

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

**Date of Decisions: 19 MAY 2014 – 25 MAY 2014**

**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: 19/05/2014 - 25/05/2014

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**PARISH NAME Almondsbury Parish Council**

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**APPLICATION NUMBER** PT13/0404/O      **APPLICATION TYPE** Outline      **WARD NAME** Patchway  
**LOCATION** Kennels Cedar Lodge Charlton Common Brentry Bristol South Gloucestershire BS10 6LB  
**PROPOSAL** Erection of 13 no. dwellings (Outline) with access to be determined. All other matters reserved (Resubmission of PT11/1805/O).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 22/05/2014      **DATE REGISTERED** 11/02/2013

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**PARISH NAME Alveston Parish Council**

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**APPLICATION NUMBER** PT14/0937/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston  
**LOCATION** 1A Quarry Road Alveston Bristol South Gloucestershire BS35 3JL  
**PROPOSAL** Installation of 14no. solar panels, re-siting of existing greenhouse, external insulation cladding to porch and erection of 2 detached sheds.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 04/04/2014

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**PARISH NAME Bitton Parish Council**

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**APPLICATION NUMBER** PK14/0058/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Oldland Common  
**LOCATION** Alec Jarrett Ltd Oldland Common Bristol South Gloucestershire BS30 9TF  
**PROPOSAL** Erection of new office and canteen building. Construction of new canopy over yard area.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 04/03/2014

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**APPLICATION NUMBER** PK14/0800/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Bitton  
**LOCATION** Tithe Barn Church Road Bitton Bristol South Gloucestershire BS30 6LJ  
**PROPOSAL** Works to prune back by 25% group of mixed trees covered by South Gloucestershire Tree Preservation Order 11/72 (Bitton) dated 1st February 1973.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 27/03/2014

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**PARISH NAME Falfield Parish Council**

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**APPLICATION NUMBER** PT14/0711/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Charfield  
**LOCATION** The Park Hotel Gloucester Road Whitfield Wotton Under Edge South Gloucestershire GL12 8DR  
**PROPOSAL** Erection of detached building to form 3no. disabled bedrooms and detached building to form gym, therapy and beauty rooms. Erection of 6no. self catering chalets, kennels and erection of rear conservatory to hotel.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 12/03/2014

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**PARISH NAME Frampton Cotterell Parish Council**

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**APPLICATION NUMBER** PT13/4031/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** 49 Church Road Frampton Cotterell Bristol South Gloucestershire BS36 2NJ  
**PROPOSAL** Change of use from Public House (Class A4) to 2no. self contained flats (Class C3) as defined in Town and Country (Use Classes) Order 1987 (as amended). Erection of 2no. detached dwellings with associated works. (Resubmission of PT13/2868/F)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 05/11/2013

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**APPLICATION NUMBER** PT13/4536/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** 76 Woodend Road Coalpit Heath Bristol South Gloucestershire BS36 2LH  
**PROPOSAL** Erection of single storey side and front extension to form office and store and erection of flat roofed open steel framed covered working area.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 13/12/2013

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**APPLICATION NUMBER** PT13/4601/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** Land Between 10 And 12 Nightingale Close Frampton Cotterell Bristol South Gloucestershire BS36 2HB  
**PROPOSAL** Erection of 6no dwellings with associated works.  
**DECISION** 106      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 18/12/2013

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**APPLICATION NUMBER** PT14/1094/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** The Furlongs Perrinpit Road Frampton Cotterell Bristol South Gloucestershire BS36 2AT  
**PROPOSAL** Erection of extension to existing domestic workshop.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 01/04/2014

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**APPLICATION NUMBER** PT14/1223/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** 8 Langthorn Close Frampton Cotterell Bristol South Gloucestershire BS36 2JH  
**PROPOSAL** Erection of single storey front, first floor side and rear extension to Provide Additional Living Accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 04/04/2014

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**PARISH NAME** Hanham Parish Council

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**APPLICATION NUMBER** PK14/0460/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 26 Central Avenue Hanham Bristol South Gloucestershire BS15 3PQ  
**PROPOSAL** Erection of two storey side and single storey rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 04/04/2014

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**PARISH NAME** Hawkesbury Parish Council

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**APPLICATION NUMBER** PK14/1132/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Cotswold Edge  
**LOCATION** Inglestone Farm Chase Lane Inglestone Common Badminton South Gloucestershire GL9 1BX  
**PROPOSAL** Installation of flue.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 04/04/2014

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**PARISH NAME** Iron Acton Parish Council

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**APPLICATION NUMBER** PK14/0978/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** Land At Lower Farm Latteridge Road Iron Acton South Gloucestershire BS37 9TN  
**PROPOSAL** Erection of stables and storage area and construction of Manege.(Re Submission of PK14/0056/F)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 21/03/2014

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**APPLICATION NUMBER** PK14/1092/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. (Resubmission of PK13/2932/F).  
**DECISION** Refuse      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 31/03/2014

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**APPLICATION NUMBER** PK14/1254/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Ladden Brook  
**LOCATION** 3 Chestnut Springs Mission Road Iron Acton Bristol South Gloucestershire BS37 9XR  
**PROPOSAL** Erection of single storey glass rear extension.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 04/04/2014

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**PARISH NAME** Mangotsfield Rural Parish Council

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**APPLICATION NUMBER** PK14/1121/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Emersons Green  
**LOCATION** 1 Howells Mead Emersons Green Bristol South Gloucestershire BS16 7DT  
**PROPOSAL** Proposed garage conversion including addition of window on front elevation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 28/03/2014

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**APPLICATION NUMBER** PK14/1230/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Emersons Green  
**LOCATION** Land Adjacent To 41 Emet Grove Emersons Green Bristol South Gloucestershire BS16 7EH  
**PROPOSAL** Works to 1no. Field Maple to reduce by 30% covered by Tree Preservation Order TPO337 dated 24 July 1981.  
**DECISION** Refuse      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 08/04/2014

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**PARISH NAME** No Parish

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**APPLICATION NUMBER** PK14/0983/F      **APPLICATION TYPE** Full Planning      **WARD NAME**  
**LOCATION** Unit 2 15 Douglas Road Kingswood South Gloucestershire BS15 8NH  
**PROPOSAL** Change of use from Class B2 (General Industrial) to Class D2 (Health & Fitness ) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to be use in conjunction with Unit 1  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 31/03/2014

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**PARISH NAME** None

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**APPLICATION NUMBER** PK14/1019/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Kings Chase  
**LOCATION** 119 Regent Street Kingswood Bristol South Gloucestershire BS15 8LJ  
**PROPOSAL** Display of 1 no. internally illuminated fascai sign  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 01/04/2014

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**APPLICATION NUMBER** PK14/1226/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill  
**LOCATION** 62A High Street Staple Hill Bristol South Gloucestershire BS16 5HN  
**PROPOSAL** Separation of residential element from the retail sales area to create separate maisonette dwelling as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). (Resubmission of PK13/4628/F).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 03/04/2014

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**PARISH NAME** Oldland Parish Council

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**APPLICATION NUMBER** PK14/1037/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Parkwall  
**LOCATION** 23 Palmers Close Barrs Court Bristol South Gloucestershire BS30 7SD  
**PROPOSAL** Erection of first floor extension over existing garage to form additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 19/03/2014

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**APPLICATION NUMBER** PK14/1072/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bitton  
**LOCATION** 3 Ludlow Close Willsbridge Bristol South Gloucestershire BS30 6EA  
**PROPOSAL** Erection of single storey rear and first floor side extension to provide additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 27/03/2014

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**PARISH NAME** Olveston Parish Council

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**APPLICATION NUMBER** PT14/1185/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn  
**LOCATION** Land West Of Hawkfield Haw Lane Olveston Bristol South Gloucestershire BS35 4EG  
**PROPOSAL** Construction of widened vehicular access from Haw Lane. Erection of 1.2m maximum high timber gates.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 04/04/2014

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

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**APPLICATION NUMBER** PT14/0675/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Pilning And Severn Beach  
**LOCATION** 3 Prospect Road Severn Beach Bristol South Gloucestershire BS35 4QB  
**PROPOSAL** Erection of single storey rear and side extension to provide additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 27/03/2014

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**PARISH NAME** Sodbury Town Council

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**APPLICATION NUMBER** PK14/1200/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Chipping Sodbury  
**LOCATION** 34 Grassington Drive Chipping Sodbury Bristol South Gloucestershire BS37 6HW  
**PROPOSAL** Demolition of existing single storey front extension and erection of single storey front extension to provide additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 20/05/2014      **DATE REGISTERED** 01/04/2014

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**APPLICATION NUMBER** PK14/1364/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Chipping Sodbury  
**LOCATION** 44 Lilliput Court Chipping Sodbury Bristol South Gloucestershire BS37 6EB  
**PROPOSAL** Works to trees to crown reduce to previous pruning points 1no. Sweet chestnut tree and 1no Turkey Oak tree covered by Tree Preservation Order TPO 373 dated 27 June 1986  
**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 09/04/2014

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**PARISH NAME** Stoke Gifford Parish Council

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**APPLICATION NUMBER** PT14/1053/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Stoke Gifford  
**LOCATION** 16 The Avenue Little Stoke Bristol South Gloucestershire BS34 6LJ  
**PROPOSAL** Erection of single storey extension to detached garage to facilitate conversion to residential annexe ancillary to main dwelling. (Resubmission of PT13/4405/F).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 20/05/2014      **DATE REGISTERED** 28/03/2014

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**APPLICATION NUMBER** PT14/1415/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Frenchay And Stoke Park  
**LOCATION** Land Of 13, 14 And 15 Harry Stoke Road Stoke Gifford Bristol South Gloucestershire BS34 8QQ  
**PROPOSAL** Non Material Amendment to PT11/3811/F to change material from brick to render on the Aspen house type (Plots 5-8) and all garages.  
**DECISION** No Objection      **DATE OF DECISION** 22/05/2014      **DATE REGISTERED** 28/04/2014

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**PARISH NAME** Thornbury Town Council

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**APPLICATION NUMBER** PT14/0348/PND      **APPLICATION TYPE** Prior Notification Demolition      **WARD NAME** Thornbury South And Alveston  
**LOCATION** Raglan Place Thornbury Bristol South Gloucestershire BS35 2BT  
**PROPOSAL** Prior notification of the intention to demolish 14no. garages.  
**DECISION** No Objection      **DATE OF DECISION** 22/05/2014      **DATE REGISTERED** 01/05/2014

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**APPLICATION NUMBER** PT14/1070/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North  
**LOCATION** Hollytree Farm Morton Street Thornbury Bristol South Gloucestershire BS35 1LE  
**PROPOSAL** Conversion of 2no. outbuildings to provide 1no. dwelling and 1no. ancillary annexe and associated works. Amendments to previously approved applications PT10/0246/EXT and PT09/5581/F to include the erection of a single storey glazed link extension and single storey side extension to main dwelling.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 27/03/2014

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**APPLICATION NUMBER** PT14/1242/PNC      **APPLICATION TYPE** Prior Notification Change of Use      **WARD NAME** Thornbury North

**LOCATION** 55 High Street Thornbury Bristol South Gloucestershire BS35 2AP

**PROPOSAL** Prior notification of a change of use from Offices (Class B1a) to single residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**DECISION** No Objection      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 09/04/2014

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**PARISH NAME** Westerleigh Parish Council

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**APPLICATION NUMBER** PK14/0690/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh

**LOCATION** 55 Park Lane Winterbourne Bristol South Gloucestershire BS36 1AT

**PROPOSAL** Erection of replacement detached double garage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 13/03/2014

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**APPLICATION NUMBER** PT14/1211/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Westerleigh

**LOCATION** 278 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2QW

**PROPOSAL** Works to remove 3 no. Ash trees covered by South Gloucestershire Council tree Preservation Order (R/O 280-290 Badminton Rd Coalpit Heath) dated 21st October 1997

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 02/04/2014

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**APPLICATION NUMBER** PT14/1365/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh

**LOCATION** 154 Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2SZ

**PROPOSAL** Alterations to windows in side elevation (retrospective). (Amendment to PK12/3693/F).

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 09/04/2014

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT14/0597/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne

**LOCATION** 34 Station Road Winterbourne Down Bristol South Gloucestershire BS36 1EP

**PROPOSAL** Demolition of existing single storey side garage/extension and erection of two storey side extension also erection of front porch all to provide additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 21/05/2014      **DATE REGISTERED** 04/03/2014

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**APPLICATION NUMBER** PT14/0600/R3F      **APPLICATION TYPE** Reg 3 Full Permission      **WARD NAME** Winterbourne

**LOCATION** 15.85 Hectares Of Land Between Parkway North Roundabout At The Southern End Of Great Stoke Way And The A4174 Avon Ring Road To The North East Of UWE.

**PROPOSAL** Construction of new road link (Stoke Gifford Transport Link), incorporating single carriageway highway, (with additional bus lanes where appropriate) footways and cycle ways. Construction of bridge over the South Wales - London railway line and construction of new bridge over the Ham Brook. Associated works and landscaping. (Amendment to previously approved scheme PT13/1529/R3F including revisions to the vertical and horizontal alignment of the road of no more than 1.5m, revisions to Harry Stoke junction and Hambrook lane junction.)

**DECISION** DEEMED      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 26/02/2014

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**APPLICATION NUMBER** PT14/0951/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne  
**LOCATION** 82 Dragon Road Winterbourne Bristol South Gloucestershire BS36 1BJ  
**PROPOSAL** Erection of two storey front and rear extensions to provide additional living accommodation. Construction of raised platform to rear elevation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/05/2014      **DATE REGISTERED** 28/03/2014

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**APPLICATION NUMBER** PT14/1127/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frenchay And Stoke Park  
**LOCATION** The Old Mill House Pearces Hill Frenchay Bristol South Gloucestershire BS16 1LN  
**PROPOSAL** Erection of 1 no. detached dwelling with associated works  
**DECISION** Refuse      **DATE OF DECISION** 20/05/2014      **DATE REGISTERED** 28/03/2014

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK14/0349/PND      **APPLICATION TYPE** Prior Notification Demolition      **WARD NAME** Yate North  
**LOCATION** Windsor Drive Yate Bristol South Gloucestershire BS37 5DT  
**PROPOSAL** Prior notification of the intention to demolish 20no. garages.(Resubmission of PK13/2154/PND).  
**DECISION** No Objection      **DATE OF DECISION** 23/05/2014      **DATE REGISTERED** 01/05/2014

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**APPLICATION NUMBER** PK14/1277/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate North  
**LOCATION** 15 Cambrian Drive Yate Bristol South Gloucestershire BS37 5TR  
**PROPOSAL** Erection of single storey rear and side extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 22/05/2014      **DATE REGISTERED** 03/04/2014

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