



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

**Date of Decisions 28 NOVEMBER 2016 – 4 DECEMBER 2016**

**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: 28/11/2016 - 04/12/2016**

---

**PARISH NAME Alveston Parish Council**

---

**APPLICATION NUMBER** PT16/5709/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South And Alveston

**LOCATION** 9 Lime Grove Alveston Bristol South Gloucestershire BS35 3PN

**PROPOSAL** Erection of a two storey rear extension to form additional living accommodation. Alterations to porch roof to change from flat to pitched roof.

**DECISION** Approve with Conditions      **DATE OF DECISION** 30/11/2016      **DATE REGISTERED** 26/10/2016

---

---

**PARISH NAME Bitton Parish Council**

---

**APPLICATION NUMBER** PK16/4955/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Oldland Common

**LOCATION** Alec Jarrett Ltd High Street Oldland Common South Gloucestershire BS30 9TN

**PROPOSAL** Erection of extensions to form boning hall, chillers, plant room and store.

**DECISION** Approve with Conditions      **DATE OF DECISION** 01/12/2016      **DATE REGISTERED** 26/09/2016

---

**APPLICATION NUMBER** PK16/5291/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Oldland Common

**LOCATION** 56 Bath Road Bridgegate Bristol South Gloucestershire BS30 5JP

**PROPOSAL** Erection of 1no detached dwelling and associated works.

**DECISION** Refuse      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 12/10/2016

---

**APPLICATION NUMBER** PK16/5436/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bitton

**LOCATION** Hollisters Farmhouse Mill Lane Upton Cheyney Bristol South Gloucestershire BS30 6NH

**PROPOSAL** Erection of single storey extension to main dwelling to form utility room. Replacement flue to cottage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 01/12/2016      **DATE REGISTERED**

---

**APPLICATION NUMBER** PK16/5437/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Bitton

**LOCATION** Hollisters Farmhouse Mill Lane Upton Cheyney Bristol South Gloucestershire BS30 6NH

**PROPOSAL** Internal and external alterations to include erection of single storey extension to main dwelling to form utility room. Replacement flue, new lead vent tile and internal alterations to cottage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 01/12/2016      **DATE REGISTERED** 07/10/2016

---

---

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

---

**APPLICATION NUMBER** PK16/1731/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Downend

**LOCATION** 53 Badminton Road Downend Bristol South Gloucestershire BS16 6BP

**PROPOSAL** Removal of condition 10 attached to planning permission PK12/0623/O and condition 5 attached to planning permission PK15/0714/RM to allow retention of garage.

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 20/04/2016

---

**APPLICATION NUMBER** PK16/6041/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Emersons Green

**LOCATION** 53 Fouracre Crescent Downend Bristol South Gloucestershire BS16 6PT

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 03/11/2016

---

**PARISH NAME**    **Dyrham And Hinton Parish Council**

---

**APPLICATION NUMBER** PK16/5337/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Boyd Valley

**LOCATION** Exon's Yard Doynton Lane Dyrham South Gloucestershire SN14 8EY

**PROPOSAL** Application for a certificate of lawfulness for the existing use of land, buildings and structures as DIY horse livery business.

**DECISION** Approve      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 29/09/2016

---

**APPLICATION NUMBER** PK16/5674/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Boyd Valley

**LOCATION** Green Gates Dyrham Road Dyrham South Gloucestershire SN14 8HE

**PROPOSAL** Non Material Amendment to planning permission PK16/2875/F to reconfigure walls and glazed areas

**DECISION** No Objection      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 17/10/2016

---

**PARISH NAME**    **Emersons Green Town Council**

---

**APPLICATION NUMBER** PK16/5923/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Emersons Green

**LOCATION** 9 Langley Mow Emersons Green Bristol South Gloucestershire BS16 7DS

**PROPOSAL** Conversion of existing garage into office/ store.

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 28/10/2016

---

**PARISH NAME**    **Filton Town Council**

---

**APPLICATION NUMBER** PT16/5621/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** 1B Dunkeld Avenue Filton South Gloucestershire BS34 7RH

**PROPOSAL** Erection of detached workshop/store.

**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 14/10/2016

---

**PARISH NAME**    **Frampton Cotterell Parish Council**

---

**APPLICATION NUMBER** PT16/4898/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell

**LOCATION** Turnpike House Old Gloucester Road Winterbourne South Gloucestershire BS36 1RU

**PROPOSAL** Alterations to roof and installation of cladding

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 05/09/2016

---

**APPLICATION NUMBER** PT16/5362/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** 2A Rose Lane Coalpit Heath Bristol South Gloucestershire BS36 2PS  
**PROPOSAL** Alterations to raise roof line to provide additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 29/09/2016

---

**APPLICATION NUMBER** PT16/5392/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** 14 Nightingale Close Frampton Cotterell Bristol South Gloucestershire BS36 2HB  
**PROPOSAL** Erection of front porch.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 30/11/2016      **DATE REGISTERED** 07/10/2016

---

**PARISH NAME**    **Hanham Abbots Parish Council**

---

**APPLICATION NUMBER** PK16/5650/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Hanham  
**LOCATION** 7 Iles Close Hanham Bristol South Gloucestershire BS15 3BN  
**PROPOSAL** Erection of a single storey rear extension to provide additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 01/12/2016      **DATE REGISTERED** 28/10/2016

---

**PARISH NAME**    **Hanham Parish Council**

---

**APPLICATION NUMBER** PK16/5187/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 11 Launceston Avenue Hanham Bristol South Gloucestershire BS15 3JB  
**PROPOSAL** Erection of a conservatory and alterations to roofline of existing outbuilding to form residential annexe. (Part retrospective).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 16/09/2016

---

**APPLICATION NUMBER** PK16/6107/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Hanham  
**LOCATION** 126 Mount Hill Road Hanham Bristol South Gloucestershire BS15 8QR  
**PROPOSAL** Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.8 metres and for which the height of the eaves would be 2.3 metres  
**DECISION** No Objection      **DATE OF DECISION** 29/11/2016      **DATE REGISTERED** 03/11/2016

---

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

---

**APPLICATION NUMBER** PK16/5995/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Frampton Cotterell  
**LOCATION** Algars Mill Frampton End Road Iron Acton Bristol South Gloucestershire BS37 9TD  
**PROPOSAL** Works to various trees as stated on description of works schedule on application form all trees situated within the Iron Acton Conservation Area  
**DECISION** No Objection      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 28/10/2016

---

---

**PARISH NAME**     **None**

---

---

**APPLICATION NUMBER** PK16/5297/LB                      **APPLICATION TYPE** Listed Building Consent                      **WARD NAME** Kings Chase

---

**LOCATION** 28 Park Road Kingswood Bristol South Gloucestershire BS15 1QU**PROPOSAL** Internal and external alterations to replace existing gas fire and back boiler with a wall mounted condensing boiler and installation of external flue to side wall.**DECISION** Approve with Conditions                      **DATE OF DECISION** 29/11/2016                      **DATE REGISTERED** 19/10/2016

---

---

**APPLICATION NUMBER** PK16/5537/F                      **APPLICATION TYPE** Full Planning                      **WARD NAME** Rodway

---

**LOCATION** 42 Charnhill Drive Mangotsfield Bristol South Gloucestershire BS16 9JR**PROPOSAL** Erection of a single storey rear extension to provide additional living accommodation. Alterations to existing front dormer. Installation of rear dormer to facilitate loft conversion.**DECISION** Approve with Conditions                      **DATE OF DECISION** 30/11/2016                      **DATE REGISTERED** 25/10/2016

---

---

**APPLICATION NUMBER** PK16/5538/F                      **APPLICATION TYPE** Full Planning                      **WARD NAME** Rodway

---

**LOCATION** 49 Pool Road Kingswood Bristol South Gloucestershire BS15 1XN**PROPOSAL** Erection of single storey side and rear extension to provide additional living accommodation.**DECISION** Approve with Conditions                      **DATE OF DECISION** 02/12/2016                      **DATE REGISTERED** 17/10/2016

---

---

**PARISH NAME**     **Olveston Parish Council**

---

---

**APPLICATION NUMBER** PT16/5298/F                      **APPLICATION TYPE** Full Planning                      **WARD NAME** Severn

---

**LOCATION** 40 Orchard Rise Olveston Bristol South Gloucestershire BS35 4DZ**PROPOSAL** Erection of single storey and two storey rear extension to provide additional living accommodation and the alteration of existing solar photovoltaics**DECISION** Approve with Conditions                      **DATE OF DECISION** 02/12/2016                      **DATE REGISTERED** 12/10/2016

---

---

**APPLICATION NUMBER** PT16/5508/TCA                      **APPLICATION TYPE** Trees in Conservation Area                      **WARD NAME** Severn

---

**LOCATION** The Bee Garden Denys Court Olveston South Gloucestershire BS35 4DU**PROPOSAL** Works to fell 2no. Cypress trees situated in the Olveston Conservation Area.**DECISION** No Objection                      **DATE OF DECISION** 02/12/2016                      **DATE REGISTERED** 03/11/2016

---

---

**APPLICATION NUMBER** PT16/5880/TCA                      **APPLICATION TYPE** Trees in Conservation Area                      **WARD NAME** Severn

---

**LOCATION** Long Leaze Haw Lane Olveston Bristol South Gloucestershire BS35 4EG**PROPOSAL** Works to no. 1 Conifer to crown reduce by 2m leaving a height of 2m, 1 no. Black Locust reduce crown to leave height of 3m, 1no. Conifer crown reduce by 2m leaving height of 2m, fell 1no. Conifer and reduce hedge to leave a height of 3.5m all situated within the Olveston Conservation Area**DECISION** No Objection                      **DATE OF DECISION** 02/12/2016                      **DATE REGISTERED** 10/11/2016

---

---

**PARISH NAME**     **Patchway Town Council**

---

**APPLICATION NUMBER** PT16/5654/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Patchway

**LOCATION** 44 Hazeldene Road Patchway Bristol South Gloucestershire BS34 5DS

**PROPOSAL** Erection of single storey rear extension which would extend beyond the rear wall of the original house by 2.8 metres for which the maximum height would be 3.2 metres and for which the height of the eaves would be 3 metres.

**DECISION** Refuse      **DATE OF DECISION** 30/11/2016      **DATE REGISTERED** 25/10/2016

---

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

---

**APPLICATION NUMBER** PK16/5418/PNGR      **APPLICATION TYPE** COU Agricultural To Residential      **WARD NAME** Chipping Sodbury

**LOCATION** Ten Acre Farm Horton Road Chipping Sodbury Bristol South Gloucestershire BS37 6PT

**PROPOSAL** Prior notification of a change of use from Agricultural Building to 2no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development

**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 27/10/2016

---

**PARISH NAME**      **Stoke Gifford Parish Council**

---

**APPLICATION NUMBER** PT16/5231/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Frenchay And Stoke Park

**LOCATION** University Of West Of England Coldharbour Lane Stoke Gifford Bristol South Gloucestershire BS16 1QY

**PROPOSAL** Display of 2no non illuminated static fascia signs.

**DECISION** Approve      **DATE OF DECISION** 29/11/2016      **DATE REGISTERED** 28/10/2016

---

**APPLICATION NUMBER** PT16/5887/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Stoke Gifford

**LOCATION** Rolls Royce Plc Rolls Royce Site Gloucester Road North Filton South Gloucestershire BS34 7QE

**PROPOSAL** Erection of replacement cycle shelters and fencing to form secure compound. Reconfiguration of car park.

**DECISION** Approve with Conditions      **DATE OF DECISION** 01/12/2016      **DATE REGISTERED** 31/10/2016

---

**APPLICATION NUMBER** PT16/6163/PND      **APPLICATION TYPE** Prior Notification Demolition      **WARD NAME** Stoke Gifford

**LOCATION** Parklands Hambrook Lane Stoke Gifford Bristol South Gloucestershire BS34 8QU

**PROPOSAL** Prior notification of the intention to demolish 3no. buildings.

**DECISION** No Objection      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 10/11/2016

---

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

---

**APPLICATION NUMBER** PT16/5395/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North

**LOCATION** Willow Tree Cottage Old Gloucester Road Thornbury Bristol South Gloucestershire BS35 3UF

**PROPOSAL** Demolition of existing extension. Erection of a two storey and single storey side and single storey side and rear extension to provide additional living accommodation. (Resubmission of PT16/3631/F)

**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 06/10/2016

**APPLICATION NUMBER** PT16/5702/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North  
**LOCATION** 10 St Marys Way Thornbury Bristol South Gloucestershire BS35 2BH  
**PROPOSAL** Installation of replacement windows and entrance door  
**DECISION** Approve with Conditions      **DATE OF DECISION** 30/11/2016      **DATE REGISTERED** 20/10/2016

---

**APPLICATION NUMBER** PT16/6068/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Thornbury North  
**LOCATION** Gloucester House 2 Gloucester Road Thornbury Bristol South Gloucestershire BS35 1DG  
**PROPOSAL** Works to reduce height of 1 no. Birch tree by 3m to leave total height of 12m and spread of 7m reduced by 4m to tree covered by SGTP0 15/05 dated 7th March 2006  
**DECISION** Approve with Conditions      **DATE OF DECISION** 30/11/2016      **DATE REGISTERED** 07/11/2016

---

**PARISH NAME** Tormarton Parish Council

---

**APPLICATION NUMBER** PK16/5413/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Cotswold Edge  
**LOCATION** Lapdown Farm Marshfield Road Tormarton South Gloucestershire GL9 1JE  
**PROPOSAL** Erection of agricultural building for the storage of grain.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 06/10/2016

---

**PARISH NAME** Westerleigh Parish Council

---

**APPLICATION NUMBER** PK16/5101/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Westerleigh  
**LOCATION** Henfield Barn The Hollows Coalpit Heath Bristol South Gloucestershire BS36 2UU  
**PROPOSAL** Application for a certificate of lawfulness, for the renovation of a former agricultural barn (Building A) to facilitate the existing use of the building as a self-contained residential dwelling; and change of use of associated land to residential curtilage..  
**DECISION** Approve      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 12/09/2016

---

**APPLICATION NUMBER** PK16/5892/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh  
**LOCATION** 5 Dormer Close Coalpit Heath Bristol South Gloucestershire BS36 2LX  
**PROPOSAL** Erection of two storey side and single storey rear extension to form additional living accommodation.  
Erection of front porch.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 01/12/2016      **DATE REGISTERED** 24/10/2016

---

**APPLICATION NUMBER** PT16/5414/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Westerleigh  
**LOCATION** Henfield Barn The Hollows Coalpit Heath Bristol South Gloucestershire BS36 2UU  
**PROPOSAL** Application for a certificate of lawfulness for existing sauna outbuilding (sui generis)..  
**DECISION** Approve      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 04/10/2016

---

**PARISH NAME** Wickwar Parish Council

---

**APPLICATION NUMBER** PK16/3214/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook

**LOCATION** Little Shortwood Farm Wickwar Road Yate Bristol South Gloucestershire BS37 6PA

**PROPOSAL** Erection of a building for storage and indoor training facilities in respect of existing dog training business (sui generis).

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 15/07/2016

---

**APPLICATION NUMBER** PK16/3540/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook

**LOCATION** Spring House Bury Hill Lane Yate Bristol South Gloucestershire BS37 7QN

**PROPOSAL** Construction of a storage building to accommodate a press break (Use Class B1).

**DECISION** Approve with Conditions      **DATE OF DECISION** 29/11/2016      **DATE REGISTERED** 17/06/2016

---

**APPLICATION NUMBER** PK16/5503/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook

**LOCATION** 54 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 12/10/2016

---

**APPLICATION NUMBER** PK16/5504/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Ladden Brook

**LOCATION** 54 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NP

**PROPOSAL** Internal and external alterations to include demolition of lean-to extensions and erection of rear single storey infill extension.

**DECISION** Approve with Conditions      **DATE OF DECISION** 02/12/2016      **DATE REGISTERED** 12/10/2016

---

**PARISH NAME** Yate Town Council

---

**APPLICATION NUMBER** PK16/5723/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate Central

**LOCATION** 33 South Walk Yate Bristol South Gloucestershire BS37 4AU

**PROPOSAL** Change of Use of first floor from retail to 1 no. self contained flat (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended)

**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 20/10/2016

---

**APPLICATION NUMBER** PK16/5724/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate Central

**LOCATION** 24 - 50 South Parade Yate South Gloucestershire BS37 4BB

**PROPOSAL** External alterations to ground floor to construct balustrade on roof and alterations to windows and doors to first floor for fire escape.

**DECISION** Approve with Conditions      **DATE OF DECISION** 29/11/2016      **DATE REGISTERED** 20/10/2016



**APPLICATION NUMBER** PK16/5727/PNOR      **APPLICATION TYPE** COU Offices to residential      **WARD NAME** Yate Central

**LOCATION** 24 - 50 South Parade Yate South Gloucestershire BS37 4BB

**PROPOSAL** Prior notification of a change of use from Office (Class B1) to residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**DECISION** Approve with Conditions      **DATE OF DECISION** 29/11/2016      **DATE REGISTERED** 19/10/2016

---

**APPLICATION NUMBER** PK16/6005/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Yate North

**LOCATION** 54 Whitley Close Yate Bristol South Gloucestershire BS37 5XX

**PROPOSAL** Erection of rear conservatory.

**DECISION** Approve with Conditions      **DATE OF DECISION** 28/11/2016      **DATE REGISTERED** 31/10/2016

---