

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

**Date of Decisions 15 October – 21 October 2018**

**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: 15/10/2018 - 21/10/2018

### PARISH NAME Almondsbury Parish Council

**APPLICATION NUMBER** PT18/4294/RVC      **APPLICATION TYPE** Removal Var Con      **WARD NAME** Almondsbury  
Sec 73

**LOCATION** Oaklands Park Stadium Gloucester Road Almondsbury Bristol South Gloucestershire BS32 4AG

**PROPOSAL** Variation of condition 13 attached to planning permission PT16/2586/F to substitute plans for drawings 15/0100/200A, 15/0100/201A, 15/0100/202 and 15/0100/203B.

**DECISION** Approve with Conditions      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 25/09/2018

### PARISH NAME Alveston Parish Council

**APPLICATION NUMBER** PT18/3920/F      **APPLICATION TYPE** Full Planning      **WARD NAME**

**LOCATION** Oak Farm 67 Gloucester Road Rudgeway South Gloucestershire BS35 3SG

**PROPOSAL** Conversion of existing store building to form 1no. dwelling.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 03/09/2018

### PARISH NAME Aust Parish Council

**APPLICATION NUMBER** PT18/3255/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn

**LOCATION** 2 Gable Cottages Elberton Road Olveston Bristol South Gloucestershire BS35 4AB

**PROPOSAL** Erection of a single storey front extension to form porch and additional living accommodation. Alterations to existing outbuildings to include raising roof line to facilitate conversion for storage and additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 16/07/2018

**APPLICATION NUMBER** PT18/4153/PNA      **APPLICATION TYPE** Prior Notification      **WARD NAME** Severn  
Agricultural/For

**LOCATION** Villa Farm Main Road Aust Bristol South Gloucestershire BS35 4AX

**PROPOSAL** Prior notification of the intention to create a new access track to proposed agricultural building.

**DECISION** Refuse      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 14/09/2018

**APPLICATION NUMBER** PT18/4163/PNA      **APPLICATION TYPE** Prior Notification      **WARD NAME** Severn  
Agricultural/For

**LOCATION** Villa Farm Main Road Aust Bristol South Gloucestershire BS35 4AX

**PROPOSAL** Prior notification of the intention to erect an agricultural building for the storage of farm machinery and fodder.

**DECISION** Refuse      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 14/09/2018

### PARISH NAME Bitton Parish Council

**APPLICATION NUMBER** PK18/2363/F                      **APPLICATION TYPE** Full Planning                      **WARD NAME** Bitton  
**LOCATION** Grandmothers Rock Lane Beach Lane Bitton South Gloucestershire BS30 6NP  
**PROPOSAL** Erection of stable block. Change of use of land from equestrian to a mixed use of equestrian and therapeutic education centre (sui generis) as defined in the Town and Country Planning (use classes) Order 1987 (as amended) (retrospective).  
**DECISION** Approve with Conditions                      **DATE OF DECISION** 19/10/2018                      **DATE REGISTERED** 04/06/2018

**PARISH NAME**     **Bradley Stoke Town Council**

**APPLICATION NUMBER** PT18/4349/NMA                      **APPLICATION TYPE** Non Material Amendment                      **WARD NAME** Bradley Stoke South  
**LOCATION** 5 Rosemary Close Bradley Stoke Bristol South Gloucestershire BS32 8EU  
**PROPOSAL** Non material amendment to PT02/0513/F to alter rooflights, to insert a new window and reconfigure internal layout and create additional space.  
**DECISION** No Objection                      **DATE OF DECISION** 18/10/2018                      **DATE REGISTERED** 26/09/2018

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

**APPLICATION NUMBER** PK18/3305/F                      **APPLICATION TYPE** Full Planning                      **WARD NAME** Downend  
**LOCATION** 29 Oakdale Road Downend Bristol South Gloucestershire BS16 6DP  
**PROPOSAL** Demolition of existing garage. Erection of a single storey side and rear extension to form additional living accommodation. Erection of a 0.9m high brick wall and gate.  
**DECISION** Approve with Conditions                      **DATE OF DECISION** 19/10/2018                      **DATE REGISTERED** 03/08/2018

**APPLICATION NUMBER** PK18/3589/TRE                      **APPLICATION TYPE** Works to Trees                      **WARD NAME** Downend  
**LOCATION** 112 North Street Downend South Gloucestershire BS16 5SE  
**PROPOSAL** Works to laterally reduce 1no. Yew tree and 1no. Cedar tree to attain 2.5 metre clearances from the building. Trees covered by preservation order KTPO 02/75 dated 9th July 1975.  
**DECISION** Approve with Conditions                      **DATE OF DECISION** 17/10/2018                      **DATE REGISTERED** 29/08/2018

**APPLICATION NUMBER** PK18/3858/F                      **APPLICATION TYPE** Full Planning                      **WARD NAME** Downend  
**LOCATION** 110 Queensholm Crescent Downend Bristol South Gloucestershire BS16 6LL  
**PROPOSAL** Erection of a first floor side extension to form additional living accommodation.  
**DECISION** Approve with Conditions                      **DATE OF DECISION** 15/10/2018                      **DATE REGISTERED** 24/08/2018

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

**APPLICATION NUMBER** PK18/4148/PNH                      **APPLICATION TYPE** Prior Notification Householder                      **WARD NAME** Rodway  
**LOCATION** 72 Jubilee Crescent Mangotsfield Bristol South Gloucestershire BS16 9AZ  
**PROPOSAL** The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 4m, and for which the height of the eaves would  
**DECISION** No Objection                      **DATE OF DECISION** 17/10/2018                      **DATE REGISTERED** 14/09/2018

**PARISH NAME Falfield Parish Council**

**APPLICATION NUMBER** PT18/3174/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Charfield

**LOCATION** Stone Barn At Little Whitfield Farm Gloucester Road Whitfield Wotton Under Edge South Gloucestershire  
GL12 8DU

**PROPOSAL** Conversion of existing barn to form 1no dwelling and associated works.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 11/07/2018

**PARISH NAME Filton Town Council**

**APPLICATION NUMBER** PT18/3884/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** 58 Gayner Road Filton Bristol South Gloucestershire BS7 0SW

**PROPOSAL** Erection of 1no. dwelling with associated works.

**DECISION** Refuse      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 28/08/2018

**APPLICATION NUMBER** PT18/4029/CLP      **APPLICATION TYPE** Cert Lawful Use  
Proposed      **WARD NAME** Filton

**LOCATION** 100 Kenmore Crescent Filton Bristol South Gloucestershire BS7 0TR

**PROPOSAL** Installation of side and rear dormer to facilitate loft conversion.

**DECISION** Refuse      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 07/09/2018

**PARISH NAME Hanham Parish Council**

**APPLICATION NUMBER** PK18/3061/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham

**LOCATION** 8 Collett Close Hanham Bristol South Gloucestershire BS15 3HZ

**PROPOSAL** Erection of timber shed on existing driveway to store/charge electrically powered vehicle.

**DECISION** Approve with Conditions      **DATE OF DECISION** 15/10/2018      **DATE REGISTERED** 23/07/2018

**PARISH NAME Hawkesbury Parish Council**

**APPLICATION NUMBER** PK18/4234/TCA      **APPLICATION TYPE** Trees in  
Conservation Area      **WARD NAME** Cotswold Edge

**LOCATION** Hillbert The Plain Hawkesbury Upton Badminton South Gloucestershire GL9 1AT

**PROPOSAL** Works to fell 2 no. Ash trees situated within the Hawkesbury Upton Conservation Area

**DECISION** No Objection      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 18/09/2018

**PARISH NAME Iron Acton Parish Council**

**APPLICATION NUMBER** PK18/3104/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook

**LOCATION** Rock View Engine Common Lane Yate South Gloucestershire BS37 7PX

**PROPOSAL** Erection of 4no. detached houses with associated access, parking, hard/soft landscape works and

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 10/07/2018

**APPLICATION NUMBER** PK18/3792/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook  
**LOCATION** Chelston House 258 North Road Yate Bristol South Gloucestershire BS37 7LQ  
**PROPOSAL** Erection of a two storey rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 03/09/2018

**APPLICATION NUMBER** PK18/3817/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook  
**LOCATION** 397 North Road Yate Bristol South Gloucestershire BS37 7LN  
**PROPOSAL** Installation of 1 No. rear dormer and erection of single storey rear extension to form additional living accommodation. Erection of triple car port.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 23/08/2018

**PARISH NAME** No Parish

**APPLICATION NUMBER** PK18/3882/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME**  
**LOCATION** 33 Central Avenue Hanham Bristol South Gloucestershire BS15 3PG  
**PROPOSAL** Non Material Amendment to application PK17/5702/F to alter the roofline and a roof light.  
**DECISION** No Objection      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 25/09/2018

**PARISH NAME** None

**APPLICATION NUMBER** PK18/2493/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Hanham  
**LOCATION** 72 Magpie Bottom Lane Kingswood Bristol South Gloucestershire BS15 8HD  
**PROPOSAL** Erection of 9 no. dwellings, extension and alterations to existing bungalow to form 1 no. dwelling with garage under. Alteration of access to Magpie Bottom Lane (Resubmission of planning application PK17/5253/F)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 04/06/2018

**APPLICATION NUMBER** PK18/3590/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Woodstock  
**LOCATION** BT Telephone Exchange High Street Kingswood South Gloucestershire BS15 8PN  
**PROPOSAL** Removal of 12 no. glass windows and installation of 12 no. aluminium louvres.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 23/08/2018

**APPLICATION NUMBER** PK18/3678/O      **APPLICATION TYPE** Outline      **WARD NAME** Rodway  
**LOCATION** Land At Oaklands Road Mangotsfield Bristol South Gloucestershire BS16 9EW  
**PROPOSAL** Erection of 1 no. dwelling (Outline) with access and scale to be determined and all other matters reserved. (Re submission of PK17/2364/O)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 17/10/2018      **DATE REGISTERED** 21/08/2018

**APPLICATION NUMBER** PK18/3814/CLP      **APPLICATION TYPE** Cert Lawful Use Proposed      **WARD NAME** Kings Chase

**LOCATION** 66 Southfield Avenue Kingswood Bristol South Gloucestershire BS15 4BQ

**PROPOSAL** Installation of 1 No. rear dormer window and alterations to the existing roof line to facilitate loft conversion.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 29/08/2018

**APPLICATION NUMBER** PK18/3950/CLP      **APPLICATION TYPE** Cert Lawful Use Proposed      **WARD NAME** Staple Hill

**LOCATION** 273 Station Road Kingswood Bristol South Gloucestershire BS15 4XP

**PROPOSAL** Installation of side and rear roof dormer to facilitate loft conversion.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 03/09/2018

**APPLICATION NUMBER** PK18/3958/CLP      **APPLICATION TYPE** Cert Lawful Use Proposed      **WARD NAME** Kings Chase

**LOCATION** 26 Downend Road Kingswood Bristol South Gloucestershire BS15 1SE

**PROPOSAL** Change of use from dwelling (Class C3) to house of multiple occupancy (Class C4) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 04/09/2018

**APPLICATION NUMBER** PK18/4199/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Kings Chase

**LOCATION** Blue Falcon Road Kingswood Bristol South Gloucestershire BS15 1UP

**PROPOSAL** Variation of condition 10 attached to PK16/0444/F added to by PK18/3592/NMA to substitute approved plans for 2941/2000, 2941/2001 and 2941/2002.

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 14/09/2018

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

**APPLICATION NUMBER** PT17/4476/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Severn

**LOCATION** New Gates Farm Equestrian Centre Hill Lane Oldbury On Severn South Gloucestershire BS35 1RT

**PROPOSAL** Erection of 6 no. 6m lighting columns each with two 400w Asymmetric Floodlights.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 03/11/2017

**APPLICATION NUMBER** PT18/3308/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Severn

**LOCATION** Stoneleaze Farm Shepperdine Road Oldbury On Severn Bristol South Gloucestershire BS35 1RL

**PROPOSAL** Occupation of dwelling in breach of condition (a) of planning permission SG58/A for a period of not less than ten years before the date of this application.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 30/07/2018

**PARISH NAME**    **Oldland Parish Council**

**APPLICATION NUMBER** PK18/3975/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Longwell Green  
**LOCATION** 9 Greenview Longwell Green Bristol South Gloucestershire BS30 9UB  
**PROPOSAL** Erection of single storey rear and side extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 03/09/2018

**PARISH NAME** Patchway Town Council

**APPLICATION NUMBER** PT18/3452/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Patchway  
**LOCATION** North Field Filton Airfield Patchway South Gloucestershire BS34 5BZ  
**PROPOSAL** Variation of condition 1 to substitute plans attached to PT16/4740/RM.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 14/08/2018

**PARISH NAME** Pucklechurch Parish Council

**APPLICATION NUMBER** PK18/4053/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Boyd Valley  
**LOCATION** Unit 9 Pucklechurch Trading Estate Pucklechurch South Gloucestershire BS16 9QH  
**PROPOSAL** Display of 3no. non-illuminated fascia signs.  
**DECISION** Approve      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 17/09/2018

**PARISH NAME** Sodbury Town Council

**APPLICATION NUMBER** PK18/3350/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Chipping Sodbury  
**LOCATION** 49 Horse Street Chipping Sodbury Bristol South Gloucestershire BS37 6DA  
**PROPOSAL** Demolition of existing lean-to and erection of single storey front extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 01/08/2018

**PARISH NAME** Stoke Gifford Parish Council

**APPLICATION NUMBER** PT18/2274/RM      **APPLICATION TYPE** Reserved Matters      **WARD NAME** Frenchay And Stoke Park  
**LOCATION** Former Filton Airfield Filton South Gloucestershire BS34 8QN  
**PROPOSAL** Construction of primary access infrastructure (the 'U-Road') that facilitates a road link and associated pedestrian and cycle paths between the Brabazon and Blenheim roundabouts (Approval of reserved matters including access, appearance, landscaping, layout and scale to be read in conjunction with Outline Planning Permission PT14/3867/O)  
**DECISION** Approve with Conditions      **DATE OF DECISION** 15/10/2018      **DATE REGISTERED** 21/05/2018

**PARISH NAME** Thornbury Town Council

**APPLICATION NUMBER** PT18/3074/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury North  
**LOCATION** 16 - 18 St Marys Way Thornbury Bristol South Gloucestershire BS35 2BH  
**PROPOSAL** Installation of new shopfront (retrospective).  
**DECISION** Approve      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 13/07/2018

**PARISH NAME** Tytherington Parish Council

**APPLICATION NUMBER** PT18/4312/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Ladden Brook  
**LOCATION** Tower Hill Farm, Solar Park New Road Tytherington Wotton Under Edge South Gloucestershire GL12 8QA  
**PROPOSAL** Non material amendment to planning permission PT14/2810/F to reduce the amount of solar PV modules to 30,646, to reduce the number and size of transformer stations from 7 no. to 6 no. and 1 no. spare parts container, to reduce drainage and to vary the location of CCTV cameras.  
**DECISION** No Objection      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 24/09/2018

**PARISH NAME** Westerleigh Parish Council

**APPLICATION NUMBER** PK18/3151/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh  
**LOCATION** 26 North Road Yate South Gloucestershire BS37 7PA  
**PROPOSAL** Extension of existing warehouse.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 15/10/2018      **DATE REGISTERED** 23/07/2018

**APPLICATION NUMBER** PT18/3764/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh  
**LOCATION** 22 Bitterwell Close Coalpit Heath Bristol South Gloucestershire BS36 2UQ  
**PROPOSAL** Installation of 2 No. front dormer windows and alterations to the roof line to facilitate loft conversion with balcony. Erection of front porch. Erection of single storey side extension to form additional living accommodation.  
**DECISION** Refuse      **DATE OF DECISION** 18/10/2018      **DATE REGISTERED** 29/08/2018

**PARISH NAME** Wickwar Parish Council

**APPLICATION NUMBER** PK18/3815/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Ladden Brook  
**LOCATION** Behind The Car Park Of Wickwar Village Hall 5 Station Road Wickwar Wotton Under Edge South Gloucestershire GL12 8NB  
**PROPOSAL** Works to fell 2no Larch trees and crown reduce 1no Ash to leave a finished height of 8 and radial spread of 7metres. All situated in the Wickwar Conservation Area.  
**DECISION** No Objection      **DATE OF DECISION** 17/10/2018      **DATE REGISTERED** 10/09/2018

**APPLICATION NUMBER** PT17/3586/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook  
**LOCATION** Yate Court Farm Limekiln Road Yate Bristol South Gloucestershire BS37 7QB  
**PROPOSAL** Conversion of existing storage building to form 1no. dwelling and stabilising repairs to ruin.  
**DECISION** 106      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 31/08/2017



**APPLICATION NUMBER** PT17/3688/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Ladden Brook

**LOCATION** Yate Court Farm Limekiln Road Yate Bristol South Gloucestershire BS37 7QB

**PROPOSAL** Conversion of existing storage building to form 1no. dwelling and stabilising repairs to ruin.

**DECISION** Approve with Conditions      **DATE OF DECISION** 17/10/2018      **DATE REGISTERED** 31/08/2017

**PARISH NAME** Winterbourne Parish Council

**APPLICATION NUMBER** PT18/3823/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne

**LOCATION** 5 Sloe Way Stoke Gifford South Gloucestershire BS34 8AJ

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 16/10/2018      **DATE REGISTERED** 23/08/2018

**PARISH NAME** Yate Town Council

**APPLICATION NUMBER** PK18/3748/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Yate Central

**LOCATION** 30 Westerleigh Road Yate Bristol South Gloucestershire BS37 4BG

**PROPOSAL** Erection of a single storey rear conservatory to provide additional living accommodation.

**DECISION** Approve with Conditions      **DATE OF DECISION** 19/10/2018      **DATE REGISTERED** 05/09/2018