quarry Lane Winterbourne Down (Erection of single storey rear extension to form additional living accommodation). **APPROVE WITH CONDITIONS.** The Parish Council did not raise an objection.

P26/00967/HH - 86 North Road Winterbourne (Erection of two storey rear extension to form additional living accommodation). **REFUSAL.** The Parish Council did not raise an objection.

P22/04132/F - The Lake, Trench Lane (Erection of 1 no. two storey modular building to form clubhouse, and erection of 6 no. containers to form site office, plant stores, reception/lifeguard stations etc. with associated works. All building temporary for up to 3 years). FINALLY DISPOSED OF. The Parish Council did not raise an objection.

P26/00060/PNGR - Building At Kingmore Farm Old Gloucester Road Winterbourne (Prior notification of a change of use from Agricultural Building to 4 no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development (resubmission of P25/00314/PNGR). PRIOR APPROVAL GRANTED WITH CONDITIONS. The Parish Council did not raise an objection.

Frenchay

P26/00902/CLP - 10 Riverwood Road Frenchay (Erection of single storey rear extension). APPROVE CERTIFICATE OF LAWFULNESS. The Parish Council did not raise an objection.

P26/00752/TRE - 7 The Newlands Frenchay (Works to reduce the height of 1no. Sycamore Tree (T1) back to previous points. Covered by Tree Preservation Order SGTPO13 dated 29th November 1972). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P26/01139/HH - 3 Westbourne Terrace Frenchay (Demolition of existing rear extension and erection of single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

P26/01114/HH - 11 Grove Bank Frenchay (Demolition of existing conservatory and erection of single storey rear extension to form additional living accommodation). APPROVE WITH CONDITIONS. The Parish Council did not raise an objection.

33.07/26 Tree Preservation order 2026 – Land Adjacent to 157 Mustoe Road, Frenchay- Noted

TPO 1201 for an Oak tree on land adjacent to 157 Mustoe Rd, Frenchay

34.07/26 South Gloucestershire Council Notices - Noted

- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Worrells Lane, Hambrook**. In connection with telecom ducting works. Operative from 27th July 2026, anticipated to be of 5 days duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Footpath Closure: LWB/14/10 Hambrook**. In connection with construction works. Operative from 27th July 2026, anticipated to be of 6 months duration.
- Notice has been given by South Gloucestershire Council of a **Temporary Road Closure: Court Road, Frampton Cottrell**. In connection with sewer rehabilitation works. Operative from 27th July 2026, anticipated to be of 2 weeks duration between the hours of 9am and 6pm.

35.07/26 Any items to be noted

It was raised that Chapple Lane has built a wall not to specification, resulting in narrowing the adjacent lane. **Clerk to report to Planning Enforcement.**

Meeting concluded: 6.57pm