

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

**Date of Decisions 08 JANUARY 2018 – 14 JANUARY 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: 08/01/2018 - 14/01/2018**

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**PARISH NAME Almondsbury Parish Council**

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**APPLICATION NUMBER** PT17/5127/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Almondsbury  
**LOCATION** 5 Severn Road Hallen Bristol South Gloucestershire BS10 7RZ  
**PROPOSAL** Erection of two storey side extension to provide additional living accommodation  
**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 20/11/2017

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**PARISH NAME Alveston Parish Council**

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**APPLICATION NUMBER** PT17/0548/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South  
And Alveston  
**LOCATION** Former Esso Service Station Gloucester Road Rudgeyway Bristol South Gloucestershire BS35 3QJ  
**PROPOSAL** Change of use of former Service Station (Sui-Generis) to hand car wash facility (Sui-Generis) as defined in  
Town and Country (Use Classes) Order 1987 (as amended).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 10/02/2017

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**APPLICATION NUMBER** PT17/0548/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South  
And Alveston  
**LOCATION** Former Esso Service Station Gloucester Road Rudgeyway Bristol South Gloucestershire BS35 3QJ  
**PROPOSAL** Change of use of former Service Station (Sui-Generis) to hand car wash facility (Sui-Generis) as defined in  
Town and Country (Use Classes) Order 1987 (as amended).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 10/02/2017

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**APPLICATION NUMBER** PT17/4567/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Thornbury South  
And Alveston  
**LOCATION** Barns At Hayfields The Street Alveston South Gloucestershire BS35 3SX  
**PROPOSAL** Conversion of 2no. agricultural buildings to 2no. holiday cottages with associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 19/10/2017

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**PARISH NAME Bitton Parish Council**

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**APPLICATION NUMBER** PK17/4788/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Oldland Common  
**LOCATION** Land Adjacent To 56/58 Bath Road Bridgeyate Bristol South Gloucestershire BS30 5JP  
**PROPOSAL** Erection of 1no detached dwelling and associated works (re-submission of PK16/5291/F).  
**DECISION** Refuse      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 03/11/2017

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**APPLICATION NUMBER** PK17/5271/LB      **APPLICATION TYPE** Listed Building  
Consent      **WARD NAME** Bitton  
**LOCATION** Old Vicarage 15 Church Lane Bitton South Gloucestershire BS30 6LH  
**PROPOSAL** Erection of detached car port  
**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 27/11/2017

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**PARISH NAME Bradley Stoke Town Council**

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**APPLICATION NUMBER** PT17/4857/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Bradley Stoke South  
**LOCATION** 24 Robbins Close Bradley Stoke Bristol South Gloucestershire BS32 8AS  
**PROPOSAL** Installation of first floor side extension to south west elevation to provide additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 06/11/2017

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**APPLICATION NUMBER** PT17/5071/ADV      **APPLICATION TYPE** Advertisements      **WARD NAME** Bradley Stoke North  
**LOCATION** Unit 2 West Point Row Great Park Road Bradley Stoke South Gloucestershire BS32 4QG  
**PROPOSAL** Display of 1no. externally illuminated fascia sign and 2no.non-illuminated fascia signs.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 24/11/2017

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**PARISH NAME Charfield Parish Council**

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**APPLICATION NUMBER** PT17/4856/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Charfield  
**LOCATION** 28 Durham Road Charfield Wotton Under Edge South Gloucestershire GL12 8TH  
**PROPOSAL** Demolition of existing detached garage. Enlargement of existing front dormer. Erection of two storey side extension and single storey side and rear extension to provide additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 16/11/2017

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

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**APPLICATION NUMBER** PK17/5589/PNH      **APPLICATION TYPE** Prior Notification Householder      **WARD NAME** Downend  
**LOCATION** 89 Bromley Heath Road Downend Bristol South Gloucestershire BS16 6HY  
**PROPOSAL** Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 4.25 metres, for which the maximum height would be 3.85 metres and for which the height of the eaves would be 2.95 metres.  
**DECISION** No Objection      **DATE OF DECISION** 09/01/2018      **DATE REGISTERED** 11/12/2017

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**PARISH NAME Emersons Green Town Council**

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**APPLICATION NUMBER** PK17/2795/RM      **APPLICATION TYPE** Reserved Matters      **WARD NAME** Boyd Valley  
**LOCATION** Parcel 16, Land To The West Of White Cat Stables Howsmoor Lane Emersons Green Bristol South Gloucestershire BS16 7AH  
**PROPOSAL** Erection of 56no. dwellings including garages, parking, landscaping and associated works. (Approval of Reserved Matters - appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O).  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 05/07/2017

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**APPLICATION NUMBER** PK17/5420/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Emersons Green

**LOCATION** 146 Bye Mead Emersons Green Bristol South Gloucestershire BS16 7DQ

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

**DECISION** Approve with Conditions      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 30/11/2017

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**APPLICATION NUMBER** PK17/5485/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Emersons Green

**LOCATION** 14 Berkeley Way Emersons Green Bristol South Gloucestershire BS16 7BZ

**PROPOSAL** Installation of 1no rear dormer to facilitate loft conversion.

**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 06/12/2017

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**APPLICATION NUMBER** PK17/5733/NMA      **APPLICATION TYPE** Non Material Amendment      **WARD NAME** Emersons Green

**LOCATION** Land Off Beaufort Road Downend South Gloucestershire BS16 6UG

**PROPOSAL** Non-material amendment to planning permission PK16/4492/F to alter communal windows and replace projecting balconies with juliette balconies.

**DECISION** Objection      **DATE OF DECISION** 09/01/2018      **DATE REGISTERED** 18/12/2017

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

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**APPLICATION NUMBER** PT17/5197/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** 91 Kenmore Crescent Filton Bristol South Gloucestershire BS7 0TP

**PROPOSAL** Erection of single storey rear extension to provide additional living accommodation. Installation of raised decking area and privacy screen.

**DECISION** Approve with Conditions      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 30/11/2017

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**APPLICATION NUMBER** PT17/5519/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Filton

**LOCATION** 87 Gloucester Road North Filton Bristol South Gloucestershire BS34 7PT

**PROPOSAL** Erection of single storey rear conservatory.

**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 06/12/2017

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

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**APPLICATION NUMBER** PT17/4938/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell

**LOCATION** 474 Church Road Frampton Cotterell Bristol South Gloucestershire BS36 2AH

**PROPOSAL** Erection of front conservatory.

**DECISION** Approve with Conditions      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 10/11/2017

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**APPLICATION NUMBER** PT17/4986/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Frampton Cotterell  
**LOCATION** Land Adjoining 156 Woodend Road Frampton Cotterell Bristol South Gloucestershire BS36 2JD  
**PROPOSAL** Erection of 1no dwelling with access and associated works.  
**DECISION** Refuse      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 20/11/2017

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**PARISH NAME** Hanham Abbots Parish Council

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**APPLICATION NUMBER** PK17/5184/TRE      **APPLICATION TYPE** Works to Trees      **WARD NAME** Hanham  
**LOCATION** 16 Avon View Hanham Bristol South Gloucestershire BS15 3LG  
**PROPOSAL** Works to fell 2no Sycamore trees covered by South Gloucestershire Tree Preservation Order 128 (KTPO 15/79) dated 14th April 1980.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 10/11/2017

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**PARISH NAME** Hanham Parish Council

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**APPLICATION NUMBER** PK17/5066/O      **APPLICATION TYPE** Outline      **WARD NAME** Hanham  
**LOCATION** 46 Church Road Hanham Bristol South Gloucestershire BS15 3AS  
**PROPOSAL** Demolition of existing garage and erection of 1no detached dwelling (Outline) with appearance, landscaping, layout and access to be determined. All other matters reserved.  
**DECISION** Refuse      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 20/11/2017

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**PARISH NAME** Iron Acton Parish Council

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**APPLICATION NUMBER** PK17/3833/O      **APPLICATION TYPE** Outline      **WARD NAME** Ladden Brook  
**LOCATION** 370 North Road Yate Bristol South Gloucestershire BS37 7LL  
**PROPOSAL** Erection of 4no. dwellings (outline) with access to be determined. All other matters reserved.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 22/08/2017

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**PARISH NAME** Little Sodbury Parish Council

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**APPLICATION NUMBER** PK17/0088/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Cotswold Edge  
**LOCATION** Starvale Farm Sodbury Road Horton South Gloucestershire BS37 6PN  
**PROPOSAL** Removal of condition 1 attached to planning permission PK15/1417/F to retain dwelling.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 08/02/2017

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**APPLICATION NUMBER** PK17/0088/RVC      **APPLICATION TYPE** Removal Var Con Sec 73      **WARD NAME** Cotswold Edge  
**LOCATION** Starvale Farm Sodbury Road Horton South Gloucestershire BS37 6PN  
**PROPOSAL** Removal of condition 1 attached to planning permission PK15/1417/F to retain dwelling.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 08/02/2017

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**PARISH NAME** None

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**APPLICATION NUMBER** PK17/4706/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Staple Hill

**LOCATION** 21 Portland Street Staple Hill South Gloucestershire BS16 4PT

**PROPOSAL** Erection of detached 3 storey building to form 8 no. self-contained flats with associated works

**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 25/10/2017

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**PARISH NAME** Oldland Parish Council

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**APPLICATION NUMBER** PK17/5302/PND      **APPLICATION TYPE** Prior Notification Demolition      **WARD NAME** Parkwall

**LOCATION** Newton House Earlstone Crescent Cadbury Heath South Gloucestershire BS30 8AA

**PROPOSAL** Prior notification of the intention to demolish care home, health centre and ancillary outbuildings.

**DECISION** No Objection      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 23/11/2017

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**PARISH NAME** Olveston Parish Council

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**APPLICATION NUMBER** PT17/4937/CLE      **APPLICATION TYPE** Cert Lawful Use Existing      **WARD NAME** Severn

**LOCATION** Dilkhush Gloucester Road Rudgeway South Gloucestershire BS35 3SA

**PROPOSAL** Application for a certificate of lawfulness for the existing use of single storey rear extension/ conservatory and garage extension.

**DECISION** Refuse      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 10/11/2017

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

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**APPLICATION NUMBER** PT17/5079/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Pilning And Severn Beach

**LOCATION** 3 Northwick Road Pilning South Gloucestershire BS35 4HF

**PROPOSAL** Creation of new vehicular access onto Northwick Road, new driveway parking area and erection of entrance gates.

**DECISION** Approve with Conditions      **DATE OF DECISION** 09/01/2018      **DATE REGISTERED** 16/11/2017

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**PARISH NAME** Pucklechurch Parish Council

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**APPLICATION NUMBER** PK17/5464/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Boyd Valley

**LOCATION** 4 Castle Road Pucklechurch South Gloucestershire BS16 9RF

**PROPOSAL** Work to fell 1no Cherry tree and 2no Conifer trees. Crown lift 1no Yew tree by 3 metres. Crown lift 1no Plum tree to 3 metres and reduce crown to leave a finish height of 5 metres and radial spread of 3.5 metres. Crown reduce 1no Plum tree to leave a finished height of 5 metres and radial spread of 3.5 metres. Crown lift 1no Maple tree to 3 metres, thin crown by 10% and reduce crown to leave a finished height of 6 metres and radial spread of 3.5 metres. Trees situated within the Pucklechurch Conservation Area.

**DECISION** No Objection      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 30/11/2017

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**PARISH NAME** Stoke Gifford Parish Council

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**APPLICATION NUMBER** PT17/5364/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Stoke Gifford  
**LOCATION** 33 Parsons Avenue Stoke Gifford Bristol South Gloucestershire BS34 8PN  
**PROPOSAL** Erection of single storey rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 30/11/2017

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**PARISH NAME** Tytherington Parish Council

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**APPLICATION NUMBER** PT17/4359/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Ladden Brook  
**LOCATION** The Old Vicarage Stowell Hill Road Tytherington Wotton Under Edge South Gloucestershire GL12 8UH  
**PROPOSAL** Erection of 3no detached dwellings with access parking and associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 04/10/2017

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**PARISH NAME** Westerleigh Parish Council

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**APPLICATION NUMBER** PK17/1612/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Westerleigh  
**LOCATION** Brook Farm Westerleigh Road Westerleigh South Gloucestershire BS37 8QH  
**PROPOSAL** Change of use from Offices (Class B1a) to 2no residential units (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), installation of 2no. rooflights, erection of detached double garage, and associated works.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 17/05/2017

**APPLICATION NUMBER** PK17/1788/LB      **APPLICATION TYPE** Listed Building Consent      **WARD NAME** Westerleigh  
**LOCATION** Brook Farm Westerleigh Road Westerleigh South Gloucestershire BS37 8QH  
**PROPOSAL** Minor internal and external works to facilitate change of use from Offices (Class B1a) to 2no residential units (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), installation of 2no. rooflights.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 17/05/2017

**APPLICATION NUMBER** PK17/5520/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Frampton Cotterell  
**LOCATION** Algars Manor Station Road Iron Acton Bristol South Gloucestershire BS37 9TB  
**PROPOSAL** Work to fell 1 no. Willow tree situated within the Iron Acton Conservation Area  
**DECISION** No Objection      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 01/12/2017

**APPLICATION NUMBER** PT17/5390/PDR      **APPLICATION TYPE** PR Rights Removed      **WARD NAME** Westerleigh  
**LOCATION** 262A Badminton Road Coalpit Heath Bristol South Gloucestershire BS36 2QW  
**PROPOSAL** Erection of single storey rear extension to form additional living accommodation.  
**DECISION** Approve with Conditions      **DATE OF DECISION** 10/01/2018      **DATE REGISTERED** 05/12/2017

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**PARISH NAME** Winterbourne Parish Council

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**APPLICATION NUMBER** PT17/5039/TCA      **APPLICATION TYPE** Trees in Conservation Area      **WARD NAME** Frenchay And Stoke Park

**LOCATION** Wood View Frenchay Hill Frenchay Bristol South Gloucestershire BS16 1LR

**PROPOSAL** Works to 1no Ash tree (T1) to reduce crown to a finished height of 15 metres and a radial spread of 5 metres. Crown reduction to 1 no Ash tree (T2) to leave a finished height of 15 metres and a radial spread of 6 metres. Works to 1no Ash tree (T3) to remove lateral growth to attain a 1 metre clearance from the adjacent tree (T2). Trees situated within the Frenchay Conservation Area.

**DECISION** No Objection      **DATE OF DECISION** 12/01/2018      **DATE REGISTERED** 05/12/2017

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**APPLICATION NUMBER** PT17/5230/F      **APPLICATION TYPE** Full Planning      **WARD NAME** Winterbourne

**LOCATION** White House 125 Down Road Winterbourne Down Bristol South Gloucestershire BS36 1DF

**PROPOSAL** Erection of front porch. Installation of 1no rear dormer.

**DECISION** Approve with Conditions      **DATE OF DECISION** 11/01/2018      **DATE REGISTERED** 28/11/2017

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**APPLICATION NUMBER** PT17/5573/OHLE      **APPLICATION TYPE** Overhead Lines Exempt      **WARD NAME** Winterbourne

**LOCATION** Old Gloucester Road Area Hambrook Bristol South Gloucestershire

**PROPOSAL** Application for consent under Section 37 of the Electricity Act 1989 to install 2no. new terminal towers to facilitate relocation of existing overhead service cable to under ground. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009 - Planning Act 2008.

**DECISION** Approve      **DATE OF DECISION** 08/01/2018      **DATE REGISTERED** 13/12/2017

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