

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

**Date of Decisions: 20 OCTOBER 2014 – 26 OCTOBER 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: 20/10/2014 - 26/10/2014

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**PARISH NAME Almondsbury Parish Council**

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**APPLICATION NUMBER** PT14/3360/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Almondsbury  
**LOCATION** Chase End 1 Knole Close Almondsbury Bristol South Gloucestershire BS32 4EJ  
**PROPOSAL** Erection of 2no. single storey front extensions and alterations to roof to provide additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 22/09/2014

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**APPLICATION NUMBER** PT14/3668/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Almondsbury  
**LOCATION** 1 Glebe Field Almondsbury Bristol South Gloucestershire BS32 4DL  
**PROPOSAL** Works to crown reduce 2no. silver birch trees by 25%, and 2no. conifer trees by 30% all situated in the Lower Almondsbury Conservation Area.  
**DECISION** No Objection      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 26/09/2014

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**APPLICATION NUMBER** PT14/3770/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Almondsbury  
**LOCATION** Land To Rear Of 36 Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4HA  
**PROPOSAL** Non-material amendments to PT13/1817/F as described on the application form received 30 September 2014.  
**DECISION** Objection      **DATE OF DECISION** 23/10/2014      **DATE REGISTERED** 07/10/2014

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**PARISH NAME Alveston Parish Council**

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**APPLICATION NUMBER** PT14/3314/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston  
**LOCATION** Redthorn House Earthcott Green Alveston South Gloucestershire BS35 3TE  
**PROPOSAL** Demolition of existing garage to facilitate erection of two storey side extension to provide additional living accommodation. (Resubmission of PT14/1843/F).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 20/10/2014      **DATE REGISTERED** 10/09/2014

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**PARISH NAME Dodington Parish Council**

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**APPLICATION NUMBER** PK14/3431/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Chipping Sodbury  
**LOCATION** 53 Mallard Close Chipping Sodbury Bristol South Gloucestershire BS37 6HZ  
**PROPOSAL** Erection of two storey side extension to form additional living accommodation and erection of front porch.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 18/09/2014

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

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**APPLICATION NUMBER** PK14/3141/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Downend  
**LOCATION** 22 Cleeve Hill Downend Bristol South Gloucestershire BS16 6HN  
**PROPOSAL** Erection of single storey rear extension, conversion of existing garage and alterations to existing annexe to provide additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 27/08/2014

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**APPLICATION NUMBER** PK14/3873/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Downend  
**LOCATION** 11 Rockland Road Downend Bristol South Gloucestershire BS16 2SP  
**PROPOSAL** Non material amendment to PK12/1008/F to increase the size of the wc and first floor bathroom on the front elevation  
**DECISION** Objection      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 08/10/2014

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**PARISH NAME** Doynton Parish Council

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**APPLICATION NUMBER** PK14/3524/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Boyd Valley  
**LOCATION** Court Barton Church Road Doynton Bristol South Gloucestershire BS30 5SU  
**PROPOSAL** Works to fell 7no Leylandii trees situated within Doynton Conservation Area  
**DECISION** No Objection      **DATE OF DECISION** 21/10/2014      **DATE REGISTERED** 18/09/2014

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**PARISH NAME** Filton Town Council

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**APPLICATION NUMBER** PT14/2226/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton  
**LOCATION** 93 Station Road Filton Bristol South Gloucestershire BS34 7JN  
**PROPOSAL** Erection of 2no. semi-detached dwellings with access and associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2014      **DATE REGISTERED** 12/06/2014

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**APPLICATION NUMBER** PT14/3580/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Filton  
**LOCATION** 37 Third Avenue Filton Bristol South Gloucestershire BS7 0RS  
**PROPOSAL** Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 3.4 metres and the height of the eaves would be 2.5 metres  
**DECISION** No Objection      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 22/09/2014

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**PARISH NAME** Frampton Cotterell Parish Council

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**APPLICATION NUMBER** PT14/1915/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Frampton Cotterell  
**LOCATION** 19 St Saviour's Rise Frampton Cotterell Bristol South Gloucestershire BS36 2TR  
**PROPOSAL** Erection of single storey rear extension to provide additional living accommodation (retrospective).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 04/09/2014

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**PARISH NAME** Hanham Abbots Parish Council

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**APPLICATION NUMBER** PK14/3408/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 33 Marion Road Hanham Bristol South Gloucestershire BS15 3LE  
**PROPOSAL** Demolition of existing outbuilding and erection of detached building for use as workshop/hobbies room.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 20/10/2014      **DATE REGISTERED** 11/09/2014

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**PARISH NAME** Hawkesbury Parish Council

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**APPLICATION NUMBER** PK14/3517/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Cotswold Edge  
**LOCATION** The Old Barn Back Street Hawkesbury Upton Badminton South Gloucestershire GL9 1BB  
**PROPOSAL** Works to 2no. Ash trees to crown lift to 5 metres and removal of reversion to 1 no. Maple tree, all situated within Hawkesbury Conservation Area.  
**DECISION** No Objection      **DATE OF DECISION** 20/10/2014      **DATE REGISTERED** 18/09/2014

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**PARISH NAME** Marshfield Parish Council

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**APPLICATION NUMBER** PK14/3469/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Boyd Valley  
**LOCATION** 13 Hibbs Close Marshfield Chippenham South Gloucestershire SN14 8LN  
**PROPOSAL** Works to fell 1 no. Conifer and 2 no. Cherry trees all situated within Marshfield Conservation Area  
**DECISION** No Objection      **DATE OF DECISION** 21/10/2014      **DATE REGISTERED** 11/09/2014

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**PARISH NAME** None

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**APPLICATION NUMBER** PK14/3184/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill  
**LOCATION** Deerhurst Nursing Home 10 Deerhurst Kingswood South Gloucestershire BS15 1XH  
**PROPOSAL** Erection of 2no. sheds.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 21/10/2014      **DATE REGISTERED** 04/09/2014

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

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**APPLICATION NUMBER** PT14/3414/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn  
**LOCATION** Anchor Inn Church Road Oldbury On Severn Bristol South Gloucestershire BS35 1QA  
**PROPOSAL** Change of use of 3no. bedrooms from ancillary public house accommodation (Use Class A4) to form a mixed use of public house and bed and breakfast accommodation (Use Class Sui Generis) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 15/09/2014

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**APPLICATION NUMBER** PT14/3415/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Severn  
**LOCATION** Anchor Inn Church Road Oldbury On Severn Bristol South Gloucestershire BS35 1QA  
**PROPOSAL** Internal alterations including installation of 2no. en-suite bathrooms to facilitate conversion of 3no. bedrooms to Bed and Breakfast accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 15/09/2014

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**PARISH NAME Oldland Parish Council**

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**APPLICATION NUMBER** PK14/3180/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Oldland Common

**LOCATION** 41 Orchard Boulevard Oldland Common Bristol South Gloucestershire BS30 9PS

**PROPOSAL** Application for certificate of lawfulness for the existing conversion of garage and single storey side and rear extension

**DECISION** Approve      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 22/08/2014

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

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**APPLICATION NUMBER** PT14/3372/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Pilning And Severn Beach

**LOCATION** Land To The North Of Gumhurn Lane Pilning Bristol South Gloucestershire BS35 4JL

**PROPOSAL** Construction of a dog training arena and erection of storage building.

**DECISION** Refuse      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 18/09/2014

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**PARISH NAME Pucklechurch Parish Council**

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**APPLICATION NUMBER** PK14/1959/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Boyd Valley

**LOCATION** Pennymead Cattybrook Road Mangotsfield Bristol South Gloucestershire BS16 9NJ

**PROPOSAL** Erection of 1no. detached dwelling with associated works. (Retrospective).

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 23/05/2014

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**APPLICATION NUMBER** PK14/2705/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Westerleigh

**LOCATION** Land At Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway Line.

**PROPOSAL** Variation of Condition 17 attached to approved application PK04/1965/O to increase the volume of Class B employment floorspace occupied prior to the construction of a 'tiger-tail' diverge at Junction 1 of the M32, from 3,000sqm to 15,000sqm.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 25/07/2014

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**PARISH NAME Siston Parish Council**

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**APPLICATION NUMBER** PK14/2036/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Siston

**LOCATION** Land Adj. Cherry Cottage Siston Hill Siston Bristol South Gloucestershire BS30 5LT

**PROPOSAL** Change of use of land from part agricultural and part keeping of horses to Stud Farm (sui generis) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), stationing of 1no. mobile home and erection of 2no. Foaling boxes.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 12/06/2014

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**APPLICATION NUMBER** PK14/2088/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Siston

**LOCATION** Lodge Farm Carsons Road Mangotsfield South Gloucestershire BS16 9LW

**PROPOSAL** Application to retain internal and external works already carried out including extension, new doors, joinery, new en-suites and storage, new flooring and rooflights.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 20/06/2014

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**APPLICATION NUMBER** PK14/2286/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Siston

**LOCATION** Lodge Farm Carsons Road Mangotsfield South Gloucestershire BS16 9LW

**PROPOSAL** Demolition of part of boundary wall and erection of 1.8m max high gates. Erection of 0.9m high railings and handrail. (Retrospective).

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 20/06/2014

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**PARISH NAME**    **Sodbury Town Council**

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**APPLICATION NUMBER** PK13/1956/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Chipping Sodbury

**LOCATION** Hanson Concrete Batching Plant Quarry Road Chipping Sodbury Bristol South Gloucestershire BS37 6AY

**PROPOSAL** Construction of 11no. dwellinghouse with associated works.

**DECISION** Approve with Conditions      **DATE OF DECISION** 23/10/2014      **DATE REGISTERED** 11/06/2013

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**PARISH NAME**    **Thornbury Town Council**

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**APPLICATION NUMBER** PT14/3392/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North

**LOCATION** 22 Primrose Drive Thornbury Bristol South Gloucestershire BS35 1UP

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 18/09/2014

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**APPLICATION NUMBER** PT14/3420/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North

**LOCATION** 8 Cossham Close Thornbury Bristol South Gloucestershire BS35 1JP

**PROPOSAL** Erection of front porch and first floor side extension to provide additional living accommodation. (Resubmission of PT14/2022/F).

**DECISION** Approve with Conditions      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED**

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**APPLICATION NUMBER** PT14/3533/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North

**LOCATION** Cornercroft Barn Hacket Lane Thornbury Bristol South Gloucestershire BS35 2HH

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 18/09/2014

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

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**APPLICATION NUMBER** PK14/3145/PNGR      **APPLICATION TYPE** COU Agricultural To Residential      **WARD NAME** Boyd Valley

**LOCATION** Lodge Road Abson Bristol South Gloucestershire BS30 5TU

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 02/09/2014

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**APPLICATION NUMBER** PK14/3308/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Boyd Valley

**LOCATION** Coldharbour Farm Cold Harbour Farm Lane Wick Bristol South Gloucestershire BS30 5RJ

**PROPOSAL** Certificate of lawfulness for the existing use of the land and buildings for the keeping of horses. (Sui generis)

**DECISION** Approve      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 11/09/2014

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**PARISH NAME** Wickwar Parish Council

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**APPLICATION NUMBER** PK14/2403/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Ladden Brook

**LOCATION** Wickwar Coffee Shop 31 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP

**PROPOSAL** Variation of Condition 1 attached to planning application PK12/0839/F to read: For the avoidance of doubt, the use hereby authorised is as a delicatessen and cafe only and does not include a public house or wine bar.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 03/07/2014

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**APPLICATION NUMBER** PT14/3171/PNGR      **APPLICATION TYPE** COU Agricultural To Residential      **WARD NAME** Ladden Brook

**LOCATION** Newlands Farm West End Wickwar South Gloucestershire GL12 8LD

**PROPOSAL** Prior notification of a change of use from Agricultural Buildings to 3 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**DECISION** Refuse      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 08/09/2014

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT14/3140/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne

**LOCATION** Bristol Golf Range Common Mead Lane Hambrook Bristol South Gloucestershire BS16 1QQ

**PROPOSAL** Installation of roof lights to main building.

**DECISION** Approve with Conditions      **DATE OF DECISION** 20/10/2014      **DATE REGISTERED** 04/09/2014

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**APPLICATION NUMBER** PT14/3155/CLP      **APPLICATION TYPE** Cert Lawful Use Proposed      **WARD NAME** Winterbourne

**LOCATION** 10 Court Road Frampton Cotterell Bristol South Gloucestershire BS36 2DE

**PROPOSAL** Application for a certificate of lawfulness for the replacement of the conservatory roof and installation of new doors and windows.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 04/09/2014

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**APPLICATION NUMBER** PT14/3377/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Winterbourne

**LOCATION** Sturden Manor Winterbourne Hill Winterbourne Bristol South Gloucestershire BS36 1JR

**PROPOSAL** Certificate of lawfulness for the existing use of land and buildings for B2 and B8 uses (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended),

**DECISION** Approve      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 17/09/2014

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**APPLICATION NUMBER** PT14/3419/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne

**LOCATION** Land At Bury Hill Hambrook Bristol South Gloucestershire BS16 1SS

**PROPOSAL** Erection of rear extension to existing stable block to form an open sided hay store for agricultural use.

**DECISION** Approve with Conditions      **DATE OF DECISION** 24/10/2014      **DATE REGISTERED** 15/09/2014

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**APPLICATION NUMBER** PT14/3667/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Winterbourne

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

**PROPOSAL** Works to crown thin 1no. Sycamore tree by 25% and crown lift by 2 metres situated in Hambrook Conservation Area.

**DECISION** No Objection      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 29/09/2014

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK14/2708/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate North

**LOCATION** 88 Canterbury Close Yate Bristol South Gloucestershire BS37 5TY

**PROPOSAL** Change of use of land from private open space to residential curtilage (Retrospective)

**DECISION** Approve      **DATE OF DECISION** 22/10/2014      **DATE REGISTERED** 24/07/2014

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