

**DELEGATED LIST OF PLANNING APPLICATIONS  
AND OTHER PROPOSALS DETERMINED BY THE DIRECTOR OF  
PLANNING, TRANSPORTATION AND STRATEGIC ENVIRONMENT**

**Date of Decisions 20 FEBRUARY 2017 – 26 FEBRUARY 2017**

**NOTES**

The proposals listed over the page have recently been considered by the Director of Planning, Transportation and Strategic Environment, and the decisions issued to the applicants.

The Director has made the decisions listed in the Schedule under the powers delegated to him by the Planning and Transportation Committee on 22 July 1999. As agreed by the Committee this Schedule is sent to all Members to the Council.

**ABBREVIATIONS**

**PT** = Planning Thornbury    **PK** = Planning Kingswood

For **suffix abbreviations** in application number, see **Application Type**

eg. /ADV = Advertisement

**South Gloucestershire Delegated Planning Decisions: 20/02/2017 - 26/02/2017**

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**PARISH NAME Almondsbury Parish Council**

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**APPLICATION NUMBER** PT16/6914/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Almondsbury**LOCATION** Almondsbury Sports And Social Club 10 Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4AG**PROPOSAL** Erection of single storey extension to changing rooms to provide treatment room. hospitality room and toilets.**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 04/01/2017

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**PARISH NAME Alveston Parish Council**

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**APPLICATION NUMBER** PT17/0310/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston**LOCATION** Silverleaze Silverhill Brake Rudgeway Bristol South Gloucestershire BS35 3SJ**PROPOSAL** Erection of two storey side extension to form garage and additional living accommodation.**DECISION** Approve with Conditions      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME Aust Parish Council**

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**APPLICATION NUMBER** PT17/0093/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn**LOCATION** Unit 1 Redhill Farm Business Park Marshacre Lane Olveston Bristol South Gloucestershire BS35 4AL**PROPOSAL** Erection of extension to existing building.**DECISION** Approve with Conditions      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 19/01/2017

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**PARISH NAME Bitton Parish Council**

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**APPLICATION NUMBER** PK17/0211/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Bitton**LOCATION** Chetwynds Mill Lane Upton Cheyney Bristol South Gloucestershire BS30 6NH**PROPOSAL** Works to 1no. Sycamore tree (T1) to thin crown by 20%. Tree situated in the Upton Cheyney Conservation Area**DECISION** No Objection      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 19/01/2017

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**PARISH NAME Downend And Bromley Heath Parish Council**

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**APPLICATION NUMBER** PK16/6204/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Downend**LOCATION** 7A Oakdale Court Downend Bristol South Gloucestershire BS16 6DZ**PROPOSAL** Variation of conditions 3, 4 and 7 attached to planning permission PK06/0385/F to alter windows, bin and cycle store and parking.**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 15/11/2016

**APPLICATION NUMBER** PK16/6904/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Emersons Green  
**LOCATION** 22 Fouracre Crescent Downend Bristol South Gloucestershire BS16 6PS  
**PROPOSAL** Erection of first floor side extension and single storey rear extension to provide additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 05/01/2017

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**APPLICATION NUMBER** PK17/0134/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Downend  
**LOCATION** 76 Coronation Road Downend Bristol South Gloucestershire BS16 5SL  
**PROPOSAL** The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.19m, for which the maximum height would be 3.62m, and for which the height of the eaves would be 2.2m.  
**DECISION** No Objection      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 12/01/2017

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**APPLICATION NUMBER** PK17/0172/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Downend  
**LOCATION** 14 Christchurch Avenue Downend Bristol South Gloucestershire BS16 5TG  
**PROPOSAL** Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 2 metres, for which the maximum height would be 3.5 metres and for which the height of the eaves would be 2.5 metres.  
**DECISION** No Objection      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME**      **Doynton Parish Council**

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**APPLICATION NUMBER** PK16/6312/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Boyd Valley  
**LOCATION** Wayside Cottage High Street Doynton Bristol South Gloucestershire BS30 5TF  
**PROPOSAL** Erection of two storey rear extension to provide additional living accommodation (Re submission of PK16/3827/F)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 22/11/2016

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**APPLICATION NUMBER** PK16/6313/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Boyd Valley  
**LOCATION** Wayside Cottage High Street Doynton Bristol South Gloucestershire BS30 5TF  
**PROPOSAL** Erection of two storey rear extension to provide additional living accommodation (Resubmission of PK16/3827/LB)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 22/11/2016

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**PARISH NAME**      **Emersons Green Town Council**

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**APPLICATION NUMBER** PK16/6868/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Emersons Green  
**LOCATION** 8 Baynton Meadow Emersons Green Bristol South Gloucestershire BS16 7EL  
**PROPOSAL** Erection of a single storey front link extension and a single storey rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 04/01/2017

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**APPLICATION NUMBER** PK17/0016/CLP      **APPLICATION TYPE** Cert Lawful Use Proposed      **WARD NAME** Rodway

**LOCATION** 53 Blackhorse Road Mangotsfield Bristol South Gloucestershire BS16 9BE

**PROPOSAL** Application for a certificate of lawfulness for the proposed installation of a rear dormer to facilitate loft conversion

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 05/01/2017

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**APPLICATION NUMBER** PK17/0312/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Emersons Green

**LOCATION** 8 Bampton Croft Emersons Green Bristol South Gloucestershire BS16 7EN

**PROPOSAL** Erection of two storey side extension to provide additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME** Filton Town Council

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**APPLICATION NUMBER** PT16/6918/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** 130 To 132 Gloucester Road North Filton Bristol South Gloucestershire BS34 7BQ

**PROPOSAL** Change of use of part ground floor from Solicitors Office (Class A2) to Retail (Class A1), erection of two storey rear extension, installation of rear dormer and change of use of first floor from solicitor's office (Class A2) to form 1 no. residential unit as HMO (Class C4) as defined in Town and Country Planning (Use Classes Order) 1987 (as amended). (Resubmission of PT16/4609/F).

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 29/12/2016

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**APPLICATION NUMBER** PT17/0318/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Filton

**LOCATION** 678 Filton Avenue Filton Bristol South Gloucestershire BS34 7JY

**PROPOSAL** The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.4m.

**DECISION** Refuse      **DATE OF DECISION** 20/02/2017      **DATE REGISTERED** 27/01/2017

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**APPLICATION NUMBER** PT17/0331/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Filton

**LOCATION** 90 Conygre Road Filton Bristol South Gloucestershire BS34 7DQ

**PROPOSAL** The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.5m.

**DECISION** No Objection      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED**

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**PARISH NAME** Frampton Cotterell Parish Council

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**APPLICATION NUMBER** PT16/6897/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell

**LOCATION** 34 Lower Chapel Lane Frampton Cotterell Bristol South Gloucestershire BS36 2RL

**PROPOSAL** Erection of two storey and single storey side and rear extension to form additional living accommodation

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 29/12/2016

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**APPLICATION NUMBER** PT17/0008/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** 21 School Road Frampton Cotterell Bristol South Gloucestershire BS36 2DB  
**PROPOSAL** Erection of 1.6 metre high boundary railing fence  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 12/01/2017

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**PARISH NAME**      **Hanham Parish Council**

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**APPLICATION NUMBER** PK16/6667/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Hanham  
**LOCATION** 4 Vicarage Road Hanham Bristol South Gloucestershire BS15 3AQ  
**PROPOSAL** The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.4m  
**DECISION** No Objection      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 24/01/2017

**APPLICATION NUMBER** PK16/6858/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 23 Avon View Hanham Bristol South Gloucestershire BS15 3LG  
**PROPOSAL** Erection of two storey side and single storey rear extension to form additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 12/01/2017

**APPLICATION NUMBER** PK17/0246/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Hanham  
**LOCATION** Land At High Street Hanham Bristol South Gloucestershire BS15 3DN  
**PROPOSAL** Non material amendment to PK15/3950/F as per description in section 6 of application form.  
**DECISION** No Objection      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 25/01/2017

**APPLICATION NUMBER** PK17/0261/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 13 Cherington Hanham Bristol South Gloucestershire BS15 3AG  
**PROPOSAL** Erection of detached garage.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 25/01/2017

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**PARISH NAME**      **Hawkesbury Parish Council**

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**APPLICATION NUMBER** PK17/0096/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Cotswold Edge  
**LOCATION** New House Farm Hawkesbury Common Badminton South Gloucestershire GL9 1BW  
**PROPOSAL** Erection of a two storey and single storey side and a single storey rear extension to form a residential annexe.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 10/01/2017

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**PARISH NAME**      **Horton Parish Council**

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**APPLICATION NUMBER** PK17/0304/PNA      **APPLICATION TYPE** Prior Notification Agricultural/For      **WARD NAME** Cotswold Edge

**LOCATION** Horton Farm King Lane Horton Bristol South Gloucestershire BS37 6PD

**PROPOSAL** Prior notification of the intention to erect an agricultural building for the storage of fodder

**DECISION** Refuse      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME** Marshfield Parish Council

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**APPLICATION NUMBER** PK17/0105/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Boyd Valley

**LOCATION** 12 Little End Marshfield Chippenham South Gloucestershire SN14 8NU

**PROPOSAL** Works to fell 1no Sycamore tree situated in the Marshfield Conservation Area.

**DECISION** No Objection      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 12/01/2017

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**PARISH NAME** None

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**APPLICATION NUMBER** PK16/6836/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill

**LOCATION** Shrubbery Court Berkeley Road Staple Hill Bristol South Gloucestershire BS16 5LH

**PROPOSAL** Change of use of ground floor and part first floor offices (Class B1a) to 2no. flats (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) and associated scooter store.

**DECISION** Approve with Conditions      **DATE OF DECISION** 20/02/2017      **DATE REGISTERED** 05/01/2017

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**APPLICATION NUMBER** PK17/0145/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Rodway

**LOCATION** 70 Middle Road Kingswood Bristol South Gloucestershire BS15 4XL

**PROPOSAL** Erection of single storey side and rear extension to provide additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 16/01/2017

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**APPLICATION NUMBER** PK17/0227/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill

**LOCATION** 31 Seymour Road Staple Hill South Gloucestershire BS16 4TF

**PROPOSAL** Erection of a first floor side extension to form additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 27/01/2017

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**APPLICATION NUMBER** PK17/0325/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Rodway

**LOCATION** 5 Charnhill Vale Mangotsfield Bristol South Gloucestershire BS16 9JT

**PROPOSAL** Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 4.3 metres, for which the maximum height would be 3.2 metres and for which the height of the eaves would be 2.1 metres.

**DECISION** No Objection      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME** Olveston Parish Council

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**APPLICATION NUMBER** PT17/0297/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Severn

**LOCATION** 4 Green Court Olveston Bristol South Gloucestershire BS35 4DL

**PROPOSAL** Works to fell 1no. willow tree in Olveston Conservation Area

**DECISION** No Objection      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME** Patchway Town Council

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**APPLICATION NUMBER** PT16/5748/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Patchway

**LOCATION** Highwood Road Linear Park Charlton Hayes Northfield Filton Aerodrome Patchway Bristol South Gloucestershire BS34 5DZ

**PROPOSAL** Variation of condition 5 attached to planning application PT10/3159/RM to remove semi-ornamental shrubs, forming an existing hedgerow which have exceeded their aesthetic lifespan and the removal of the proposed hedging which divides the verge located to the South of the Highwood Road bus lane. To update the list of approved plans.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 24/11/2016

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**PARISH NAME** Pilning And Severn Beach Parish Council

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**APPLICATION NUMBER** PT16/6939/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Pilning And Severn Beach

**LOCATION** Bell House Bell Lane Pilning Bristol South Gloucestershire BS35 4JS

**PROPOSAL** Demolition of existing garage and outbuildings. Erection of detached double garage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 30/12/2016

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**PARISH NAME** Pucklechurch Parish Council

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**APPLICATION NUMBER** PK17/0177/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Boyd Valley

**LOCATION** 7 Westerleigh Road Pucklechurch Bristol South Gloucestershire BS16 9RB

**PROPOSAL** Works to crown reduce 1no. Holly tree by a height of 3.5m. Tree situated in the Pucklechurch Conservation Area.

**DECISION** No Objection      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 17/01/2017

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**PARISH NAME** Sodbury Town Council

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**APPLICATION NUMBER** PK16/4832/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Chipping Sodbury

**LOCATION** The Old Reading Rooms 26 High Street Chipping Sodbury Bristol South Gloucestershire BS37 6AH

**PROPOSAL** Change of use of garden from burgage plot (Class B1) to community garden (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended). Erection of 1.8 metre high fencing, 1no greenhouse and 1no wooden shed/workshop.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 07/09/2016

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**PARISH NAME** Thornbury Town Council

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**APPLICATION NUMBER** PT16/6708/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North  
**LOCATION** Prospect House Knapp Road Thornbury Bristol South Gloucestershire BS35 2HQ  
**PROPOSAL** Erection of 2no. detached dwellings with access and associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 14/12/2016

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**APPLICATION NUMBER** PT16/6866/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North  
**LOCATION** 23 Millfield Thornbury Bristol South Gloucestershire BS35 1JL  
**PROPOSAL** Erection of a single storey side and rear extension to form garage and additional living accommodation, replacement hip roof over existing flat roof rear extension, and installation of 1no. rear dormer windows to facilitate loft conversion. (Re-submission of PT16/4322/F)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/02/2017      **DATE REGISTERED** 30/12/2016

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**APPLICATION NUMBER** PT17/0326/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Thornbury North  
**LOCATION** 1 - 13 Warwick Place Thornbury South Gloucestershire BS35 1EZ  
**PROPOSAL** Works to reduce crown to 2 no. Sycamore and 1 no. Birch tree to a height and lateral spread as stated on the application form all situated within Thornbury Conservation Area  
**DECISION** Split      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 27/01/2017

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**PARISH NAME**    **Tortworth Parish Council**

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**APPLICATION NUMBER** PT17/0103/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Charfield  
**LOCATION** Poplar Cottage 3 Avening Green Tortworth Wotton Under Edge South Gloucestershire GL12 8HD  
**PROPOSAL** Erection of a single storey rear conservatory.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 12/01/2017

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**PARISH NAME**    **Tytherington Parish Council**

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**APPLICATION NUMBER** PT16/6942/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook  
**LOCATION** Tytherington Rocks FC Woodlands Road Tytherington South Gloucestershire GL12 8UJ  
**PROPOSAL** Erection of single storey extension , covered standing area and associated works  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/02/2017      **DATE REGISTERED** 03/01/2017

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**PARISH NAME**    **Westerleigh Parish Council**

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**APPLICATION NUMBER** PK16/5514/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh  
**LOCATION** Windmill Golf Academy Henfield Road Westerleigh South Gloucestershire BS36 2UP  
**PROPOSAL** Proposed golf course re-design, provision of temporary club house facilities, erection of new club house and associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 28/10/2016

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**PARISH NAME**    **Wick And Abson Parish Council**

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**APPLICATION NUMBER** PK17/0165/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Boyd Valley

**LOCATION** Smoke Acre 46 Church Road Wick Bristol South Gloucestershire BS30 5PF

**PROPOSAL** Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 4.2 metres, for which the maximum height would be 3.0 metres and for which the height of the eaves would be 2.7 metres.

**DECISION** No Objection      **DATE OF DECISION** 22/02/2017      **DATE REGISTERED** 16/01/2017

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK16/6917/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate North

**LOCATION** 46 Cheshire Close Yate Bristol South Gloucestershire BS37 5TH

**PROPOSAL** Erection of front porch and erection of single storey side and single storey rear extensions to provide additional living accommodation. alterations to existing garage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 16/01/2017

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**APPLICATION NUMBER** PK17/0039/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Yate North

**LOCATION** Land North Of Brimsham Park Yate Bristol South Gloucestershire BS37 7JT

**PROPOSAL** Non-material amendment to Condition 19 of PK16/2449/RVC (Outline planning permission for the North Yate New Neighbourhood) to reflect the updated phasing plan submitted pursuant to Condition 4.

**DECISION** No Objection      **DATE OF DECISION** 23/02/2017      **DATE REGISTERED** 05/01/2017

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**APPLICATION NUMBER** PK17/0303/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Dodington

**LOCATION** 104 Longford Yate Bristol South Gloucestershire BS37 4JZ

**PROPOSAL** Erection of detached double garage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 20/02/2017      **DATE REGISTERED** 27/01/2017

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