

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

**Date of Decisions: 12 AUGUST 2013 – 18 AUGUST 2013**

**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: 12/08/13 - 18/08/13

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**PARISH NAME** Alveston Parish Council

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**APPLICATION NUMBER** PT13/2202/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South  
And Alveston

**LOCATION** Lawnes Farm Forty Acre Lane Alveston Bristol South Gloucestershire BS35 3QU

**PROPOSAL** Conversion of existing barn to form 1no. dwelling with associated works (Resubmission of PT13/0715/F)

**DECISION** Approve with Conditions      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 24/06/2013

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**APPLICATION NUMBER** PT13/2208/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South  
And Alveston

**LOCATION** 17 Rudgeway Park Rudgeway Bristol South Gloucestershire BS35 3RU

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 25/06/2013

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**PARISH NAME** Charfield Parish Council

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**APPLICATION NUMBER** PT13/2315/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Charfield

**LOCATION** 14 Katherine Close Charfield Wotton Under Edge South Gloucestershire GL12 8TU

**PROPOSAL** Erection of single storey front and side extension to form additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 28/06/2013

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**PARISH NAME** Cold Ashton Parish Council

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**APPLICATION NUMBER** PK13/2322/R      **APPLICATION TYPE** Reg 3 Full  
Permission      **WARD NAME** Boyd Valley

**LOCATION** Toghill Barn Farm London Road Wick South Gloucestershire BS30 5RU

**PROPOSAL** Conversion of existing barn and stable block to form 1no. dwelling with associated works.

**DECISION** DEEMED      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 09/07/2013

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**PARISH NAME** Dodington Parish Council

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**APPLICATION NUMBER** PK13/2162/L      **APPLICATION TYPE** Listed Building  
Consent      **WARD NAME** Westerleigh

**LOCATION** Home Farm Dodington Park Dodington Lane Dodington South Gloucestershire BS37 6SF

**PROPOSAL** Conversion of existing dairy and pig sty to form staff welfare facilities. Removal of existing entrance gate, to be replaced by repositioned sliding gate.

**DECISION** Approve with Conditions      **DATE OF DECISION** 12/08/2013      **DATE REGISTERED** 21/06/2013

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**APPLICATION NUMBER** PK13/2164/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Westerleigh  
**LOCATION** Home Farm Dodington Park Dodington Lane Dodington South Gloucestershire BS37 6SF  
**PROPOSAL** Conversion of existing dairy and pig sty to form staff welfare facilities. Removal of existing entrance gate, to be replaced by repositioned sliding gate.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 12/08/2013    **DATE REGISTERED** 21/06/2013

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**PARISH NAME**    **Dyrham And Hinton Parish Council**

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**APPLICATION NUMBER** PK13/2458/T    **APPLICATION TYPE** Trees in Conservation Area    **WARD NAME** Boyd Valley  
**LOCATION** Edward's Cottage 9 Lower Street Dyrham Chippenham South Gloucestershire SN14 8EU  
**PROPOSAL** Works to reduce crown by 25% and deadwood crown lift to 3.6m to 1 no. Oak tree, thin crown by 30% and deadwood crown lift to 3.6m to 1 no. Horse Chestnut nad 1 no. Lime tree, remove damaged limb of 1 no. Horse Chestnut and reduce crown by 30% and reshape 1 no. Apple tree all situated within the Dyrham Conservation Area.  
**DECISION** No Objection    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 09/07/2013

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**PARISH NAME**    **Filton Town Council**

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**APPLICATION NUMBER** PT13/1998/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Filton  
**LOCATION** Block A 1D Elm Park Filton South Gloucestershire BS34 7PR  
**PROPOSAL** Erection of two storey rear extension to accommodate a new office with garden store below  
**DECISION** Approve with Conditions    **DATE OF DECISION** 13/08/2013    **DATE REGISTERED** 21/06/2013

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**APPLICATION NUMBER** PT13/2309/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Filton  
**LOCATION** 47 Wallscourt Road Filton Bristol South Gloucestershire BS34 7NR  
**PROPOSAL** Erection of two storey side and single storey rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 11/07/2013

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**PARISH NAME**    **Frampton Cotterell Parish Council**

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**APPLICATION NUMBER** PT13/2084/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Frampton Cotterell  
**LOCATION** Turnpike Cottage Old Gloucester Road Winterbourne Bristol South Gloucestershire BS36 1RU  
**PROPOSAL** Demolition of existing garage and erection of replacement detached double garage with storage and office space above, two single dormers in the north and south roofslopes and Juliet balcony to the front elevation.  
**DECISION** Refuse    **DATE OF DECISION** 14/08/2013    **DATE REGISTERED** 24/06/2013

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

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**APPLICATION NUMBER** PK13/2189/T    **APPLICATION TYPE** Works to Trees    **WARD NAME** Longwell Green  
**LOCATION** The Old Lock And Weir 7 Hanham Mills Hanham Bristol South Gloucestershire BS15 3NU  
**PROPOSAL** Works to fell 2no Oak trees and crown reduce by 30% 1 no. Oak covered by Tree Preservation Order KTPO 03/79  
**DECISION** Approve with Conditions    **DATE OF DECISION** 16/08/2013    **DATE REGISTERED**

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**APPLICATION NUMBER** PK13/2203/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Hanham  
**LOCATION** 42 Rangers Walk Hanham Bristol South Gloucestershire BS15 3PW  
**PROPOSAL** Conversion of existing garage to study  
**DECISION** Approve with Conditions    **DATE OF DECISION** 13/08/2013    **DATE REGISTERED** 21/06/2013

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**PARISH NAME** Hanham Parish Council

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**APPLICATION NUMBER** PK13/2109/R    **APPLICATION TYPE** Reg 3 Full Permission    **WARD NAME** Woodstock  
**LOCATION** Beacon Rise Primary School Hanham Road Kingswood Bristol South Gloucestershire BS15 8NU  
**PROPOSAL** Erection of a two storey extension to the south west elevation that incorporates a replacement kitchen and multi purpose use room. Demolition of existing kitchen block.  
**DECISION** DEEMED    **DATE OF DECISION** 16/08/2013    **DATE REGISTERED** 01/07/2013

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**APPLICATION NUMBER** PK13/2394/C    **APPLICATION TYPE** Cert Lawful Use Proposed    **WARD NAME** Hanham  
**LOCATION** 3 Highfield Avenue Hanham Bristol South Gloucestershire BS15 3RA  
**PROPOSAL** Application for Certificate of Lawfulness for the proposed installation of side and rear dormers.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 16/08/2013    **DATE REGISTERED** 05/07/2013

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**PARISH NAME** Hawkesbury Parish Council

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**APPLICATION NUMBER** PK13/1918/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Cotswold Edge  
**LOCATION** Collyns Mead Back Street Hawkesbury Upton Badminton South Gloucestershire GL9 1BB  
**PROPOSAL** Erection of first floor rear and single storey rear extension to provide additional living accommodation.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 07/06/2013

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**APPLICATION NUMBER** PK13/1919/L    **APPLICATION TYPE** Listed Building Consent    **WARD NAME** Cotswold Edge  
**LOCATION** Collyns Mead Back Street Hawkesbury Upton Badminton South Gloucestershire GL9 1BB  
**PROPOSAL** Internal and external alterations to facilitate erection of first floor rear extension and single storey rear extension.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 07/06/2013

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**PARISH NAME** Mangotsfield Rural Parish Council

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**APPLICATION NUMBER** PK13/2271/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Rodway  
**LOCATION** 1 Elmtree Avenue Mangotsfield Bristol South Gloucestershire BS16 9BW  
**PROPOSAL** Erection of boundary wall to a maximum height of 2.75 metres (Retrospective).  
**DECISION** Approve    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 15/07/2013

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**APPLICATION NUMBER** PK13/2496/P      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Emersons Green

**LOCATION** 7 Valley Gardens Downend Bristol South Gloucestershire BS16 6SD

**PROPOSAL** The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.3m.

**DECISION** No Objection      **DATE OF DECISION** 15/08/2013      **DATE REGISTERED** 16/07/2013

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**APPLICATION NUMBER** PK13/2592/P      **APPLICATION TYPE** Prior Notification Demolition      **WARD NAME** Emersons Green

**LOCATION** Garages At Beaufort Road Downend Bristol South Gloucestershire BS16 6UG

**PROPOSAL** Prior notification of the intention to demolish 67 no. garages (Resubmission of PK13/2149/PND)

**DECISION** No Objection      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 19/07/2013

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**PARISH NAME** None

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**APPLICATION NUMBER** PK13/2274/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill

**LOCATION** 62 High Street Staple Hill Bristol South Gloucestershire BS16 5HN

**PROPOSAL** Change of use of existing retail unit (Class A1) to 1no. flat (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of 2no. dormer windows to facilitate conversion of roof space to 1no. flat.

**DECISION** Refuse      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 25/06/2013

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**PARISH NAME** Oldland Parish Council

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**APPLICATION NUMBER** PK13/2006/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Parkwall

**LOCATION** The Lamb Inn Newton Road Cadbury Heath Bristol South Gloucestershire BS30 8EP

**PROPOSAL** Installation of new external condenser unit with condenser pack and two new air conditioning units.

**DECISION** Approve with Conditions      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 24/06/2013

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**PARISH NAME** Olveston Parish Council

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**APPLICATION NUMBER** PT13/2300/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn

**LOCATION** Frampton House New Road Olveston Bristol South Gloucestershire BS35 4DX

**PROPOSAL** Erection of boundary wall 2.0m at highest point. (Retrospective) (Resubmission of PT13/0074/F)

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 26/06/2013

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**PARISH NAME** Patchway Town Council

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**APPLICATION NUMBER** PT12/2483/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Patchway

**LOCATION** Garage Court Off Longney Place Patchway Bristol South Gloucestershire BS34 5LQ

**PROPOSAL** Demolition of existing garages. Erection of 2 no. semi detached dwellings and 4 no flats with associated works.

**DECISION** S106      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 07/08/2012

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**PARISH NAME Pucklechurch Parish Council**

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**APPLICATION NUMBER** PK13/2413/T    **APPLICATION TYPE** Trees in Conservation Area    **WARD NAME** Boyd Valley

**LOCATION** Land South East Of 40 Parkfield Road Pucklechurch Bristol South Gloucestershire BS16 9PS

**PROPOSAL** Works to various trees to reduce by a maximum of one metre clearance around the BT line to allow access for essential maintenance works, situated within Pucklechurch Conservation Area.

**DECISION** No Objection    **DATE OF DECISION** 12/08/2013    **DATE REGISTERED** 05/07/2013

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**PARISH NAME Stoke Gifford Parish Council**

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**APPLICATION NUMBER** PT13/1982/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Stoke Gifford

**LOCATION** 11 Richmond Avenue Stoke Gifford Bristol South Gloucestershire BS34 8XB

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

**DECISION** Approve with Conditions    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 26/06/2013

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**APPLICATION NUMBER** PT13/2302/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Stoke Gifford

**LOCATION** 16 The Close Little Stoke Bristol South Gloucestershire BS34 6JS

**PROPOSAL** Erection of 1no. attached dwelling with associated works. (Resubmission of PT13/1504/F)

**DECISION** Approve with Conditions    **DATE OF DECISION** 12/08/2013    **DATE REGISTERED** 27/06/2013

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**APPLICATION NUMBER** PT13/2554/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Stoke Gifford

**LOCATION** 31 Kingsway Little Stoke Bristol South Gloucestershire BS34 6JP

**PROPOSAL** Demolition of existing garage. Erection of replacement garage and storage room.

**DECISION** Approve with Conditions    **DATE OF DECISION** 15/08/2013    **DATE REGISTERED** 18/07/2013

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**PARISH NAME Thornbury Town Council**

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**APPLICATION NUMBER** PT13/2206/C    **APPLICATION TYPE** Cert Lawful Use Proposed    **WARD NAME** Thornbury South And Alveston

**LOCATION** Rowan House Bristol Road Thornbury South Gloucestershire BS35 3JA

**PROPOSAL** Certificate of lawfulness for the proposed erection of single storey rear and side extension

**DECISION** Approve    **DATE OF DECISION** 16/08/2013    **DATE REGISTERED** 25/06/2013

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**APPLICATION NUMBER** PT13/2257/A    **APPLICATION TYPE** Advertisements    **WARD NAME** Thornbury North

**LOCATION** Christ The King Rc School Easton Hill Road Thornbury Bristol South Gloucestershire BS35 1AW

**PROPOSAL** Display of 1no. non-illuminated fence mounted sign.

**DECISION** Approve    **DATE OF DECISION** 16/08/2013    **DATE REGISTERED** 25/06/2013

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**APPLICATION NUMBER** PT13/2432/T      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Thornbury North

**LOCATION** The Hatch Camphill Community Hatch House 23 Castle Street Thornbury South Gloucestershire BS35 1HQ

**PROPOSAL** Top by 1metre a line of conifer trees situated within Thornbury Conservation Area

**DECISION** No Objection      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 08/07/2013

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**PARISH NAME** Westerleigh Parish Council

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**APPLICATION NUMBER** PT13/1453/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh

**LOCATION** 44 Henfield Road Coalpit Heath Bristol South Gloucestershire BS36 2TE

**PROPOSAL** Erection of single storey side and rear extension to form additional living accommodation. Amendment to previously approved scheme PT12/3360/F to include 3 no. windows to the south elevation.

**DECISION** Approve      **DATE OF DECISION** 15/08/2013      **DATE REGISTERED** 13/05/2013

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**APPLICATION NUMBER** PT13/1518/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh

**LOCATION** Tulip Ltd Oakley Green Farm Oakley Green Westerleigh South Gloucestershire BS37 8QZ

**PROPOSAL** Erection of 2no. two storey infill extensions to existing abattoir, erection of a hot water tank and enclosure and a static, open air, drive through lorry washing facility and associated works.

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 28/05/2013

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**PARISH NAME** Wickwar Parish Council

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**APPLICATION NUMBER** PK13/0860/L      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Ladden Brook

**LOCATION** Castle House Sodbury Road Wickwar Wotton Under Edge South Gloucestershire GL12 8NR

**PROPOSAL** External works to facilitate the installation of replacement 'like for like' windows

**DECISION** Refuse      **DATE OF DECISION** 14/08/2013      **DATE REGISTERED** 24/06/2013

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT13/1990/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frenchay And Stoke Park

**LOCATION** Care Futures The Manor House Beckspool Road Frenchay Bristol South Gloucestershire BS16 1NT

**PROPOSAL** Creation of basement to form new kitchen and erection of linked two storey stairwell and lift shaft. Installation of solar panels to roof.

**DECISION** Approve with Conditions      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 21/06/2013

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**APPLICATION NUMBER** PT13/1991/L      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Frenchay And Stoke Park

**LOCATION** Care Futures The Manor House Beckspool Road Frenchay Bristol South Gloucestershire BS16 1NT

**PROPOSAL** Internal and external repairs and alterations to include the creation of basement to form new kitchen and erection of linked two storey stairwell and lift shaft and installation of solar panels to roof.

**DECISION** Approve with Conditions      **DATE OF DECISION** 13/08/2013      **DATE REGISTERED** 21/06/2013

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**APPLICATION NUMBER** PT13/2260/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frenchay And  
Stoke Park

**LOCATION** 1 Grove Bank Frenchay Bristol South Gloucestershire BS16 1NY

**PROPOSAL** Erection of 1no. detached dwelling with associated works. (Amendment to previously approved scheme  
PT11/2194/F).

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 27/06/2013

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK13/2244/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate Central

**LOCATION** 2 Stanshawes Court Drive Court Gardens Yate Bristol South Gloucestershire BS37 4FD

**PROPOSAL** Erection of rear conservatory

**DECISION** Approve with Conditions      **DATE OF DECISION** 14/08/2013      **DATE REGISTERED** 24/06/2013

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**APPLICATION NUMBER** PK13/2290/R      **APPLICATION TYPE** Reg 3 Full  
Permission      **WARD NAME** Yate Central

**LOCATION** St Pauls Rc Primary School Sundridge Park Yate Bristol South Gloucestershire BS37 4EP

**PROPOSAL** Erection of cycle shelter.

**DECISION** DEEMED      **DATE OF DECISION** 16/08/2013      **DATE REGISTERED** 01/07/2013

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