

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

**Date of Decisions: 25 February 2013 – 03 March 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: 25/02/2013 - 03/03/2013

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**PARISH NAME Almondsbury Parish Council**

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**APPLICATION NUMBER** PT12/3767/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Almondsbury  
**LOCATION** 13 Knole Close Almondsbury Bristol South Gloucestershire BS32 4EJ  
**PROPOSAL** Demolition of existing garage and erection of replacement detached garage.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 01/03/2013      **DATE REGISTERED** 19/11/2012

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**APPLICATION NUMBER** PT12/3915/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Almondsbury  
**LOCATION** Hollywood Lane Almondsbury South Gloucestershire BS10 7TW  
**PROPOSAL** Change of use from office and conference facilities to office and conference facilities and wedding venue (sui generis)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 01/03/2013      **DATE REGISTERED** 26/11/2012

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**APPLICATION NUMBER** PT12/4238/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Almondsbury  
**LOCATION** Gloucestershire FA Oaklands Park Stadium Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4AG  
**PROPOSAL** Conversion of existing store to include alteration to roofline to form new equipment store  
**DECISION** Approve with Conditions      **DATE OF DECISION** 27/02/2013      **DATE REGISTERED** 09/01/2013

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**APPLICATION NUMBER** PT13/0309/P      **APPLICATION TYPE** Prior Notification  
Agricultural/For      **WARD NAME** Almondsbury  
**LOCATION** Church Farm Farm Lane Easter Compton Bristol South Gloucestershire BS35 5RZ  
**PROPOSAL** Prior notification of the intention to erect an agricultural building for the storage of hay, straw and machinery.  
**DECISION** No Objection      **DATE OF DECISION** 26/02/2013      **DATE REGISTERED** 01/02/2013

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**PARISH NAME Alveston Parish Council**

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**APPLICATION NUMBER** PT13/0084/T      **APPLICATION TYPE** Works to Trees      **WARD NAME** Thornbury South  
And Alveston  
**LOCATION** 47 Wolfridge Ride Alveston Bristol South Gloucestershire BS35 3RL  
**PROPOSAL** Works to fell 2no. live Birch trees and 1no. dead Birch tree covered by Tree Preservation Order TPO37 dated 31 January 1971  
**DECISION** Approve with Conditions      **DATE OF DECISION** 27/02/2013      **DATE REGISTERED** 15/01/2013

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**PARISH NAME Bitton Parish Council**

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**APPLICATION NUMBER** PK13/0260/N      **APPLICATION TYPE** Non Material  
Amendment      **WARD NAME** Oldland Common  
**LOCATION** 18 Meadow Court Drive Oldland Common Bristol South Gloucestershire BS30 9SU  
**PROPOSAL** Non-material amendment to PK12/1899/F to revise fencing to rear of both properties. Ground floor elevation finished in Tyrolean render. Vertical boarding has been omitted.  
**DECISION** No Objection      **DATE OF DECISION** 27/02/2013      **DATE REGISTERED** 07/02/2013

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**PARISH NAME Bradley Stoke Town Council**

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**APPLICATION NUMBER** PT12/4154/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Bradley Stoke North  
**LOCATION** 29 Pye Croft Bradley Stoke Bristol South Gloucestershire BS32 0EB  
**PROPOSAL** Erection of rear conservatory  
**DECISION** Approve with Conditions    **DATE OF DECISION** 25/02/2013    **DATE REGISTERED** 21/12/2012

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**APPLICATION NUMBER** PT12/4275/E    **APPLICATION TYPE** Extant Planning Permission    **WARD NAME** Bradley Stoke South  
**LOCATION** 42 Linden Drive Bradley Stoke Bristol South Gloucestershire BS32 8DT  
**PROPOSAL** Erection of two storey side and rear extension to provide additional living accommodation. (Consent to extend time limit implementation for PT10/0137/F).  
**DECISION** Approve with Conditions    **DATE OF DECISION** 27/02/2013    **DATE REGISTERED** 07/01/2013

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**APPLICATION NUMBER** PT13/0047/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Bradley Stoke Central And Stoke Lodge  
**LOCATION** 4 Winsbury Way Bradley Stoke Bristol South Gloucestershire BS32 9BE  
**PROPOSAL** Erection of a two storey side extension to provide additional living accommodation and a single storey side extension to provide garage.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 27/02/2013    **DATE REGISTERED** 09/01/2013

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**PARISH NAME Charfield Parish Council**

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**APPLICATION NUMBER** PT13/0384/N    **APPLICATION TYPE** Non Material Amendment    **WARD NAME** Charfield  
**LOCATION** Churchend Barn Churchend Lane Charfield Wotton Under Edge South Gloucestershire GL12 8LJ  
**PROPOSAL** Non-material amendment to PT11/4017/F to alter flue height, reduce bat box size, change garage to snug/store and replace garage door with timber door and alter door in south elevation.  
**DECISION** Objection    **DATE OF DECISION** 26/02/2013    **DATE REGISTERED** 11/02/2013

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**PARISH NAME Cromhall Parish Council**

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**APPLICATION NUMBER** PT12/4283/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Charfield  
**LOCATION** Aurland House Tortworth Road Cromhall Wotton Under Edge South Gloucestershire GL12 8AF  
**PROPOSAL** Conversion of existing garage to form 1 no. dwelling with new access and associated works (Re submission of PT12/2972/F)  
**DECISION** Approve with Conditions    **DATE OF DECISION** 27/02/2013    **DATE REGISTERED** 03/01/2013

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**PARISH NAME Dodington Parish Council**

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**APPLICATION NUMBER** PK13/0049/R    **APPLICATION TYPE** Removal Var Con Sec 73    **WARD NAME** Dodington

**LOCATION** The Old Barn Lydes Farm Dodington Lane Dodington Bristol South Gloucestershire BS37 6SB

**PROPOSAL** Variation of condition 5 attached to planning permission PK04/1719/F to allow use of The Old Dairy and associated outbuildings as live/work unit.

**DECISION** Approve with Conditions    **DATE OF DECISION** 26/02/2013    **DATE REGISTERED** 15/01/2013

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

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**APPLICATION NUMBER** PK12/4116/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Downend

**LOCATION** 4 Bromley Heath Avenue Downend Bristol South Gloucestershire BS16 6JS

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

**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 08/01/2013

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**APPLICATION NUMBER** PK13/0054/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Downend

**LOCATION** 21 Salisbury Road Downend Bristol South Gloucestershire BS16 5RB

**PROPOSAL** Erection of rear conservatory

**DECISION** Approve with Conditions    **DATE OF DECISION** 25/02/2013    **DATE REGISTERED** 15/01/2013

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**APPLICATION NUMBER** PK13/0092/T    **APPLICATION TYPE** Works to Trees    **WARD NAME** Downend

**LOCATION** Adjacent To Public Convenience The Firs Westerleigh Road Downend Bristol South Gloucestershire BS16 6AB

**PROPOSAL** Works to remove lower limb of 1no. Scotts Pine covered by Tree Preservation Order 08/81 dated 5th April 1982

**DECISION** Refuse    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 11/01/2013

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**APPLICATION NUMBER** PK13/0143/O    **APPLICATION TYPE** Outline    **WARD NAME** Downend

**LOCATION** Land Rear Of 70 Downend Road Downend Bristol South Gloucestershire BS16 5UE

**PROPOSAL** Erection of 1no. dwelling (Outline) all matters reserved.

**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 25/01/2013

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**APPLICATION NUMBER** PK13/0248/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Downend

**LOCATION** 49 Peache Road Downend Bristol South Gloucestershire BS16 5RW

**PROPOSAL** Demolition of existing rear extension and garage and erection of single storey rear extension to form additional living accommodation. Erection of detached shed.

**DECISION** Approve with Conditions    **DATE OF DECISION** 27/02/2013    **DATE REGISTERED** 05/02/2013

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**PARISH NAME** Frampton Cotterell Parish Council

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**APPLICATION NUMBER** PT12/3471/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Frampton Cotterell  
**LOCATION** Court Lodge Court Road Frampton Cotterell Bristol South Gloucestershire BS36 2DW  
**PROPOSAL** Partial demolition of existing single garage to incorporate re building of boundary wall (to 2.4m maximum height) Erection of detached double garage  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 05/11/2012

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**PARISH NAME**    **Iron Acton Parish Council**

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**APPLICATION NUMBER** PK12/4245/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Frampton Cotterell  
**LOCATION** Lower Farm Latteridge Road Iron Acton Bristol South Gloucestershire BS37 9TN  
**PROPOSAL** Change of use of land from agricultural to land for the keeping of horses. (Retrospective). Erection of stable block.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 31/12/2012

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**APPLICATION NUMBER** PK13/0026/C    **APPLICATION TYPE** Cert Lawful Use Existing    **WARD NAME** Frampton Cotterell  
**LOCATION** The Gables Park Street Iron Acton Bristol South Gloucestershire BS37 9UJ  
**PROPOSAL** Application for certificate of lawfulness for existing use of dwelling as 2 no. separate dwellings.  
**DECISION** Approve    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 11/01/2013

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**PARISH NAME**    **Marshfield Parish Council**

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**APPLICATION NUMBER** PK13/0198/T    **APPLICATION TYPE** Trees in Conservation Area    **WARD NAME** Boyd Valley  
**LOCATION** Old Vicarage Market Place Marshfield Chippenham South Gloucestershire SN14 8NP  
**PROPOSAL** Fell 2 no. cherry trees situated within Marshfield Conservation Area.  
**DECISION** No Objection    **DATE OF DECISION** 28/02/2013    **DATE REGISTERED** 24/01/2013

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**PARISH NAME**    **None**

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**APPLICATION NUMBER** PK12/2983/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Woodstock  
**LOCATION** Greenbank View Orchard Road Kingswood South Gloucestershire BS15 9QU  
**PROPOSAL** Conversion of existing lower ground floor voids to form 4no. flats with associated works (retrospective).  
**DECISION** S106    **DATE OF DECISION** 26/02/2013    **DATE REGISTERED** 10/09/2012

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**APPLICATION NUMBER** PK12/4295/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Staple Hill  
**LOCATION** 8 Riviera Crescent Staple Hill Bristol South Gloucestershire BS16 4SE  
**PROPOSAL** Erection of single storey rear extension to form additional living accommodation. Amendment to previously approved scheme PK12/2149/F  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 21/01/2013

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**APPLICATION NUMBER** PK12/4303/A    **APPLICATION TYPE** Advertisements    **WARD NAME** Kings Chase  
**LOCATION** 3 - 4 Kings Chase Shopping Centre Regent Street Kingswood South Gloucestershire BS15 8LP  
**PROPOSAL** Display of 1no. internally illuminated fascia sign and 2no. internally illuminated suspended signs  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 08/01/2013

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**APPLICATION NUMBER** PK13/0082/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Kings Chase  
**LOCATION** 5 Brook Road Warmley South Gloucestershire BS15 4JP  
**PROPOSAL** Erection of single storey front extension to form additional living accommodation.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 10/01/2013

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**APPLICATION NUMBER** PK13/0083/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Kings Chase  
**LOCATION** 7 Brook Road Warmley South Gloucestershire BS15 4JP  
**PROPOSAL** Erection of single storey front extension to form additional living accommodation.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 10/01/2013

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**APPLICATION NUMBER** PK13/0257/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Rodway  
**LOCATION** 22 Burley Crest Mangotsfield Bristol South Gloucestershire BS16 5PR  
**PROPOSAL** Erection of single storey side extension to provide additional living accommodation.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 04/02/2013

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**APPLICATION NUMBER** PK13/0310/N    **APPLICATION TYPE** Non Material Amendment    **WARD NAME** Woodstock  
**LOCATION** Kingswood Library High Street Kingswood Bristol South Gloucestershire BS15 4AR  
**PROPOSAL** Non-material amendment to PK11/2041/F to provide additional car parking spaces to rear of library.  
**DECISION** No Objection    **DATE OF DECISION** 27/02/2013    **DATE REGISTERED** 07/02/2013

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**APPLICATION NUMBER** PK13/0328/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Rodway  
**LOCATION** 4 Charnhill Brow Mangotsfield Bristol South Gloucestershire BS16 9JW  
**PROPOSAL** Installation of 1no. rear dormer with 2no. balconies to facilitate loft conversion. Erection of front porch.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 27/02/2013    **DATE REGISTERED** 04/02/2013

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**PARISH NAME** Oldland Parish Council

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**APPLICATION NUMBER** PK12/4163/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Longwell Green  
**LOCATION** 20 Craven Close Barrs Court Bristol South Gloucestershire BS30 7BX  
**PROPOSAL** Erection of rear conservatory and covered canopy area  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 09/01/2013

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**APPLICATION NUMBER** PK13/0004/O    **APPLICATION TYPE** Outline    **WARD NAME** Bitton  
**LOCATION** Land Rear Of 67 Bath Road Willsbridge Bristol South Gloucestershire BS30 6ED  
**PROPOSAL** Demolition of existing garage. Erection of 1 no. detached bungalow and garage with associated works (Outline) All Matters Reserved.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 08/01/2013

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**PARISH NAME** Patchway Town Council

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**APPLICATION NUMBER** PT12/4181/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Patchway  
**LOCATION** Unit 16, Rencol Tolerance Rings Concorde Road Patchway Bristol South Gloucestershire BS34 5TB  
**PROPOSAL** Installation of 3no. first floor windows to replace ventilation grills  
**DECISION** Approve with Conditions    **DATE OF DECISION** 28/02/2013    **DATE REGISTERED** 14/01/2013

**APPLICATION NUMBER** PT12/4299/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Patchway  
**LOCATION** 34 Falcon Drive Patchway Bristol South Gloucestershire BS34 5RD  
**PROPOSAL** Erection of detached double garage.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 26/02/2013    **DATE REGISTERED** 04/01/2013

**APPLICATION NUMBER** PT13/0065/A    **APPLICATION TYPE** Advertisements    **WARD NAME** Patchway  
**LOCATION** 61 - 63 Gloucester Road Patchway Bristol South Gloucestershire BS34 5JH  
**PROPOSAL** Display of 1no. internally illuminated fascia sign, 2no. internally illuminated leg signs, 2no. internally illuminated projecting signs, 1no. internally illuminated ATM collar, 1no. non-illuminated ATM surround, 1no. non-illuminated branch name text band, and 2no. non-illuminated vinyl signs.  
**DECISION** Approve    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 10/01/2013

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**PARISH NAME** Rangeworthy Parish Council

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**APPLICATION NUMBER** PT13/0031/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Ladden Brook  
**LOCATION** Rear Of Rose Cottage Bagstone Road Rangeworthy Wotton Under Edge South Gloucestershire GL12 8BD  
**PROPOSAL** Demolition of existing outbuildings to facilitate the erection of 1 no. bungalow and garage with associated works. Creation of new vehicular access.  
**DECISION** Refuse    **DATE OF DECISION** 28/02/2013    **DATE REGISTERED** 07/01/2013

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**PARISH NAME** Rockhampton Parish Council

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**APPLICATION NUMBER** PT13/0025/C    **APPLICATION TYPE** Cert Lawful Use Existing    **WARD NAME** Severn  
**LOCATION** Vine House Lower Stone Road Rockhampton Berkeley South Gloucestershire GL13 9DT  
**PROPOSAL** Application for Certificate of Lawfulness for the existing use of land as residential curtilage (Class C3)  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 09/01/2013

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**PARISH NAME** Siston Parish Council

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**APPLICATION NUMBER** PK12/3770/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Siston  
**LOCATION** Land At Heathfield Farm Siston Lane Siston Bristol South Gloucestershire BS30 5LX  
**PROPOSAL** Erection of agricultural building for the storage of machinery and hay.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 14/11/2012

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**PARISH NAME** Stoke Gifford Parish Council

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**APPLICATION NUMBER** PT12/4237/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Stoke Gifford  
**LOCATION** 16 Fabian Drive Stoke Gifford Bristol South Gloucestershire BS34 8XN  
**PROPOSAL** Erection of single storey side and rear extension to provide additional living accommodation  
**DECISION** Approve with Conditions    **DATE OF DECISION** 28/02/2013    **DATE REGISTERED** 08/01/2013

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**PARISH NAME** Thornbury Town Council

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**APPLICATION NUMBER** PT12/4190/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Thornbury North  
**LOCATION** Foxhole Crossways Lane Thornbury Bristol South Gloucestershire BS35 3UE  
**PROPOSAL** Erection of single storey front extension to provide porch and glazed walkway  
**DECISION** Approve with Conditions    **DATE OF DECISION** 28/02/2013    **DATE REGISTERED** 07/01/2013

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT13/0046/C    **APPLICATION TYPE** Cert Lawful Use Proposed    **WARD NAME** Frenchay And Stoke Park  
**LOCATION** 14 Grange Park Frenchay Bristol South Gloucestershire BS16 2SZ  
**PROPOSAL** Application for certificate of lawfulness proposed for erection of single storey rear extension  
**DECISION** Refuse    **DATE OF DECISION** 01/03/2013    **DATE REGISTERED** 10/01/2013

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**APPLICATION NUMBER** PT13/0201/T    **APPLICATION TYPE** Trees in Conservation Area    **WARD NAME** Frenchay And Stoke Park  
**LOCATION** Frenchay Lodge West Beckspool Road Frenchay Bristol South Gloucestershire BS16 1NT  
**PROPOSAL** Works to fell 1no. Lime tree in the Frenchay Conservation Area.  
**DECISION** No Objection    **DATE OF DECISION** 25/02/2013    **DATE REGISTERED** 24/01/2013

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**PARISH NAME** Yate Town Council

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**APPLICATION NUMBER** PK12/4186/A    **APPLICATION TYPE** Advertisements    **WARD NAME** Yate Central  
**LOCATION** Former Cooper Works Site Westerleigh Road Yate Bristol South Gloucestershire BS37 4BG  
**PROPOSAL** Display of 1no.externally illuminated V Board sign with associated flags.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 26/02/2013    **DATE REGISTERED** 08/01/2013

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**APPLICATION NUMBER** PK13/0032/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Yate North  
**LOCATION** 38 Lark Rise Yate Bristol South Gloucestershire BS37 7PJ  
**PROPOSAL** Erection of single storey side extension to form garage.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 25/02/2013    **DATE REGISTERED** 14/01/2013

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**APPLICATION NUMBER** PK13/0044/C    **APPLICATION TYPE** Cert Lawful Use Proposed    **WARD NAME** Yate Central  
**LOCATION** Tesco Stores 12 East Walk Yate Bristol South Gloucestershire BS37 4AS  
**PROPOSAL** Application for Certificate of Lawfulness for the proposed amalgamation of 3no. retail units to form 1no. retail unit.  
**DECISION** Approve with Conditions    **DATE OF DECISION** 25/02/2013    **DATE REGISTERED** 16/01/2013

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**APPLICATION NUMBER** PK13/0209/F    **APPLICATION TYPE** Full Planning    **WARD NAME** Yate Central  
**LOCATION** 37 - 39 East Walk Yate Bristol South Gloucestershire BS37 4AS  
**PROPOSAL** Installation of new shop front and entrance to Units EW3 and 4  
**DECISION** Approve with Conditions    **DATE OF DECISION** 28/02/2013    **DATE REGISTERED** 28/01/2013

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