

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

**Date of Decisions: 21 OCTOBER 2013 – 27 OCTOBER 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: 21/10/13 - 27/10/13

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**PARISH NAME** Almondsbury Parish Council

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**APPLICATION NUMBER** PT13/3004/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Patchway

**LOCATION** Unit 12A Cribbs Retail Park Lysander Road Patchway South Gloucestershire BS34 5UQ

**PROPOSAL** Removal of Condition 2 attached to PT13/1156/F re: the removal of the need to provide a landscaping scheme

**DECISION** Refuse      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 14/08/2013

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**APPLICATION NUMBER** PT13/3380/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Patchway

**LOCATION** Unit 13A The Venue Cribbs Causeway Bristol South Gloucestershire BS10 7SR

**PROPOSAL** Creation of an external seating area with associated works.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 17/09/2013

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**APPLICATION NUMBER** PT13/3399/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Patchway

**LOCATION** Unit 13A Cribbs Causeway Patchway South Gloucestershire BS34 5DG

**PROPOSAL** Installation of 5no. condenser units, extraction fans and air handling unit to roof with associated steelwork and ductwork.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 18/09/2013

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**PARISH NAME** Aust Parish Council

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**APPLICATION NUMBER** PT13/3155/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn

**LOCATION** Manor Farm Aust Road Aust Bristol South Gloucestershire BS35 4AT

**PROPOSAL** Change of use of agricultural building to Office (Class B1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 02/09/2013

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**PARISH NAME** Bradley Stoke Town Council

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**APPLICATION NUMBER** PT13/3181/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bradley Stoke North

**LOCATION** Former Butterflies Day Nursery Great Park Road Bradley Stoke Bristol South Gloucestershire BS32 4RU

**PROPOSAL** Change of use from Class D1 (non-residential institution) to Sui Generis (specialist and accessible transport service provider offices and workshop) as defined in the Town and Country Planning Act (Use Classes) Order 1987 (as amended)

**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2013      **DATE REGISTERED** 30/08/2013

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**APPLICATION NUMBER** PT13/3204/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bradley Stoke North

**LOCATION** 45 Honeysuckle Close Bradley Stoke Bristol South Gloucestershire BS32 0EQ

**PROPOSAL** Erection of rear conservatory.

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 29/08/2013

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**PARISH NAME Charfield Parish Council**

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**APPLICATION NUMBER** PT13/3205/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Charfield  
**LOCATION** Church View Churchend Lane Charfield Wotton Under Edge South Gloucestershire GL12 8LJ  
**PROPOSAL** Demolition of lean-to structure and erection of single storey side extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 10/09/2013

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

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**APPLICATION NUMBER** PK13/3521/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Downend  
**LOCATION** 7 Lincombe Road Downend Bristol South Gloucestershire BS16 5UB  
**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 3.6m, and for which the height of the eaves would be 2.4m.  
**DECISION** Approve      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED**

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**PARISH NAME Doynton Parish Council**

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**APPLICATION NUMBER** PK13/2419/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Boyd Valley  
**LOCATION** The Park Resort Tracy Park Cottage Bath Road Wick Bristol South Gloucestershire BS30 5RN  
**PROPOSAL** Removal of Condition 2 attached to planning application PK06/3092/F  
**DECISION** Approve      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 07/08/2013

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**APPLICATION NUMBER** PK13/2464/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME**  
**LOCATION** Tracy Park Cottage Bath Road Wick Bristol South Gloucestershire BS30 5RN  
**PROPOSAL** Removal of condition 2 attached to planning permission PK07/0242/LB  
**DECISION** Approve      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 07/08/2013

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**APPLICATION NUMBER** PK13/3534/PNA      **APPLICATION TYPE** Prior Notification Agricultural/For      **WARD NAME** Boyd Valley  
**LOCATION** Woodland Farmhouse Watery Lane Doynton Bristol South Gloucestershire BS30 5TB  
**PROPOSAL** Prior notification of the intention to erect an agricultural building for the storage of dry fodder.  
**DECISION** No Objection      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 01/10/2013

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**PARISH NAME Filton Town Council**

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**APPLICATION NUMBER** PT13/3196/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton  
**LOCATION** 26 Hunters Way Filton Bristol South Gloucestershire BS34 7EW  
**PROPOSAL** Erection of 1no. attached dwelling with access and associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED** 04/09/2013

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**APPLICATION NUMBER** PT13/3233/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton  
**LOCATION** Gloucester Road North Surgery 43 Gloucester Road North Filton Bristol South Gloucestershire BS7 0SN  
**PROPOSAL** Change of use from a former GP Surgery (Class D1) to a large house in multiple occupation (sui-generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).  
**DECISION** Refuse      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 10/09/2013

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**APPLICATION NUMBER** PT13/3419/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Filton  
**LOCATION** 62 Kenmore Crescent Filton Bristol South Gloucestershire BS7 0TR  
**PROPOSAL** Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.6 metres and for which the height of the eaves would be 2.6 metres.  
**DECISION** No Objection      **DATE OF DECISION** 22/10/2013      **DATE REGISTERED** 19/09/2013

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**APPLICATION NUMBER** PT13/3514/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Filton  
**LOCATION** 25 Rannoch Road Filton Bristol South Gloucestershire BS7 0SA  
**PROPOSAL** Non material amendment to PT12/2604/F to insert ground floor window to side elevation.  
**DECISION** No Objection      **DATE OF DECISION** 22/10/2013      **DATE REGISTERED** 27/09/2013

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**PARISH NAME** Hanham Abbots Parish Council

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**APPLICATION NUMBER** PK13/3228/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 77 Abbots Road Hanham Bristol South Gloucestershire BS15 3NP  
**PROPOSAL** Erection of single storey side and rear extensions. Alterations to raise roof line to facilitate loft conversion including rear dormer with balcony. Erection of detached garage.  
**DECISION** Refuse      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 02/09/2013

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**APPLICATION NUMBER** PK13/3238/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Longwell Green  
**LOCATION** 70 Bath Road Longwell Green Bristol South Gloucestershire BS30 9DG  
**PROPOSAL** Erection of side conservatory  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 04/09/2013

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**PARISH NAME** Hanham Parish Council

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**APPLICATION NUMBER** PK13/3207/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Hanham  
**LOCATION** The Meadows Greenbank Road Hanham Bristol South Gloucestershire BS15 3SA  
**PROPOSAL** Works to crown reduce by 30% and crown lift to 4 m 1 no. Ash tree and reduce crown by 30% to 1 no. Oak tree covered by Kingswood Tree Preservation Order 01/82 (The Meadows Greenbank Road Hanham) dated 8th November 1982  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 02/09/2013

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**APPLICATION NUMBER** PK13/3283/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham

**LOCATION** Aspects Leisure Park Leisure Road Kingswood Bristol South Gloucestershire BS15 9LA

**PROPOSAL** Refurbishment of the Northern Terrace including installation of new shopfronts, re-cladding of the building, introduction of an outdoor seating area and enhanced public realm, revised vehicle circulation and simplified delivery arrangement and minor internal reconfiguration.

**DECISION** Approve with Conditions      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED** 11/09/2013

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**PARISH NAME** Horton Parish Council

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**APPLICATION NUMBER** PK13/3158/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Cotswold Edge

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

**PROPOSAL** Erection of agricultural barn for the storage of fodder

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 02/09/2013

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**PARISH NAME** Iron Acton Parish Council

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**APPLICATION NUMBER** PK13/2932/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook

**LOCATION** Land R/o 314 North Road Yate Bristol South Gloucestershire BS37 7LL

**PROPOSAL** Erection of 2no. detached dwellings with associated works.

**DECISION** Refuse      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 02/09/2013

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**PARISH NAME** Mangotsfield Rural Parish Council

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**APPLICATION NUMBER** PK13/3237/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Emersons Green

**LOCATION** Green Lane Off Emersons Green Lane Emersons Green Bristol South Gloucestershire BS16 7AD

**PROPOSAL** Works to cut back all overhanging trees covered by Tree Preservation Order No. KTPO 3/91 dated 29 July 1991 to previous cut points or by 2 metres

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 03/09/2013

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**PARISH NAME** None

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**APPLICATION NUMBER** PK13/3182/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Kings Chase

**LOCATION** 6 Sherbourne Close Kingswood Bristol South Gloucestershire BS15 4QG

**PROPOSAL** Erection of 1 no. semi detached dwelling with new access and associated works (Re Submission of PK13/1409/F)

**DECISION** Refuse      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 02/09/2013

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**APPLICATION NUMBER** PK13/3240/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Woodstock

**LOCATION** 2 Deanery Road Kingswood Bristol South Gloucestershire BS15 9JA

**PROPOSAL** Demolition of existing timber outbuildings and erection of 2no. detached dwellings and 2no detached double garages with access, landscaping and associated works. Erection of a replacement double garage to existing dwelling. (Resubmission of PK13/0161/F).

**DECISION** Approve with Conditions      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED** 04/09/2013

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**APPLICATION NUMBER** PK13/3282/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Woodstock

**LOCATION** Britannia 42 Regent Street Kingswood South Gloucestershire BS15 8JS

**PROPOSAL** Display of 1no. non-illuminated fascia sign, 1no. Internally illuminated projecting sign and 3no. non illuminated fascia panels.

**DECISION** Approve      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED**

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**PARISH NAME** Oldbury-on-Severn Parish Council

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**APPLICATION NUMBER** PT13/3156/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Severn

**LOCATION** The Old Workshop Church Road Oldbury On Severn South Gloucestershire BS35 1QA

**PROPOSAL** Variation of Condition no. 3 and 4 attached to PT13/1272/F to replace the existing Locust tree with 1 no. Native English Oak tree and to use The Anchor car park for a temporary period of 3 years.

**DECISION** Approve with Conditions      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED** 02/09/2013

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**PARISH NAME** Oldland Parish Council

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**APPLICATION NUMBER** PK13/3365/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Parkwall

**LOCATION** 5 St Davids Avenue Cadbury Heath Bristol South Gloucestershire BS30 8BZ

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 17/09/2013

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**PARISH NAME** Pucklechurch Parish Council

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**APPLICATION NUMBER** PK13/2602/RM      **APPLICATION TYPE** Reserved Matters      **WARD NAME** Boyd Valley

**LOCATION** Emersons Green East Bristol South Gloucestershire BS16 7AH

**PROPOSAL** Construction of road 2A, including carriageway and footway. Construction of steps (down to road 1A) and associated landscaping. Approval of reserved matters to be read in conjunction with outline planning permission reference PK04/1965/O.

**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2013      **DATE REGISTERED** 26/07/2013

**APPLICATION NUMBER** PK13/3322/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Boyd Valley

**LOCATION** Glebe Cottage 10 Parkfield Road Pucklechurch Bristol South Gloucestershire BS16 9PN

**PROPOSAL** Non material amendment to PK12/2509/F to change the garage door.

**DECISION** Objection      **DATE OF DECISION** 22/10/2013      **DATE REGISTERED** 25/09/2013

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**PARISH NAME** Siston Parish Council

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**APPLICATION NUMBER** PK13/3422/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Siston

**LOCATION** 8 Tower Road North Warmley Bristol South Gloucestershire BS30 8YE

**PROPOSAL** Erection of a single storey rear extension which would extend beyond the rear wall of the original dwellinghouse by 5.2 metres, for which the maximum height would be 4.0 metres and for which the height of the eaves would be 2.5 metres

**DECISION** No Objection      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 20/09/2013

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**PARISH NAME** Stoke Gifford Parish Council

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**APPLICATION NUMBER** PT13/2702/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Frenchay And Stoke Park

**LOCATION** Bristol Technology And Engineering Academy Land Off New Road Stoke Gifford South Gloucestershire BS34 8SF

**PROPOSAL** Variation of condition 3 attached to planning permission PT12/2917/F to alter hours of working on site during period of construction to 07:30 to 17:30 Monday to Friday.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 30/07/2013

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**APPLICATION NUMBER** PT13/3194/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Stoke Gifford

**LOCATION** Parkway Tavern 43 North Road Stoke Gifford Bristol South Gloucestershire BS34 8PB

**PROPOSAL** Display of 2no. externally illuminated fascia signs, 3 no. non-illuminated window graphics, 1no. non-illuminated hanging sign, 2no. non-illuminated fascia side panels and 3no. totem pole signs.

**DECISION** Approve with Conditions      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED** 03/09/2013

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**PARISH NAME** Thornbury Town Council

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**APPLICATION NUMBER** PT13/3217/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North

**LOCATION** 74 St Davids Road Thornbury Bristol South Gloucestershire BS35 2JL

**PROPOSAL** Erection of single storey front extension to form cloakroom.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 03/09/2013

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**PARISH NAME** Westerleigh Parish Council

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**APPLICATION NUMBER** PT13/3443/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Westerleigh

**LOCATION** 291 Badminton Road Mays Hill Frampton Cotterell Bristol South Gloucestershire BS36 2NT

**PROPOSAL** Erection of single storey rear extension which would extend beyond the rear of the original dwellinghouse by 6 metres for which the maximum height would be 4 metres and for which the height of the eaves would be 2.4 metres.

**DECISION** No Objection      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 20/09/2013

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT13/3135/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frenchay And Stoke Park

**LOCATION** Frenchay Centre For Brain Injury Rehabilitation Frenchay Hospital Frenchay Park Road Frenchay South Gloucestershire BS16 1UU

**PROPOSAL** Erection of 1no. portacabin for storage use and 2no. portacabins for office/administration use. Construction of temporary car park.

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 04/09/2013

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**APPLICATION NUMBER** PT13/3159/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Winterbourne

**LOCATION** 17 Flaxpits Lane Winterbourne Bristol South Gloucestershire BS36 1JY

**PROPOSAL** Variation of condition 2 attached to planning permission PT12/4018/F to allow the cafe to open on a Sunday.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 04/09/2013

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**APPLICATION NUMBER** PT13/3258/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Winterbourne

**LOCATION** 10 Hicks Common Road Winterbourne South Gloucestershire BS36 1EJ

**PROPOSAL** Works to trees covered by Tree Preservation Order No. TPO404 dated 12.7.1989 -  Crown reduce by 30% and crown thin by 15% 1 no. Lime tree,  Crown reduce by 30% and crown thin by 15% 1no. Beech tree and  Crown thin by 20% and crown lift by 6 metres 1 no. Sycamore tree

**DECISION** Refuse      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 03/09/2013

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**APPLICATION NUMBER** PT13/3295/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Winterbourne

**LOCATION** 6 Orchard Close Winterbourne Bristol South Gloucestershire BS36 1BF

**PROPOSAL** Works to remove Leyland Cypress group, Ceonothus group and Privet group, remove lower branches of 1no. Oak tree to height of 2m, remove lower branches to height of 2m and crown thin by 15% 1no. Sycamore tree. All covered by Tree Preservation Order TPO404 dated 12 July 1989.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2013      **DATE REGISTERED** 09/09/2013

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK13/3251/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate North

**LOCATION** 124 Clayfield Yate Bristol South Gloucestershire BS37 7HU

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2013      **DATE REGISTERED** 04/09/2013

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**APPLICATION NUMBER** PK13/3253/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Dodington

**LOCATION** 66 Chedworth Yate Bristol South Gloucestershire BS37 8RY

**PROPOSAL** Erection of detached garage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2013      **DATE REGISTERED** 06/09/2013

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**APPLICATION NUMBER** PK13/3328/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate Central  
**LOCATION** 73 Melrose Avenue Yate Bristol South Gloucestershire BS37 7AS  
**PROPOSAL** Erection of single storey side extension to form garage.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 25/10/2013      **DATE REGISTERED** 10/09/2013

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**APPLICATION NUMBER** PK13/3402/PNH      **APPLICATION TYPE** Prior Notification  
Householder      **WARD NAME** Yate Central  
**LOCATION** 27 Brookthorpe Yate Bristol South Gloucestershire BS37 4HX  
**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 3.8 metres and for which the height of the eaves would be 2.5 metres  
**DECISION** Approve      **DATE OF DECISION** 22/10/2013      **DATE REGISTERED** 18/09/2013

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