

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

**Date of Decisions: 30 SEPTEMBER 2013 – 06 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: 30/9/13 - 6/10/13

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**PARISH NAME Acton Turville Parish Council**

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**APPLICATION NUMBER** PK13/2693/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Cotswold Edge  
**LOCATION** Ivy Leaze Farm Littleton Drew Lane Acton Turville South Gloucestershire GL9 1HJ  
**PROPOSAL** Erection of a biomass plant room.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 08/08/2013

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**PARISH NAME Almondsbury Parish Council**

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**APPLICATION NUMBER** PT13/2132/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Almondsbury  
**LOCATION** 7 Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4HD  
**PROPOSAL** Works to various trees as described in schedule dated 27th September 2013 covered by Tree Preservation Order TPO 423 dated 22 August 1990.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 04/07/2013

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**APPLICATION NUMBER** PT13/3015/RM      **APPLICATION TYPE** Reserved Matters      **WARD NAME** Almondsbury  
**LOCATION** Trevone 6 Oaklands Drive Almondsbury Bristol South Gloucestershire BS32 4AB  
**PROPOSAL** Erection of 1no. detached dwelling. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT11/0125/O).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 15/08/2013

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**PARISH NAME Alveston Parish Council**

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**APPLICATION NUMBER** PT13/2353/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston  
**LOCATION** Land At The Street Alveston Bristol South Gloucestershire BS35 3SX  
**PROPOSAL** Change of use of land from agricultural to land for the keeping of horses. Erection of stable block with associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2013      **DATE REGISTERED** 10/07/2013

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**APPLICATION NUMBER** PT13/3074/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston  
**LOCATION** Cross Hands The Down Alveston Bristol South Gloucestershire BS35 3PH  
**PROPOSAL** Partial change of use of pub car park for stationing of mobile hot food catering unit (Class A5). (Retrospective).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 27/08/2013

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**PARISH NAME Bitton Parish Council**

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**APPLICATION NUMBER** PK13/2272/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bitton  
**LOCATION** Silverdale Keynsham Road Willsbridge Bristol South Gloucestershire BS30 6EQ  
**PROPOSAL** Alterations and extension of roof to provide additional living accommodation, insertion of 2 no. windows to first floor north elevation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 12/07/2013

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**APPLICATION NUMBER** PK13/2843/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bitton  
**LOCATION** 8 Harrington Close Bitton Bristol South Gloucestershire BS30 6AT  
**PROPOSAL** Erection of single storey side and rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 15/08/2013

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**APPLICATION NUMBER** PK13/2844/CA      **APPLICATION TYPE** Conservation Areas      **WARD NAME** Bitton  
**LOCATION** 8 Harrington Close Bitton Bristol South Gloucestershire BS30 6AT  
**PROPOSAL** Demolition of garden wall.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 15/08/2013

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**PARISH NAME** Bradley Stoke Town Council

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**APPLICATION NUMBER** PT13/2900/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Bradley Stoke  
Central And Stoke  
Lodge  
**LOCATION** Panasonic Unit 1A Willow Brook Centre Savages Wood Road Bradley Stoke South Gloucestershire BS32 8BS  
**PROPOSAL** Display of 1no. illuminated fascia sign.  
**DECISION** Approve      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 12/08/2013

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**APPLICATION NUMBER** PT13/3095/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Bradley Stoke North  
**LOCATION** 21A The Park Bradley Stoke Bristol South Gloucestershire BS32 0AP  
**PROPOSAL** Works to 1no. Oak tree to crown reduce by 25% and crown to lift to 4m over road and 3.5m over garden, covered by Tree Preservation Order TPO435 dated 20 May 1992.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 22/08/2013

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

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**APPLICATION NUMBER** PK13/2855/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Downend  
**LOCATION** Christ Church 57 North Street Downend South Gloucestershire BS16 5SG  
**PROPOSAL** Erection of single storey extension to south elevation to form new entrance, single storey extension to north elevation to form vestry and creation of new ramp access on west elevation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2013      **DATE REGISTERED** 14/08/2013

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**APPLICATION NUMBER** PK13/3033/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Emersons Green  
**LOCATION** 8 Ripon Court Downend Bristol South Gloucestershire BS16 6RL  
**PROPOSAL** Erection of two storey side extension to provide integral garage and additional living accommodation.  
(Resubmission of PK13/2119/F).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 15/08/2013

**APPLICATION NUMBER** PK13/3034/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Downend  
**LOCATION** 110 Queensholm Drive Downend Bristol South Gloucestershire BS16 6LQ  
**PROPOSAL** Non-material amendment to PK12/3741/F to remove section of boundary wall and lower kerb to create additional off street parking.  
**DECISION** No Objection      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 22/08/2013

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**PARISH NAME** Doynton Parish Council

**APPLICATION NUMBER** PK13/3225/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Boyd Valley  
**LOCATION** The Old Wagon House Church Road Doynton Bristol South Gloucestershire BS30 5SU  
**PROPOSAL** Works to fell 2no. Atlas Cedar trees situated within Doynton Conservation Area.  
**DECISION** No Objection      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 30/08/2013

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**PARISH NAME** Dyrham And Hinton Parish Council

**APPLICATION NUMBER** PK13/2351/F      **APPLICATION TYPE** Full Planning      **WARD NAME**  
**LOCATION** Cotswell House Dyrham Road Dyrham South Gloucestershire SN14 8HE  
**PROPOSAL** Change of use of agricultural land to the keeping of horses. Erection of stable block. Construction of manege. Formation of new vehicular access  
**DECISION** Approve with Conditions      **DATE OF DECISION** 01/10/2013      **DATE REGISTERED** 10/07/2013

**APPLICATION NUMBER** PK13/2599/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Boyd Valley  
**LOCATION** Boyd Brook House Upper Street Dyrham Chippenham South Gloucestershire SN14 8HN  
**PROPOSAL** Erection of two storey side extension, first floor front extension to provide additional living accommodation. Erection of front porch. Erection of detached garage/stable block.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 08/08/2013

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**PARISH NAME** Hanham Abbots Parish Council

**APPLICATION NUMBER** PK13/2594/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Longwell Green  
**LOCATION** 39 Court Farm Road Longwell Green Bristol South Gloucestershire BS30 9AD  
**PROPOSAL** Erection of 2no. detached dwellings and 2no. detached garages with access and associated works.  
(Resubmission of PK12/3953/F).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 28/08/2013

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**PARISH NAME** Iron Acton Parish Council

**APPLICATION NUMBER** PK13/3031/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook  
**LOCATION** 2 Lodge Road Yate Bristol South Gloucestershire BS37 7LE  
**PROPOSAL** Installation of 2 no. flues.(Retrospective) Alteration to vehicular access and associated works.□  
**DECISION** Approve      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 22/08/2013

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**PARISH NAME** None

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**APPLICATION NUMBER** PK13/3267/PND      **APPLICATION TYPE** Prior Notification Demolition      **WARD NAME** Kings Chase  
**LOCATION** The Masters Church Park Road Kingswood South Gloucestershire BS15 1QU  
**PROPOSAL** Prior notification of the intention to demolish a building..  
**DECISION** PRIREQ      **DATE OF DECISION** 01/10/2013      **DATE REGISTERED** 09/09/2013

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**APPLICATION NUMBER** PK13/3284/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Staple Hill  
**LOCATION** Crown Inn 82 Soundwell Road Soundwell Bristol South Gloucestershire BS16 4RB  
**PROPOSAL** Non-material amendment to PK10/1077/F to deal with the project in 2 phases. Phase 1 convert existing public house to 4 no. self contained residential units, phase 2 erect two storey extension to form 5 no. self contained residential units. See amended plans 82SR/AUG13/P1, 82SR/AUG13/P2 and 82SR/AUG/SP1  
**DECISION** No Objection      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 11/09/2013

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**APPLICATION NUMBER** PK13/3323/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Rodway  
**LOCATION** Bristol M G Workshop Signal Road Staple Hill South Gloucestershire BS16 5PF  
**PROPOSAL** Non material amendment to PK12/0066/F to alter the finish on the rear and side elevations  
**DECISION** No Objection      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 10/09/2013

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**PARISH NAME** Patchway Town Council

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**APPLICATION NUMBER** PT13/2871/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Patchway  
**LOCATION** 132 Rodway Road Patchway Bristol South Gloucestershire BS34 5PF  
**PROPOSAL** Change of use from Retail (Class A1) to Hot Food Takeaway (Class A5) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of external flue to side elevation. (Resubmission of PT13/1847/F).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 15/08/2013

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**APPLICATION NUMBER** PT13/2942/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bradley Stoke Central And Stoke Lodge  
**LOCATION** 82 Amberley Road Stoke Lodge Bristol South Gloucestershire BS34 6BY  
**PROPOSAL** Installation of front dormer to provide additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 01/10/2013      **DATE REGISTERED** 12/08/2013

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**APPLICATION NUMBER** PT13/2952/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bradley Stoke  
Central And Stoke  
Lodge

**LOCATION** 63 Stoke Lane Patchway Bristol South Gloucestershire BS34 6DT

**PROPOSAL** Installation of front and rear dormer windows to form additional bedroom accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2013      **DATE REGISTERED** 16/08/2013

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

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**APPLICATION NUMBER** PT13/2905/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Pilning And Severn  
Beach

**LOCATION** 2 School Way Severn Beach Bristol South Gloucestershire BS35 4QA

**PROPOSAL** Erection of two storey side extension to provide additional living accommodation, Erection of 1.8 metre high fence to southern garden boundary.

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 15/08/2013

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**PARISH NAME** Siston Parish Council

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**APPLICATION NUMBER** PK13/2235/MW      **APPLICATION TYPE** Mineral and Waste      **WARD NAME** Siston

**LOCATION** Shield Environmental Crown Road Warmley South Gloucestershire BS30 8JJ

**PROPOSAL** Single storey extension to each side of existing waste transfer station to provide segregated areas for administrative and clerical sectors. Creation of new vehicular access.

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 19/07/2013

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**APPLICATION NUMBER** PK13/2751/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Siston

**LOCATION** 7 Loop Road Siston Bristol South Gloucestershire BS16 9QS

**PROPOSAL** Erection of trellis to existing fence to increase height to maximum 3.5metres. (Retrospective).

**DECISION** Approve      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 14/08/2013

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**PARISH NAME** Sodbury Town Council

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**APPLICATION NUMBER** PK13/3022/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Chipping Sodbury

**LOCATION** 170 Couzens Close Chipping Sodbury Bristol South Gloucestershire BS37 6BU

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 14/08/2013

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**APPLICATION NUMBER** PK13/3047/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Chipping Sodbury

**LOCATION** Britannia Building Society 23 High Street Chipping Sodbury Bristol South Gloucestershire BS37 6BA

**PROPOSAL** Display of 1no. non illuminated fascia sign and 1no. non illuminated projecting sign.

**DECISION** Approve      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 16/08/2013

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**APPLICATION NUMBER** PK13/3059/PNC      **APPLICATION TYPE** Prior Notification Change of Use      **WARD NAME** Cotswold Edge

**LOCATION** Hammerdown Farm Offices Bath Road Old Sodbury South Gloucestershire BS37 6RR

**PROPOSAL** Prior Notification of Change of use from business use (Class B1) to residential (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended).

**DECISION** No Objection      **DATE OF DECISION** 03/10/2013      **DATE REGISTERED** 19/08/2013

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**APPLICATION NUMBER** PK13/3226/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Chipping Sodbury

**LOCATION** 28 Horse Street Chipping Sodbury Bristol South Gloucestershire BS37 6DB

**PROPOSAL** Works to 1no. Laburnum tree to remove overhanging branches from 16 Arnold Court

**DECISION** No Objection      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 30/08/2013

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**PARISH NAME** Stoke Gifford Parish Council

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**APPLICATION NUMBER** PT13/2866/R3F      **APPLICATION TYPE** Reg 3 Full Permission      **WARD NAME** Stoke Gifford

**LOCATION** St Michaels C Of E Vc Primary School Ratcliffe Drive Stoke Gifford Bristol South Gloucestershire BS34 8SG

**PROPOSAL** Erection of an extension to an existing covered play area including associated fencing. Erection of a new covered way between the main school building and elliott classrooms.

**DECISION** DEEMED      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 08/08/2013

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**APPLICATION NUMBER** PT13/2929/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Stoke Gifford

**LOCATION** 127 North Road Stoke Gifford Bristol South Gloucestershire BS34 8PE

**PROPOSAL** Erection of single storey side and rear extension to form residential annexe and additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 19/08/2013

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**PARISH NAME** Thornbury Town Council

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**APPLICATION NUMBER** PT13/2945/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston

**LOCATION** 97 Jubilee Drive Thornbury Bristol South Gloucestershire BS35 2YJ

**PROPOSAL** Erection of two storey side extension to form garage and additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 14/08/2013

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**APPLICATION NUMBER** PT13/2995/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North

**LOCATION** 3 Ashgrove Thornbury Bristol South Gloucestershire BS35 2LH

**PROPOSAL** Alterations to roof line, replacement of flat roof to pitched roof on front and rear dormers.

**DECISION** Approve with Conditions      **DATE OF DECISION** 01/10/2013      **DATE REGISTERED** 15/08/2013

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**PARISH NAME** Westerleigh Parish Council

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**APPLICATION NUMBER** PT13/3183/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Westerleigh

**LOCATION** 2A Rose Oak Drive Coalpit Heath Bristol South Gloucestershire BS36 2AS

**PROPOSAL** Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.7 metres, for which the maximum height would be 3.7 metres and the height of the eaves would be 2.6 metres.

**DECISION** No Objection      **DATE OF DECISION** 03/10/2013      **DATE REGISTERED** 28/08/2013

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**PARISH NAME** Wick And Abson Parish Council

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**APPLICATION NUMBER** PK13/2933/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Boyd Valley

**LOCATION** Woodstock House Manor Road Wick Bristol South Gloucestershire BS30 5RG

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 16/08/2013

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**PARISH NAME** Wickwar Parish Council

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**APPLICATION NUMBER** PK13/2892/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook

**LOCATION** Frith Farm Frith Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8PB

**PROPOSAL** Demolition of extensions to east elevation. Erection of three storey extension to north elevation to provide additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 08/08/2013

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**APPLICATION NUMBER** PK13/2893/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Ladden Brook

**LOCATION** Frith Farm Frith Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8PB

**PROPOSAL** External and internal alterations including the demolition of extensions to east elevation and erection of three storey extension to north elevation, structural repairs, replacement fenestration, refurbishment of attics, refurbishment of Bakehouse, modifications to garden walls and other associated works.

**DECISION** Approve with Conditions      **DATE OF DECISION** 30/09/2013      **DATE REGISTERED** 08/08/2013

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT13/2452/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Frenchay And Stoke Park

**LOCATION** Flat 4 Clarendon House Beckspool Road Frenchay Bristol South Gloucestershire BS16 1ND

**PROPOSAL** Internal repairs and alterations to facilitate the removal of gas fireplace and replacement with log burner

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2013      **DATE REGISTERED** 13/08/2013

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**APPLICATION NUMBER** PT13/3203/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Winterbourne

**LOCATION** Hillside Cottage Bristol Road Hambrook Bristol South Gloucestershire BS16 1RY

**PROPOSAL** Works to remove 1 no. pine tree situated within Hambrook Conservation Area.

**DECISION** No Objection      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 29/08/2013

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**APPLICATION NUMBER** PT13/3227/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Winterbourne

**LOCATION** 2 Grove View Bristol Road Hambrook South Gloucestershire BS16 1RD

**PROPOSAL** Works to fell 1 no. Eucalyptus tree situated within the Hambrook Conservation Area

**DECISION** No Objection      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 30/08/2013

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK13/2612/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Yate North

**LOCATION** 23 Carmarthen Close Yate Bristol South Gloucestershire BS37 7RR

**PROPOSAL** Non material amendment to planning permission PK12/1572/F to extend rear extension by 1m and alter pitch of roof

**DECISION** Objection      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 13/09/2013

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**APPLICATION NUMBER** PK13/2758/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Yate Central

**LOCATION** 5 Elmhirst Gardens Yate Bristol South Gloucestershire BS37 7YP

**PROPOSAL** Erection of rear conservatory, which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3 metres and for which the height of the eaves would be 2.215 metres.

**DECISION** No Objection      **DATE OF DECISION** 02/10/2013      **DATE REGISTERED** 27/08/2013

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**APPLICATION NUMBER** PK13/3016/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate North

**LOCATION** 36 Templar Road Yate Bristol South Gloucestershire BS37 5TG

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 04/10/2013      **DATE REGISTERED** 14/08/2013

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