

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

**Date of Decisions: 29 SEPTEMBER 2014 – 05 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: 29/09/2014 - 05/10/2014

---

---

**PARISH NAME Bitton Parish Council**

---

**APPLICATION NUMBER** PK14/2931/R3F      **APPLICATION TYPE** Reg 3 Full Permission      **WARD NAME** Bitton

**LOCATION** The Old School House Lansdown Lane Upton Cheyney Bitton Bristol South Gloucestershire BS30 6NJ

**PROPOSAL** Conversion of existing Old School House to form 1no. detached dwelling with associated works.

**DECISION** DEEMED      **DATE OF DECISION** 03/10/2014      **DATE REGISTERED** 14/08/2014

---

**APPLICATION NUMBER** PK14/3144/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Oldland Common

**LOCATION** 11 West Street Oldland Common Bristol South Gloucestershire BS30 9QT

**PROPOSAL** Single storey rear extension to facilitate conversion into Granny Annexe

**DECISION** Approve with Conditions      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 20/08/2014

---

---

---

**PARISH NAME Dyrham And Hinton Parish Council**

---

**APPLICATION NUMBER** PK14/2434/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Boyd Valley

**LOCATION** Ford Farm Stables Pucklechurch Road Hinton South Gloucestershire SN14 8HG

**PROPOSAL** Erection of 1no. detached dwelling for equestrian worker with access, landscaping and associated works.

**DECISION** Approve with Conditions      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 04/07/2014

---

---

---

**PARISH NAME Filton Town Council**

---

**APPLICATION NUMBER** PT14/3047/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** 45 Bridgman Grove Filton Bristol South Gloucestershire BS34 7HP

**PROPOSAL** Installation of 1no. front dormer window on front elevation to facilitate loft conversion and 1no. window on the side elevation of two storey rear extension.

**DECISION** Refuse      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 18/08/2014

---

**APPLICATION NUMBER** PT14/3058/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** Lanes Dairy Rectory Lane Filton South Gloucestershire BS34 7BF

**PROPOSAL** Change of use of ground floor from Class B2 to House in Multiple Occupancy (Sui Generis) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).

**DECISION** Refuse      **DATE OF DECISION** 30/09/2014      **DATE REGISTERED** 27/08/2014

---

---

---

**PARISH NAME Mangotsfield Rural Parish Council**

---

**APPLICATION NUMBER** PK14/2916/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Rodway

**LOCATION** 26 Springfield Avenue Mangotsfield Bristol South Gloucestershire BS16 9BJ

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2014      **DATE REGISTERED** 20/08/2014

---

**APPLICATION NUMBER** PK14/3211/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Emersons Green  
**LOCATION** 1 Pomphrey Hill Mangotsfield Bristol South Gloucestershire BS16 9NE  
**PROPOSAL** Works to remove all regrowth and repollard back to main pollard points to 5 no. Poplar trees covered by Kingswood TPO 03/91 (Emersons Green) dated 29th July 1991  
**DECISION** Approve with Conditions      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 29/08/2014

---

**PARISH NAME** Marshfield Parish Council

---

**APPLICATION NUMBER** PK13/4625/F      **APPLICATION TYPE** Full Planning      **WARD NAME**  
**LOCATION** Tanners Court Tanners Lane Marshfield South Gloucestershire SN14 8BF  
**PROPOSAL** Erection of 2no semi detached dwellings with associated works (Resubmission of PK13/2730/F)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 17/12/2013

---

**PARISH NAME** None

---

**APPLICATION NUMBER** PK14/2707/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Rodway  
**LOCATION** 1 Stockwell Glen Downend Bristol South Gloucestershire BS16 6XD  
**PROPOSAL** Works to 1no. Oak tree to reduce lower limb by 3 metres, pruning to growth point at 3 metres and works to 1no. Oak tree to reduce 3 x low limbs overhanging gardens by 3 metres and crown lift lowest limb to 5 metres, covered by Tree Preservation Order SGTPO04/11 dated 29 June 2011.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 03/10/2014      **DATE REGISTERED** 18/08/2014

---

**APPLICATION NUMBER** PK14/2977/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill  
**LOCATION** 26 And 28 Soundwell Road Soundwell Bristol South Gloucestershire BS16 4QW  
**PROPOSAL** Change of use of ground floor from 2no. retail units to residential living accommodation, to facilitate the conversion into 2no. separate dwellings with associated works  
**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2014      **DATE REGISTERED** 20/08/2014

---

**APPLICATION NUMBER** PK14/3132/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill  
**LOCATION** 39 Ducie Road Staple Hill Bristol South Gloucestershire BS16 5JZ  
**PROPOSAL** Erection of 4no. flats with access and associated works  
**DECISION** Approve with Conditions      **DATE OF DECISION** 02/10/2014      **DATE REGISTERED** 27/08/2014

---

**APPLICATION NUMBER** PK14/3220/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Kings Chase  
**LOCATION** Flat 7 Kings Castle Court 95 High Street Kingswood South Gloucestershire BS15 4FP  
**PROPOSAL** Change of Use of dwelling (Class C3) to Office use (Class B1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 29/08/2014

---

**APPLICATION NUMBER** PK14/3388/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Staple Hill

**LOCATION** 82 Soundwell Road Soundwell South Gloucestershire BS16 4RB

**PROPOSAL** Non-material amendment to PK10/1077/F to replace 3no. car parking spaces with 3no. garages.

**DECISION** Objection      **DATE OF DECISION** 02/10/2014      **DATE REGISTERED** 10/09/2014

---

**PARISH NAME** Patchway Town Council

---

**APPLICATION NUMBER** PT14/2127/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Patchway

**LOCATION** 23 Worthing Road Patchway Bristol South Gloucestershire BS34 5HY

**PROPOSAL** Erection of detached building to form residential annexe ancillary to main dwelling.

**DECISION** Refuse      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 21/08/2014

---

**PARISH NAME** Rangeworthy Parish Council

---

**APPLICATION NUMBER** PT14/3256/O      **APPLICATION TYPE** Outline      **WARD NAME** Ladden Brook

**LOCATION** Land At Stone Stables Wotton Road Rangeworthy Bristol South Gloucestershire BS37 7NE

**PROPOSAL** Erection of 1no. dwelling (Outline). All matters reserved. (Resubmission of PT14/0730/O).

**DECISION** Refuse      **DATE OF DECISION** 29/09/2014      **DATE REGISTERED** 29/08/2014

---

**PARISH NAME** Stoke Gifford Parish Council

---

**APPLICATION NUMBER** PT14/3168/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Stoke Gifford

**LOCATION** Upper House Knightwood Farm Mead Road Stoke Gifford South Gloucestershire BS34 8PS

**PROPOSAL** Erection of front porch. Construction of hard surface to facilitate new access. (Resubmission of PT14/1203/F).

**DECISION** Approve with Conditions      **DATE OF DECISION** 03/10/2014      **DATE REGISTERED** 29/08/2014

---

**PARISH NAME** Thornbury Town Council

---

**APPLICATION NUMBER** PT14/1885/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Thornbury North

**LOCATION** 80 Stafford Crescent Thornbury Bristol South Gloucestershire BS35 1DH

**PROPOSAL** Erection of wall below front window

**DECISION** Approve with Conditions      **DATE OF DECISION** 03/10/2014      **DATE REGISTERED** 04/06/2014

---

**APPLICATION NUMBER** PT14/3486/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Thornbury North

**LOCATION** 2 Stokefield Close Thornbury Bristol South Gloucestershire BS35 1HE

**PROPOSAL** Non Material Amendment to PT14/1898/F to install additional window to front first floor elevation

**DECISION** No Objection      **DATE OF DECISION** 30/09/2014      **DATE REGISTERED** 15/09/2014

---

**PARISH NAME** Wickwar Parish Council

---

**APPLICATION NUMBER** PK14/3303/OHLE      **APPLICATION TYPE** Overhead Lines  
Exempt      **WARD NAME** Ladden Brook

**LOCATION** Hammerley Down - Chipping Sodbury Overhead 33kV Electricity Line

**PROPOSAL** Application for the rebuilding of Hammerley Down - Chipping Sodbury 33kV Overhead electricity Line under Clause 5 (2) of the Overhead Lines (Exemption) (England and Wales) Regulations 2009.

**DECISION** Approve      **DATE OF DECISION** 02/10/2014      **DATE REGISTERED** 10/09/2014

---

**PARISH NAME** Winterbourne Parish Council

---

**APPLICATION NUMBER** PT14/3137/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne

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

**PROPOSAL** Raise height of the northern boundary golf safety nets from 25m to 30m, and eastern boundary golf safety nets from 15m to 25m

**DECISION** Approve with Conditions      **DATE OF DECISION** 01/10/2014      **DATE REGISTERED** 27/08/2014

---