


17 September 2025

**To Councillors: Maggie Tyrrell (Chair), Helen Ball, Fiona Deas, Gil Gilroy, Emma Shepherd, John Reynolds, Chris Davies, Jayne Stansfield**

Please take notice that a meeting of the **Planning Committee** of Thornbury Town Council will be held in the **Council Chamber of the Town Hall on Tuesday 23 September 2025 at 7.30pm.**

Committee members are hereby **summoned** to attend the above meeting for the purpose of considering and resolving upon the business to be transacted at the Meeting as set out hereunder.

  
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Hannah Bowden, Chief Executive

*Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity.*

**Public participation:** Please note that this meeting is open to the public. Please take note of the guidance notes for public participation [provided](#).

**Emergency Evacuation procedure:** Please familiarise yourself with the emergency evacuation procedure on display in the Council Chamber and acquaint yourself with the nearest emergency exit. The assembly point, in the event of any evacuation, is the area on the pavement opposite the Town Hall, by the noticeboard. If you would not be physically able to use the stairs in the event of a fire, please inform us of your intention to attend this meeting no later than 9.00am on the Monday before, so that appropriate arrangements can be made.

## AGENDA

1. To receive any apologies for absence
2. To receive any members declarations of interest
3. To receive any representations from the public
4. To approve the minutes of the Planning Committee meeting of 1 July 2025
5. To note and ratify planning application comments made under delegated authority
6. To consider and the schedule of planning and licensing applications and submit responses
7. To note the schedule of planning and licensing application decisions made by South Gloucestershire Council
8. To note and ratify the response to the consultation on speed limits on Butt Lane, Morton Way and Oldbury Lane.

9. To consider submitting a response to the South Gloucestershire Council consultation on [ALVESTON - DOWN ROAD and THORNBURY ROAD - Pedestrian Crossings](#)
10. To consider submitting a response to the South Gloucestershire Council traffic order PT.8437 concerning the A38 Gloucester Road - [ALMONDSBURY TO THORNBURY - A38 GLOUCESTER ROAD AND CHURCH ROAD - Proposed 30 mph, Proposed 40 mph and Proposed 50 mph Speed Limit](#)
11. To consider submitting a response to the South Gloucestershire Council consultation on [proposed changes to houses in Multiple Occupation guidance for new developments](#)
12. To note the Tree Preservation Order - SGTPO 1193
13. To receive minutes from the Town Centre Partnership meetings
14. To receive update on the Police holding engagement sessions at the Town Hall
15. To note that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is 9am on Monday 20<sup>th</sup> October
16. **Date of the next meeting:** 7.30pm on Thursday 30<sup>th</sup> October 2025, to be held at the Town Hall

**MEMBERS OF THE PUBLIC PLEASE NOTE:** Some Planning Application comments and consultation responses are submitted outside of Planning Committee meetings by the Chief Executive under authority delegated in the Standing Orders. Details of Town Council comments submitted under delegated authority are published at the bottom of the 'Transparency' page on our website: <https://www.thornburytowncouncil.gov.uk/transparency/>

**Minutes of the Meeting of the Planning Committee  
held on Tuesday 1 July 2025 at Council Chamber, Town Hall at 6:30pm**

Members Present: Cllr Jayne Stansfield (Chair)  
Cllr Helen Ball  
Cllr John Reynolds  
Cllr Fiona Deas (present for part of item PC2526.07)  
Cllr Gil Gilroy

Officers Present: Hannah Bowden (Chief Executive Officer)  
Administration Officer (Minutes)

Members Absent: Cllr Maggie Tyrrell  
Cllr Chris Davies  
Cllr Emma Shepherd

There were no members of the public in attendance

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**PC2526.01 TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Maggie Tyrrell, Chris Davies, and Emma Shepherd. Cllr Fiona Deas had also sent apologies for absence, but was present for part of item PC2526.07.

**PC2526.02 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST**

There were no members' declarations of interest.

**PC2526.03 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC**

There were no members of the public present.

**PC2526.04 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 3 APRIL 2025**

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 3 April 2025 as an accurate record, and the minutes were signed by the Chair.

**PC2526.05 TO ELECT A VICE CHAIR OF THE PLANNING COMMITTEE**

It was **RESOLVED** unanimously to elect Cllr Jayne Stansfield as Vice Chair of the Planning Committee.

**PC2526.06 TO NOTE AND RATIFY COMMENTS MADE UNDER DELEGATED AUTHORITY**

It was **RESOLVED** unanimously to ratify comments regarding planning applications considered and submitted under delegated authority.

**PC2526.07 TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS**

It was **RESOLVED** to submit comments to South Glos Council on the planning and licensing applications, as detailed in the attached schedule.

**PC2526.08 TO NOTE THE SCHEDULE OF PLANNING AND LICENSING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL**

Consideration of the schedule of planning and licensing application decisions made by South Gloucestershire Council, would be deferred to the next meeting.

**PC2526.09 TO RECEIVE UPDATE ON THE POLICE HOLDING ENGAGEMENT SESSIONS AT THE TOWN HALL**

The update on the Police holding engagement sessions at the Town Hall, would be deferred to the next meeting.

**PC2526.10 TO RECEIVE MINUTES FROM THE TOWN CENTRE PARTNERSHIP MEETING ON 25.06.25**

The receiving of the minutes from the Town Centre Partnership meeting on 25.06.25, would be deferred to the next Planning Committee meeting.

**PC2526.11 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS THURSDAY 11 SEPTEMBER 2025.**

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Thursday 11 September 2025.

**PC2526.12 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 18 SEPTEMBER 2025, TO BE HELD AT THE TOWN HALL**

The date of the next meeting was noted to be 7:30pm on Thursday 18 September 2025 at the Town Hall.

Meeting closed: 19:28

## **THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered at the Planning Committee meeting on 1 July 2025

<b>DATE</b>	<b>REF NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>
12.06.25	<a href="#">P25/01387/ADV</a>	29 High Street Thornbury South Gloucestershire BS35 2AR	Display of 9no. Vinyl glazing signs, 4no. non illuminated Fascia signs and 1no. Hanging sign.	No objection
08.06.25	<a href="#">P25/01419/F</a>	14 St Mary Street Thornbury South Gloucestershire BS35 2AB	Change of use of ground floor unit from dog groomers (Class E) to Betting Office (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), and installation of wall mounted 610mm diameter satellite dish to rear / side elevation.	No comment.
17.06.25	<a href="#">P25/01411/ADV</a>	14 St Mary Street Thornbury South Gloucestershire BS35 2AB	Display of 1no. Non illuminated fascia sign.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
17.06.25	<a href="#">P25/01339/HH</a>	94 Jubilee Drive Thornbury South Gloucestershire BS35 2YJ	Erection of a single storey front extension to form storage area.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
18.06.25	<a href="#">P25/01347/LB</a>	The Barn Park Farm Butt Lane Thornbury South Gloucestershire	Internal and external alterations to erection a single storey rear extension/pavilion, and create 1no. doorway and install door on rear wall.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
18.06.25	<a href="#">P25/01346/HH</a>	The Barn Park Farm Butt Lane Thornbury South Gloucestershire	Erection of a single storey rear extension to form covered pavilion.	No objection. Consider Thornbury Neighbourhood Plan when determining application.

19.06.25	<a href="#">P25/01406/RVC</a>	Vilner View Sibland Thornbury South Gloucestershire BS35 2EX	Variation of condition 4 (list of plans) attached to planning permission P24/01953/HH to substitute approved drawing no's ref 1316.03.01, 1316.03.02 and 1316.03.04 with drawing no 924-3 to reduce the slope with a more gentle ramp, and lower the internal ground level of the garage.	Object: There are windows on the new plans that were not included on the original application.
20.06.25	<a href="#">P25/01483/HH</a>	2 Homefield Thornbury South Gloucestershire BS35 2EW	Erection of front porch.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
25.06.25	<a href="#">P25/01369/O</a>	Land At Vattingstone Lane Alveston South Gloucestershire	Erection of up to 130no. dwellings, including associated open space, landscaping and heritage corridor, creation of new vehicular access off Vattingstone Lane, provision of new pedestrian and cyclist links, surface water drainage infrastructure, and associated works (outline) with access to be determined, and all other matters reserved.	<p>TTC asks that SGC officers consider the following:</p> <ul style="list-style-type: none"> <li>• Reducing speeds on Vattingstone Lane. We'd like to see 20mph past the schools, either permanently or at peak times, as appropriate.</li> <li>• Poor visibility turning right at the junction from Vattingstone Lane onto Down Road</li> </ul> <p>TTC requests the heritage corridor is included in the final plans as well as the outline stage. Incorrect reference: the plans refer to the Severn Bridge Station, which has not been in use since circa 1960.</p>
26.06.25	<a href="#">P25/01534/PNH</a>	6 Barley Fields Thornbury South Gloucestershire BS35 1AJ	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 3.5m.	Object: poor design - the flat roof is out of keeping with the existing house. The extension is very large - TTC consider the extension to be very large and ask SGC officers to check the % increase of the property, taking into consideration

				the previous extension on this site, and whether it leaves sufficient amenity space.
26.06.25	<a href="#">P25/01439/HH</a>	7 Tyndale View Thornbury South Gloucestershire BS35 2BW	Erection of first floor side extension to form additional living accommodation. Creation of new vehicular access.	No objection. TTC notes the concern raised by the Traffic Officer. Consider Thornbury Neighbourhood Plan when determining the application.
27.06.25	<a href="#">P24/02413/RM</a>	Land West Of Park Farm Butt Lane Thornbury Bristol South Gloucestershire	Erection of 182no dwellings with appearance, landscaping, layout and scale to be determined (approval of reserved matters to be read in conjunction with PT18/6450/0 (approved under appeal ref APP/P0119/W/21/3288019). Discharge of conditions 6 (phase details) , 10 (electric vehicle charging scheme), 21 (energy statement) 31 (Landscape and Ecological Management Plan (LEMP)) and 32 (lighting design strategy) attached to appeal decision APP/P0119/W/21/3288019.  <b>Amendments received by SGC: Description of development changed.</b>	Object: The design of the housing is not in keeping with the existing houses in a market town, and the new builds on more recent estates. TTC ask SGC officers to ensure that the levels of social housing already committed to are met and also confirm the timing of the road widening to take place on Oldbury Lane and Butt Lane. Consider Thornbury Neighbourhood Plan when determining the application.
30.06.25	<a href="#">P25/01327/HH</a>	15 Trent Drive Thornbury South Gloucestershire BS35 2XE	Erection of single and two storey rear extensions to form additional living accommodation. Erection of porch canopy to main entrance door. (Amendment to previously approved scheme P24/00129/HH)	No objection. Consider Thornbury Neighbourhood Plan when determining application.

Date	Ref No.	Location	Proposal	Comment	Date Submitted
18.12.24	P24/02800/HH	Rispin Barn Mumbleys Lane Thornbury South Gloucestershire BS35 3JZ	Installation of 1.5ft 'trellis topper' to the existing end (south) and (east) walls of the rear garden of Rispin Barn.	No objection	07.01.25
18.12.24	P24/02836/HH	37 Red Admiral Way Thornbury South Gloucestershire BS35 1FH	Erection of single storey side and rear extensions to provide additional living accommodation.	No objection	07.01.25
19.12.24	P24/01363/F	Land At Thornbury Rugby Club Thornbury Road Rockhampton South Gloucestershire	Installation of hardstanding to extend existing car park to facilitate parking for up to 36no. vehicles, with associated works.  Revised plans: Red line has been amended to include biodiversity enhancement area around the North and East boundaries of the field.	No objection	07.01.25
19.12.24	P24/02371/F	The Pavilion Kington Lane Thornbury South Gloucestershire BS35 1NA	Creation of gravel base and installation of metal storage container.  Revised plans: The Location Plan has been revised to accord with the plan for Biodiversity Gain	It is inappropriate for TTC's Planning Committee to comment on this, as it is a TTC application.	07.01.25
24.12.24	P24/02977/HH	11 Church Road Thornbury, South Glos, BS35 1EJ	Erection of two storey side and single storey rear extensions to form additional living accommodation.	No objection	13.01.25
27.12.24	P24/02979/CLP	9 Dean Avenue Thornbury South Gloucestershire BS35 1JJ	Internal alterations to 2no. dwellings to form 1no. dwelling.	No objection	13.01.25
11.12.24	PT.8179	Thornbury High Street Market 2025	Temporary Road Closures	Support this application	13.01.25



13.01.25	P25/00047/HH	23 Quarry Road Alveston South Gloucestershire BS35 3JL	Erection of a single storey side extension to form additional living accommodation. (Adjoining parish)	No objection	31.01.25
20.01.25	P25/00103/PNMD	Ringtail Cattery Ringtail Lodge Butt Lane Thornbury South Gloucestershire	Change of Use of land and sheds from cattery (Sui Generis) to residential amenity land and storage (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection	31.01.25
22.01.25	P25/00155/CLP	7 Haybob Road Thornbury South Gloucestershire BS35 1BP	Erection of single storey rear extension.	No objection	31.01.25
27.01.25	P25/00142/HH	The Barn Park Farm Butt Lane Thornbury South Gloucestershire BS35 1RA	Installation of 18no. solar panels on south facing garage roof.	No objection	31.01.25
29.01.25	P25/00178/TCA	58 High Street Thornbury South Gloucestershire BS35 2AN	Works to 1no. Holly to reduce by 7m in height and by 2m all around situated in the Thornbury Conservation Area.	No objection, subject to the agreement of the Tree Officer.	18.02.25
29.01.25	P25/00202/TCA	9 Stokefield Close Thornbury South Gloucestershire BS35 1HE	Works to 1no. Cercis to reduce and thin the crown by up to 1.5 2mtrs, leaving a finished height of 6m and a radial spread of 2 2.5m, Works to 1no. Apple Tree to crown thin by 30% over the neighbours garden on the south side and to reduce the overall spread by 0.5-1.5 m to leave a balanced crown with a radial spread of 2.75-3 m, both trees situated in the Thornbury Conservation Area.	No objection, subject to the agreement of the Tree Officer.	18.02.25
31.01.25	P25/00231/TCA	56 High Street Thornbury South Gloucestershire BS35 2AN	Works to fell 1no. twin stem Conifer tree within Thornbury Conservation area.	No objection, subject to the agreement of the Tree Officer.	18.02.25

31.01.25	P25/00117/LB	4 The Close Thornbury South Gloucestershire BS35 2AL	Internal alterations to include creation of new en-suite to first floor, relocate existing storage door to access master bedroom. External alterations to install new window opening to rear elevation and replacement of mono-pitched roof to existing single-storey rear utility room.	No objection	18.02.25
31.01.25	P25/00116/HH	4 The Close Thornbury South Gloucestershire BS35 2AL	Replacement mono-pitched roof to existing single-storey rear utility room.	No objection	18.02.25
31.01.25	P25/00230/HH	54 Jubilee Drive Thornbury South Gloucestershire BS35 2YH	Erection of single storey rear and side extension to provide additional living accommodation.	No objection	18.02.25
20.02.25	P25/00113/LB	First Floor Flat 26 High Street Thornbury South Gloucestershire BS35 2AH	Internal and external alterations to remove and replace 1no. first floor door on first floor side elevation.	No objection, subject to the approval of the Conservation Officer	10.03.25

25.02.25	P24/00214/LB	Lancaster House Bristol Road Thornbury South Gloucestershire BS35 3JA	Internal and external works to include, demolition of small stone/brick/block store with asbestos cement roof, demolition of low stone garden wall, construction of new 1.5m high stone boundary wall with iron railings, construction of 1.2m high estate fencing, replacement of uPVC windows with timber windows, removal of side window and installation of French windows, refurbishment of existing timber windows and external doors including installation of secondary double glazing, installation of 2no. rooflights above kitchen, replace 3no. Timber casement and 2no. Timber sash windows, rewiring including domestic smoke alarm system, replacement of central heating system, replacement of modern internal doors with period doors to match existing, internal alterations to form en-suite bath/shower rooms, refurbishment of existing sanitary accommodation, minor internal alterations including removal of existing walls, insulation of roof and installation of solar panels. REVISED PLANS	No objection in principle to works on this property, but support the comments made by the Conservation Officer.	10.03.25
25.02.25	P24/00213/HH	Lancaster House Bristol Road Thornbury South Gloucestershire BS35 3JA	Demolition of stone/brick/block store and demolition of low stone garden wall. Construction of new 1.5m high stone boundary wall with iron railings, construction of 1.2m high estate fencing. Installation of solar panels.	No objection in principle to works on this property, but support the comments made by the Conservation Officer.	10.03.25
06.03.25	P25/00522/O	Hackets End, Cutts Heath Road, Buckover, GL12 8QL	Erection of 1 no. self build dwelling (outline) with all matters reserved	Object: outside development boundary. Consider Thornbury Neighbourhood Plan when determining application.	19.03.25
10.03.25	P24/02563/HH	20 Gloucester Road, Thornbury, South Glos, BS35 1DG	Erection of a single storey rear extension and conversion of basement to form additional living accommodation	Object: inconsistencies highlighted by the Conservation Officer need resolving before the application can be considered fully. Consider Thornbury Neighbourhood Plan when determining application.	19.03.25

10.03.25	P24/02564/LB	20 Gloucester Road, Thornbury, South Glos, BS35 1DG	Internal and external alterations with the erection of a single storey rear extension	Object: inconsistencies highlighted by the Conservation Officer need resolving before the application can be considered fully. Consider Thornbury Neighbourhood Plan when determining application.	19.03.25
12.03.25	LI25/2042/STM	Howe and Co Fish and Chips	To trade at all areas of South Gloucestershire	No objection	19.03.25
13.03.25	P25/00606/HH	2 Homefield Thornbury South Glos BS35 2EW	Erection of boundary fence with retaining wall (retrospective)	Object: the fence faces the highway. It should be replaced with hedging or a lower fence. Consider Thornbury Neighbourhood Plan when determining application.	19.03.25
05.04.25	P25/00878/PIP	Weldmec Construction Ltd, Rockhampton Business Units, Newton, Rockhampton, South Glos	Permission in principle for the erection of up to 8 no. dwellings	Object: 8 dwellings is too many for the site and plans are out of keeping with the area. If the application is given permission, it should contain affordable housing.	25.04.25
08.04.25	P25/00859/HH	36 Severn Drive, Thornbury, South Glos, BS35 1EX	Replace garage door with a window and door to facilitate conversion to annexe. Erection of a single storey rear extension to form additional living accommodation.	No objection.	25.04.25
08.04.25	P25/00875/TCA	Thornbury Castle, Castle Street, Thornbury, South Glos, BS35 1HH	Works to fell 1 no. western red cedar tree (T27) in Thornbury Conservation Area.	No objection if the Tree Officer agrees that there is no other option for the tree than for to be felled. We would however like to see any other viable options for it to be considered, in order to retain the tree. Should it have to be felled, we would like to see appropriate replacement trees planted.	25.04.25
11.04.25	LI25/2778/STM	Gio's Gelato	To trade at all areas of South Gloucestershire	No objection	

14.04.25	P25/00881/RVC	Workshop Cottage, Easton Hill Road, Thornbury, South Glos, BS35 2JU	Removal of condition D attached to permission N5922/3. Erection of two-storey extension to form lounge, W.C. and prch with three bedrooms over.	No objection providing that all other conditions remain in place. Query whether permitted development rights have previously been removed or remain in place. Consider Thornbury Neighbourhood Plan when determining application.	25.04.25
14.04.25	P25/00914/TCA	46 Castle Street, Thornbury, South Glos, BS35 1HB	Works to fell 2 no. Pine Trees situated within Thornbury Conservation Area	No objection, subject to approval of the Tree Officer.	25.04.25
29.04.25	P25/00977/F	6 St Marys Way, Thornbury, South Glos, BS35 2BH	Installation of security shutters to shop front	No objection, however would prefer internal shutters to reflect the shape of the frontage.	19.05.25
02.05.25	P25/01053/HH	5 Hazel Crescent, Thornbury, South Glos, BS35 2LY	Erection of single storey rear/side and two storey rear extension to provide additional living accommodation	No objection	19.05.25
12.05.25	LI25/2655/PREMIS	The Rustic Shed - Buckovers, Cuttsheath Road, Milbury Heath, Thornbury, GL12 8QL	New Premises Application and plan under the Licensing Act 2003	Object: The application is for the sale of alcohol, and provision of live music outdoors in a residential area, with events occurring up to 10pm Wed-Sun and possibly later on occasions. Whilst recognising the importance of supporting local businesses, there is a potential noise nuisance for nearby residents. (We also seek to clarify the times, as it says both Mon-Sun and Wed-Sun in the application.)	19.05.25
28.05.25	P25/01291/HH	46 Gloucester Road Thornbury South Gloucestershire BS35 1JQ	Erection of a two storey rear extension to form additional living accommodation. Alterations to fenestration to add a window to first floor front elevation.	No objection	17.06.25

30.05.25	LI25/3916/PREMIS	The Rustic Shed – Buckovers, Cuttsheath Road, Milbury Heath, Thornbury, GL12 8QL	New premises licence	Object: concern over the provision of live music up to 22.00, Mondays to Sundays, outside the building, and the potential for noise nuisance to surrounding properties.	17.06.25
05.06.25	P25/01343/CLP	2 Badger Road Thornbury South Gloucestershire BS35 1AD	Erection of single storey side extension to provide additional living accommodation.	No objection	17.06.25
05.06.25	P25/01364/HH	22 Barley Fields Thornbury South Gloucestershire BS35 1AJ	Erection of single storey side and rear extension to form additional living accommodation. Erection of single storey side extension to existing detached garage to form gym.	No objection	17.06.25
18.07.25	P25/01749/TCA	Glebe Cottage, Castle Street, Thornbury, South Glos, BS35 1HQ	Works to fell 1 no Apple Tree. Works to 1 no Yew Tree crown reduce by 2m all within Thornbury Conservation Area.	No objection, subject to approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
18.07.25	P25/01759/TRE	Glebe Cottage, Castle Street, Thornbury, South Glos, BS35 1HQ	Works to fell 1 no Silver Birch Tree covered by Tree Preservation Order SGTPO/12/13 dated 03/12/2013. Works to crown lift 3 no Sycamore Trees by 4.5m covered by Tree Preservation Order SGTPO 15/20 dated 18th September 2020.	No objection, subject to approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
21.07.25	P25/01729/TCA	Glebe Cottage, Castle Street, Thornbury, South Glos, BS35 1HQ	Works to 1 no Holm Oak Tree to crown reduce by 2.5m within Thornbury Conservation Area	No objection, subject to approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
21.07.25	P25/01728/HH	2 Badger Road Thornbury South Gloucestershire BS35 1AD	Erection of a single storey side extension to form additional living accommodation (change of materials approved under P25/01343/CLP).	No objection. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
23.07.25	P25/01750/F	20 High Street, Thornbury, South Gloucestershire, BS35 2AH	Change of use of the first and second floors from commercial, business and service (Class E) to 1 no dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	No objection. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25

24.07.25	LI25/5261/STM	La Grotta Pizza Truck	To trade at all areas of South Gloucestershire	No objection. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
25.07.25	P25/01773/F	Marlwood School Vattlingstone Lane Alveston South Gloucestershire BS35 3LA	Replacement of the sports hall roof, installation of solar PV panels, roof-mounted handrail system and associated works.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
25.07.25	P25/01584/LB	16 The Plain Thornbury, South Glos BS35 3LA	Internal and external alterations to install 2 no. rooflights on north and south slopes; re-opening of 1 no. doorway, and creation of new door way and installation of stable door on south elevation; works to west elevation demolish fire escape, remove and replace 1 no window with 1 no. door, removal of 1 no. door and installation of window in opening, installation of 2 no. dormer windows. Internal alterations to demolish stud walls, removal and replacement of 1 no. staircase from ground to first floor.	No objection. Wish to see retention of the summer house. Consider Neighbourhood Plan when determining application.	31.07.25
25.07.25	P25/01730/F	16 The Plain Thornbury, South Glos BS35 3LA	Installation of 2 no. rear dormers.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	31.07.25
29.07.25	P25/01792/ADV	23-25 High Street, Thornbury, Bristol, South Glos, BS35 2AE	Display of 1 no non-illuminated projecting sign	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
29.07.25	P25/01797/F	23-25 High Street, Thornbury, Bristol, South Glos, BS35 2AE	Alterations to shop front to install 2 no. juliet balconies in front of bi-folding windows and 1 no. outward opening aluminium single entrance door	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25

29.07.25	P25/01819/LB	16 High Street Thornbury South Gloucestershire BS35 2AH	Internal and external alterations with the erection of a single storey rear extension, removal and replacement of 3 no. internal staircases	Object: Design is cramped and there is not enough space for bins and recycling. That area of the High Street has too many bins already. We concur with the Conservation Officer's remarks that the case for the proposed changes to a Listed building has not been made. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
29.07.25	P25/01788/F	16 High Street Thornbury South Gloucestershire BS35 2AH	Erection of a single storey rear extension to facilitate part change of use of shop (Class E) to 3 no. flats (Class C3) with ground floor Class E use retained, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with associated works.	Object: Design is cramped and there is not enough space for bins and recycling. That area of the High Street has too many bins already. We concur with the Conservation Officer's remarks that the case for the proposed changes to a Listed building has not been made. Consider Thornbury Neighbourhood Plan when determining application.	18.06.25
29.07.25	P25/01787/HH	Quarryleaze Morton Street, Thornbury, South Glos	Erection of a single storey extension and conversion of existing garage to facilitate annexe ancillary to the main dwelling	No objection, subject to the annexe remaining subsidiary to the main dwelling. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
29.07.25	LI25/5390/STM	Sav's Super Whippy	To trade at all areas of South Gloucestershire	No objection. Consider Thornbury Neighbourhood Plan when determining application.	
29.07.25	LI25/5395/STM	ICandy Bristol	To trade at all areas of South Gloucestershire	No objection. Consider Thornbury Neighbourhood Plan when determining application.	



30.07.25	LI25/5386/PREMIS	Lidl, Whitebridge Gardens, Thornbury, South Gloucestershire, BS35 2NT	New premises application	Objection. Since the sales area exceeds 280m2, Sunday opening hours, and thus licensing hours, are limited to any 6 hours between 10am and 6pm. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
30.07.25	LI25/4764/STM	Cream Events	To trade in all areas of South Gloucestershire	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
31.07.25	P25/01853/TCA	The Close House, The Close, Thornbury, South Glos, BS35 2AL	Works to fell 1 no Laurus nobilis Tree 1 no Corylus avellana Tree/Shrub and 1 no unidentified Deciduous Tree within Thornbury Conservation Area	No objection, subject to the agreement of the Tree Officer and that the proposed new planting is undertaken. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
05.08.25	P25/01864/RVC	Glebe Cottage, Castle Street, Thornbury, South Glos, BS35 1HQ	Variation of condition 2 attached to permission P24/01981/HH to amend the approved plans. Erection of 1 no. incidental garden room.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
05.08.25	P25/01887/PNA	Land at Morton Farm, Old Gloucester Road, Thornbury South Glos	Prior notification of the intention to erect 1 no agricultural building for the storage of fodder and bedding	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
06.08.25	P25/01904/TCA	10 Stokefield Close, Thornbury, South Glos, BS35 1HE	Works to 1 no Apple Tree to crown thin 50% of congest regrowth resulting from previous pruning, remove duplicated and crossing branches overall, reduce by 1.5-2mtres to leave a radial spread of 2m and a total height of 4.5-5m tall situated in the Thornbury Conservation Area.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
07.08.25	P25/01908/HH	9 Shannon Court, Thornbury, South Glos, BS35 2HN	Erection of a single storey rear extension to form additional living accommodation. Alterations to garage and porch roof.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25

07.08.25	P25/01901/PIP	Land adjacent to The Lodge, Gloucester Road, Grovesend, Thornbury, South Glos, BS35 3TU	Permission in principle for the erection of up to 2 no. dwellings	Objection. This site is significantly outside the Thornbury Settlement Area and is not identified by the SGC Local Plan for residential development. Consider Thornbury Neighbourhood Plan when determining application.	18.08.25
11.08.25	P25/01803/RVC	64 Ashgrove Thornbury South Gloucestershire BS35 2LJ	Variation of condition 2 attached to permission P24/02492/HH to amend the approved plans. Erection of a two storey side and rear extension with extended front dormer to form garage and additional living accommodation. Installation of new flat roof to existing rear extension.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	01.09.25
14.08.25	P25/01954/TCA	56 High Street Thornbury South Gloucestershire BS35 2AN	Works to 1 no. Walnut Tree to crown reduce by 1.5m within Thornbury Conservation area	No objection subject to the approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.	01.09.25
19.08.25	P25/01952/ADV	47 High Street, Thornbury, South Glos, BS35 2AR	Display of 2 no. internally illuminated posters and ATM surround and externally illuminated fascia sign and projecting sign with trough light.	No objection. We welcome the arrival of a banking hub. Consider Thornbury Neighbourhood Plan when determining application.	01.09.25
20.08.25	P25/01940/HH	2 Homefield Thornbury South Glos BS35 2EW	Erection of concrete block retaining wall to include a temporary 2m high fence on top to be kept for the temporary period of 6 months (part retrospective).	No objection. Consider Thornbury Neighbourhood Plan when determining application.	01.09.25
22.08.25	P25/01988/ADV	West Park House, Midland Way, Thornbury, South Glos, BS35 2DJ	Display of 6 no internally illuminated fascia signs and 2 no internally illuminated Totem signs.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	01.09.25

## **THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered at the Planning Committee on 23.09.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
01.09.25	<a href="#">P25/02062/TCA</a>	Apartment 1 Park House 12 High Street Thornbury South Gloucestershire	Works to 1no Lime Tree to remove epicormic growth up to 6m and crown raise remaining growth to 5m. Works to 1no Hornbeam Tree to remove 2no lowest lateral limbs. Works to raise canopy to 6m all within Thornbury Conservation Area.	
01.09.25	<a href="#">P25/01963/F</a>	47 High Street Thornbury South Gloucestershire BS35 2AR	Installation of replacement shopfront with cash machine. Formation of new openings on rear elevation with the installation of an external ground floor condenser unit and the retention of the existing first floor condenser unit.	
27.08.25	<a href="#">P25/02038/RVC</a>	West Park House Midland Way Thornbury South Gloucestershire BS35 2NT	Variation of conditions 2 (to amend the net sales area condition) and 21 (to amend the approved floor plans) attached to permission P23/02925/F. Demolition of existing Class E building, and erection of a foodstore (Class E), with 95no. car parking spaces, access, servicing and landscaping.	
03.09.25	<a href="#">P25/02035/CLE</a>	Sheiling School Park Road Thornbury South Gloucestershire BS35 1HP	Confirmation that the lawful use of the buildings and land is a place of education (Class F.1(a)).	
10.09.25	PT.8415 Remembrance Day Parades and Services 2025,	Thornbury	Temporary Road Closures	



## **THORNBURY TOWN COUNCIL**

PLANNING DECISIONS noted at the Planning Committee meeting on 03.07.25

<b>REF NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>TTC COMMENT</b>	<b>PLANNING DECISION</b>
P25/00113/LB	First Floor Flat 26 High Street Thornbury South Gloucestershire BS35 2AH	Internal and external alterations to remove and replace 1no. first floor door on first floor side elevation.	No objection, subject to the approval of the Conservation Officer	Approve with conditions
P25/00614/PNH	11 Severn View Road Thornbury South Gloucestershire BS35 1AY	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.4m.	No objection	Prior Approval Not Required
P24/01355/RVC	Tytherington Quarry Tytherington Road Thornbury South Gloucestershire GL12 8UW	Variation of conditions 1 (To change the working method, to release an additional 3 million tonnes as well as enable the extraction of a further 3 million tonnes from the southern part of the quarry, beneath the existing soil store area) and 25 (to amend replace the approved restoration plan) as attached to permission NA/IDO/002/A. Determination of a scheme of operating and restoration conditions to be attached to IDO permission NA/IDO/002.	Council has no objection in principle to the application but acknowledges that it does not have the expertise to make a full assessment of its merits. It is expected that all safety aspects of the plan will be thoroughly examined by relevant officers. The Town Council expects extensive environmental mitigations and enhancements to be agreed and adhered to before and during the development of the site. Assessments of increased scale, weight and volume of traffic must be rigorous and disruption to the local	Approve with conditions

			community must be minimised.	
P24/01356/RVC	Tytherington Quarry Tytherington Road Thornbury South Gloucestershire GL12 8UW	Variation of conditions 4 and 5 (to alter the approved plans), 17 (to allow for a temporary screenbund) and 18 (to amend the wording in respect to the restoration of the overburden and topsoil storage area), as attached to permission P93/2645. Extraction of stone from beneath part of Itchington Road, extend existing M5 screenbank further to the south west and temporary storage of soil / overburden on OS 6400 to the south west of Itchington Road.	Council has no objection in principle to the application but acknowledges that it does not have the expertise to make a full assessment of its merits. It is expected that all safety aspects of the plan will be thoroughly examined by relevant officers. The Town Council expects extensive environmental mitigations and enhancements to be agreed and adhered to before and during the development of the site. Assessments of increased scale, weight and volume of traffic must be rigorous and disruption to the local community must be minimised.	Approve with conditions
P25/00606/HH	2 Homefield Thornbury South Gloucestershire BS35 2EW	Erection of boundary fence with retaining wall (retrospective).	Object: the fence faces the highway. It should be replaced with hedging or a lower fence. Consider Thornbury Neighbourhood Plan when determining application.	Refusal
P25/00116/HH	4 The Close Thornbury South Gloucestershire BS35 2AL	Replacement mono-pitched roof to existing single-storey rear utility room.	No objection	Approve with conditions
P25/00117/LB	4 The Close Thornbury South Gloucestershire BS35 2AL	Internal alterations to include creation of new en-suite to first floor, relocate existing storage door to access master bedroom. External alterations to install new window	No objection	Approve with conditions

		opening to rear elevation and replacement of mono-pitched roof to existing single-storey rear utility room.		
P24/00213/HH	Lancaster House Bristol Road Thornbury South Gloucestershire BS35 3JA	Demolition of stone/brick/block store and demolition of low stone garden wall. Construction of new 1.5m high stone boundary wall with iron railings, construction of 1.2m high estate fencing. Installation of solar panels.	No objection in principle to works on this property, but support the comments made by the Conservation Officer.	Approve with conditions
P25/00799/HH	11 Blakes Road Thornbury South Gloucestershire BS35 2JB	Erection of a single storey rear extension to form additional living accommodation.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P24/02626/ADV	Grace Care Centre Whitebridge Gardens Thornbury South Gloucestershire BS35 2FR	Display of 1no. non-illuminated totem sign and the replacement of 1no. non-illuminated fence mounted sign (part-retrospective).	No objection	Advert Approve with Conditions
P25/00611/ADV	23 - 25 High Street Thornbury South Gloucestershire BS35 2AE Display of 1no. non-illuminated fascia sign.	Display of 1no. non-illuminated fascia sign.	No objection	Advert Approve with Conditions
P25/00522/O	Land At Hackets End Cutts Heath Road Buckover South Gloucestershire	Erection of 1no. self build dwelling (Outline) with all matters reserved.	Object: outside development boundary. Consider Thornbury Neighbourhood Plan when determining application.	Refusal

P24/02306/F	Land Adjacent To Fair View Cutts Heath Road Buckover South Gloucestershire	Creation of 1 no. equestrian menage with access path (retrospective).	No objection	Approve with conditions
P25/00734/HH	2 Queens Walk Thornbury South Gloucestershire BS35 1SR	Erection of two storey side extension with extended dormers to the front and rear to form additional living accommodation.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Refusal
P25/00672/F	Park Lodge Sheiling School Park Road Thornbury South Gloucestershire	Change of use from school staff accommodation (Sui Generis) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and erection of a bin store.	No objection, subject to the trees being protected and appropriate landscaping plans being in place. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/00914/TCA	46 Castle Street Thornbury South Gloucestershire BS35 1HB	Works to fell 2no. Pine trees situated within Thornbury Conservation Area.	No objection, subject to approval of the Tree Officer.	No objection
P25/00755/HH	6 Tilting Road Thornbury South Gloucestershire BS35 1EP	Erection of two storey side and single storey rear extensions to form additional living accommodation.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/00738/HH	10 Sibland Road Thornbury South Gloucestershire BS35 2HG	Erection of single storey rear and side extension to provide additional living accommodation.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
LI25/2431/STM	Grill and Go	Mobile Street Trading	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Refusal



P25/00859/HH	36 Severn Drive Thornbury South Gloucestershire BS35 1EX	Raising of the roof and replacement of garage door with a window and door to facilitate its conversion to an annexe, alterations to the kitchen windows, as well as the erection of a single storey rear extension to form additional living accommodation.	No objection	Approve with conditions
P25/00618/F	Land At Streamleaze Court Rock Street Thornbury South Gloucestershire	Creation of 12no. space car park with associated works.	No objection	Approve with conditions
P25/00792/HH	11 Severn View Road Thornbury South Gloucestershire BS35 1AY	Erection of two storey side extension to form additional living accommodation. Raising of roofline of front extension. Erection of 1no. detached garage.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/00610/F	Europa House Midland Way Thornbury South Gloucestershire BS35 2JX	Change of use of the site from a mixed office (Class E(g)), and storage (Class B8) use to a mixed office (Class E(g)), general industrial (Class B2) and storage (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection	Approve with conditions
P23/02925/F	West Park House Midland Way Thornbury Bristol South Gloucestershire	Demolition of existing Class E building, and erection of a foodstore (Class E), with 95no. car parking spaces, access, servicing and landscaping.	No objection, subject to reassurance of adequate parking and provision of a landscaping plan that includes trees. Thornbury Town Council requests that Highways engineers look at the junction from Whitebridge Gardens onto Midland Way, with a view to improving safety for people exiting Whitebridge Gardens,	Approve with conditions

			particularly those turning right.	
P25/00977/F	6 St Marys Way Thornbury South Gloucestershire BS35 2BH	Installation of security shutters to shop front.	No objection, however would prefer internal shutters to reflect the shape of the frontage.	Refusal
P24/02295/F	Little Coppice Kington Lane Thornbury South Gloucestershire BS35 1NA	Demolition of existing dwelling. Erection of 1no. detached dwelling with carport, landscaping and associated works. Installation of photovoltaic array in paddock (resubmission of P24/00679/F).	Object: it is an inappropriate design for the setting and not in keeping with surrounding rural area.	Approve with conditions
P25/00878/PIP	Weldmec Construction Ltd Rockhampton Business Units Newton Rockhampton South Gloucestershire	Permission in principle for the erection of up to 8no. dwellings.	Object: 8 dwellings is too many for the site and plans are out of keeping with the area. If the application is given permission, it should contain affordable housing.	Refusal
P25/00651/HH	Allesley Bristol Road Thornbury South Gloucestershire BS35 3JA	Raising of roofline to facilitate creation of first floor and erection of two storey side extension to form additional living accommodation. Erection of 1no. detached garage.	No objection	Approve with conditions
P25/01053/HH	5 Hazel Crescent Thornbury South Gloucestershire BS35 2LY	Erection of single storey side and rear wrap-around extension and two storey rear extension to provide additional living accommodation. Relocation of existing outbuilding.	No objection	Approve with conditions
P25/01343/CLP	2 Badger Road Thornbury South Gloucestershire BS35 1AD	Erection of single storey side extension to provide additional living accommodation.	No objection	Approve certificate of lawfulness
P25/01291/HH	46 Gloucester Road Thornbury	Erection of a two storey rear extension to form additional living accommodation.	No objection	Approve with conditions

	South Gloucestershire BS35 1JQ	Alterations to fenestration to add a window to first floor front elevation.		
P25/00881/RVC	Workshop Cottage Easton Hill Road Thornbury South Gloucestershire BS35 2JU	Removal of condition d attached to permission N5922/3. Erection of two-storey extension to form lounge, W.C. and porch with three bedrooms over.	No objection providing that all other conditions remain in place. Query whether permitted development rights have previously been removed or remain in place. Consider Thornbury Neighbourhood Plan when determining application.	Refusal
P25/01327/HH	15 Trent Drive Thornbury South Gloucestershire BS35 2XE	Erection of single and two storey rear extensions to form additional living accommodation. Erection of porch canopy to main entrance door. (Amendment to previously approved scheme P24/00129/HH).	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/00673/F	Tyndale House Sheiling School Park Road Thornbury South Gloucestershire	Change of use of Childrens home (Class C2) (formerly used in conjunction with Sheiling School) to 1no. dwellinghouse (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection, subject to the trees being protected and appropriate landscaping plans being in place. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
LI25/3916/PREMI S	The Rustic Shed - Buckovers The Rustic Shed - Buckovers Cuttsheath Road, Milbury Heath, Gloucestershire Thornbury GL12 8QL	Music and alcohol	Object: concern over the provision of live music up to 22.00, Mondays to Sundays, outside the building, and the potential for noise nuisance to surrounding properties.	Licence granted

P25/01387/ADV	29 High Street Thornbury South Gloucestershire BS35 2AR	Display of 9no. Vinyl glazing signs, 4no. non illuminated Fascia signs and 1no. Hanging sign.	No objection	Advert approve with conditions
P25/01364/HH	22 Barley Fields Thornbury South Gloucestershire BS35 1AJ	Erection of single storey side and rear extension to form additional living accommodation. Erection of single storey side extension to existing detached garage to form gym.	No objection	Approve with conditions
P25/01534/PNH	6 Barley Fields Thornbury South Gloucestershire BS35 1AJ	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 3.5m.	Object: poor design - the flat roof is out of keeping with the existing house. The extension is very large - TTC asks SGC officers to check the % increase of the property, taking into consideration the previous extension on this site, and that it leaves sufficient amenity space. The plans also lack sufficient detail to properly assess.	Prior approval not required
P25/01483/HH	2 Homefield Thornbury South Gloucestershire BS35 2EW	Erection of front porch.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01094/RVC	Land At Marlwood School Vattingstone Lane Alveston South Gloucestershire BS35 3LA	Variation of condition 20 (to amend the approved plans) and removal of condition 8 attached to permission P21/03069/F. Demolition of existing structures and erection of Special Educational Needs and Disability (SEND) school with associated car parking and landscaping.	Did not receive notification from SGC on this application	Approve with conditions
P25/01439/HH	7 Tyndale View Thornbury South Gloucestershire BS35 2BW	Erection of first floor side extension to form additional living accommodation. Creation of new vehicular access.	No objection. TTC notes the concern raised by the Traffic Officer. Consider Thornbury	Approve with Conditions

			Neighbourhood Plan when determining the application.	
P25/01411/ADV	14 St Mary Street Thornbury South Gloucestershire BS35 2AB	Display of 1no. Non illuminated fascia sign.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01406/RVC	Vilner View Sibland Thornbury South Gloucestershire BS35 2EX	Variation of condition 4 (list of plans) attached to planning permission P24/01953/HH to substitute approved drawing no's ref 1316.03.01, 1316.03.02 and 1316.03.04 with drawing no 924-3 (Revision A) to reduce the slope with a more gentle ramp, and lower the internal ground level of the garage.	Object: There are windows on the new plans that were not included on the original application.	Approve with conditions
P25/01728/HH	2 Badger Road Thornbury South Gloucestershire BS35 1AD	Erection of a single storey side extension to form additional living accommodation (change of materials approved under P25/01343/CLP).	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01887/PNA	Land At Morton Farm Old Gloucester Road Thornbury South Gloucestershire	Prior notification of the intention to erect 1no. agricultural building for the storage of fodder and bedding.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Prior approval not required
P25/01749/TCA	Glebe Cottage Castle Street Thornbury South Gloucestershire BS35 1HQ	Works to fell 1no Apple Tree. Works to 1no Yew Tree crown reduce by 2m all within Thornbury Conservation Area.	No objection, subject to approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.	No objection
P25/01729/TCA	Glebe Cottage Castle Street Thornbury South Gloucestershire BS35 1HQ	Works to 1no Holm Oak Tree to crown reduce by 2.5m within Thornbury Conservation Area.	No objection, subject to approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.	No objection

P24/02563/HH	20 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Erection of a single storey rear extension and insertion of new basement window within front lightwell	Object: inconsistencies highlighted by the Conservation Officer need resolving before the application can be considered fully. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P24/02564/LB	20 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Conversion of basement to form additional living accommodation, insertion of new basement window within front lightwell and the erection of a single storey rear extension.	Object: inconsistencies highlighted by the Conservation Officer need resolving before the application can be considered fully. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01419/F	14 St Mary Street Thornbury South Gloucestershire BS35 2AB	Change of use of ground floor unit from dog groomers (Class E) to Betting Office (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), and installation of wall mounted 610mm diameter satellite dish to rear / side elevation.	"No comment."	Approve with conditions
P25/01755/CLP	7 Mallow Close Thornbury South Gloucestershire BS35 1UE	Erection of a single storey rear extension.	No comments from Councillors	Approve certificate of lawfulness
P25/01750/F	20 High Street Thornbury South Gloucestershire BS35 2AH	Change of use of the first and second floors from commercial, business and service (Class E) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01339/HH	94 Jubilee Drive South Gloucestershire Thornbury BS35 2YJ	Erection of a single storey front extension to form storage area.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions

P25/01853/TCA	The Close House The Close Thornbury South Gloucestershire BS35 2AL	Works to fell 1no Laurus nobilis Tree 1no Corylus avellana Tree/Shrub and 1no Unidentified Deciduous Tree within Thornbury Conservation Area.	No objection, subject to the agreement of the Tree Officer and that the proposed new planting is undertaken. Consider Thornbury Neighbourhood Plan when determining application.	No objection
P25/01908/HH	9 Shannon Court Thornbury South Gloucestershire BS35 2HN	Erection of a single storey rear extension to form additional living accommodation. Alterations to garage and porch roof.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01904/TCA	10 Stokefield Close Thornbury South Gloucestershire BS35 1HE	Works to 1no. Apple Tree to crown thin 50% of congest regrowth resulting from previous pruning, remove duplicated and crossing branches overall, reduce by 1.5-2mtrs to leave a radial spread of 2m and a total height of 4.5-5m tall situated in the Thornbury Conservation Area.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	No objection
P25/01347/LB	The Barn Park Farm Butt Lane Thornbury South Gloucestershire	Internal and external alterations to erection a single storey rear extension/pavilion, and create 1no. doorway and install door on rear wall.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01346/HH	The Barn Park Farm Butt Lane Thornbury South Gloucestershire	Erection of a single storey rear extension to form covered pavilion.	No objection. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions

# View Response

## Response #1268037

**From** Town Clerk - Thornbury Town Council

**Date** Started: 14 Jul 2025 11:13. Last modified: 01 Aug 2025 13:56

**Status** Complete

## For verification purposes only

Please provide your full address, including:

1. **Your House number/name**
2. **Road name**
3. **Post Code**

You must provide an answer to this question.

Town Hall, 35 High Street, Thornbury, BS35 2AR

## For verification purposes only

Please tell us your first and last name:

You must provide an answer to this question.

Thornbury Town Council



## For verification purposes only

Please tell us your email address:

You must provide an answer to this question.

info@thornburytowncouncil.gov.uk

## 1

Please indicate below if you are supporting or objecting to the scheme.

You must provide an answer to this question.

- ☒ I support the scheme
- ☐ I am objecting

## 2 Your Comments

- If you have indicated that you disagree with the scheme in any way please use the space below to give us a brief explanation for your answer.
- Alternatively if you have any other comments relevant to the scheme please make them here:
- Please keep your comments **relevant to the scheme** being consulted on. If you need to contact the Council for any other issues not relating to this scheme you can do so via [www.southglos.gov.uk](http://www.southglos.gov.uk) and visiting the relevant section.
- Please **do not include any sensitive or personal information about you or others**, this includes:
  - Names
  - Addresses
  - Descriptions of people
- Comments will be published in the decision report so please **do not include any**

**derogatory, offensive or inflammatory statements.**

You must provide an answer to this question.

Thornbury Town Council supports the proposals in principle, but request that officers consider the following:

- Reducing the limit on Oldbury Road to 30mph until after the second entrance to the new development West of Park Farm, to be in keeping with Butt Lane, Morton Way, and other new development entrances.
- Whether it is appropriate for the roads on the west of Morton Way to remain at 30mph, whilst those to the east reduce to 20mph.

## Supporting Information

This section is available to allow you to upload any supporting images/drawings or other information to support your comments above.

- Please note that we can only accept files that are below 5MB in size
- Any files uploaded may be published in the decision report.

You can upload up to 5 files.

«No files»

## Feedback

Thank you for taking the time to respond to this legal advert.

Comments will be collated during the advert period.

At the end a decision report will be prepared summarising the responses received and what decision has been made.

The decision report will be published online.

**Submit**

**Please ensure you click the FINISH button to submit your response.**



Ms Bowden  
Thornbury Town Council Parish Council  
Town Hall  
Old Police Station  
High Street  
Thornbury  
South Gloucestershire  
BS35 2AR

**Date:** 21st August 2025  
**Your Ref:**  
**Our Ref:** SGTPO 1193  
**Enquiries to:** Samuel Lunn  
**Telephone:** 01454 866088

Dear Ms Bowden

**SOUTH GLOUCESTERSHIRE COUNCIL (19 Hazel Crescent) TREE PRESERVATION ORDER 2025**

I enclose a copy of the above mentioned Tree Preservation Order, for your information. The National Grid Reference is ST 364611 190301

Yours sincerely,

Leigh James  
Head of Street Care and Transport

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)  
REGULATIONS 2012**

**TPO:1193**

**Town and Country Planning Act 1990**

**THE SOUTH GLOUCESTERSHIRE COUNCIL (19 Hazel Crescent) TREE  
PRESERVATION ORDER, 2025**

The South Gloucestershire Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order—

**Citation**

1. This Order may be cited as the South Gloucestershire Council **(19 Hazel Crescent) Tree Preservation Order, 2025**

**Interpretation**

2.- (1) In this Order “the authority” means the South Gloucestershire Council (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning Act (Tree Preservation) (England) Regulations 2012

**Effect**

3.- (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or Subsection (1) of section 200 (tree Preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall-

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Dated this 21st day of August 2025

Signed on behalf of the South Gloucestershire Council



.....  
Leigh James

Authorised by the Council to sign in that behalf.

## **SCHEDULE 1**

### **SPECIFICATION OF TREES**

#### **Trees specified individually** (encircled in black on the map)

Reference on map	Description	Situation
T.1	Oak	End of the rear garden
T.2	Beech	In the rear garden

#### **Trees specified by reference to an area** (within a dotted black line on the map)

Reference on map	Description	Situation
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**NONE**

#### **Groups of trees** (within a broken black line on the map)

Reference on map	Description (including number of trees in the group)	Situation
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**NONE**

#### **Woodlands** (within a continuous black line on the map)

Reference on map	Description	Situation
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**NONE**

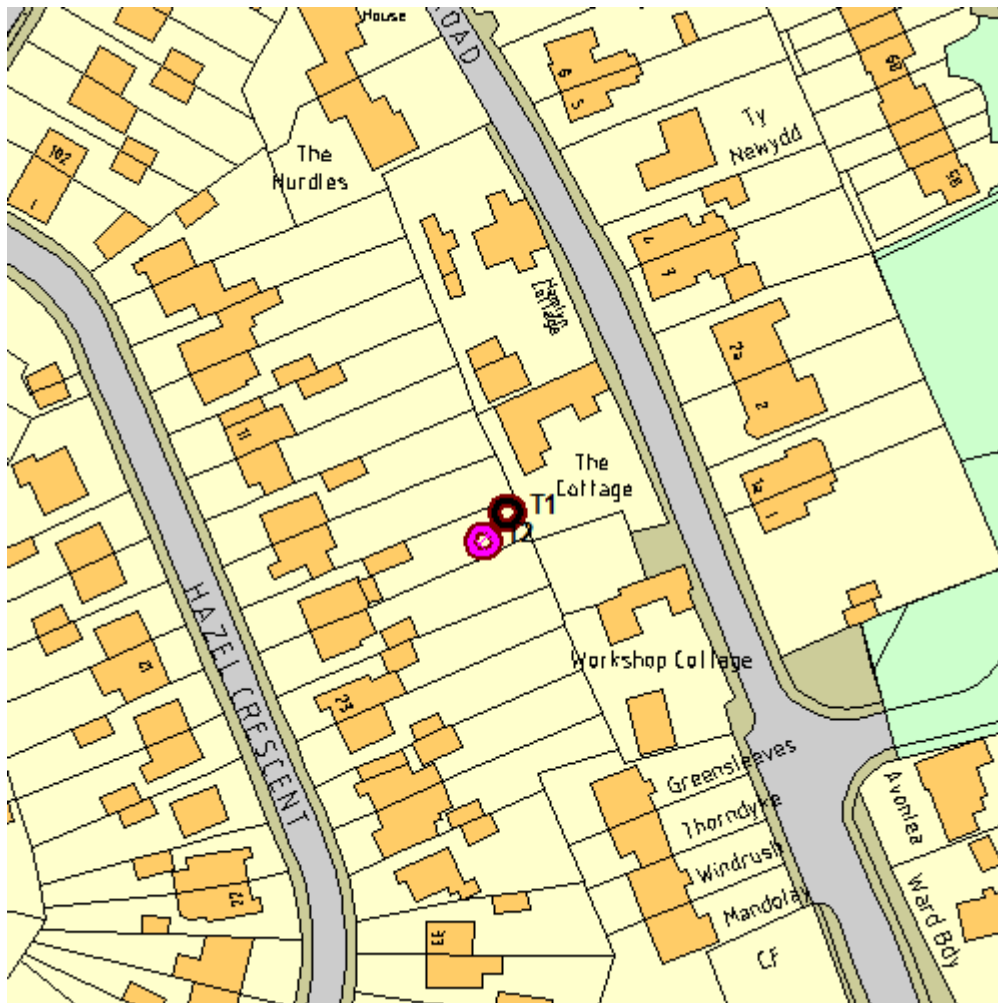
**Tree Preservation Order: SGTPO-  
19 Hazel Crescent 2025**

Dwg No: 1

SGC Ref: 1193

Scale: 1:1250

Date: 21.08.2025



## **Notes of the Thornbury Partnership meeting on Wed 25<sup>th</sup> June 2025**

**Present:** Helen Ball (chair), Alan Cole (Chamber of Commerce and St Mary's Centre), Sandra Davies ( Love Thornbury), Alice Jennings, Isabella Osilija ( South Glocs Officers), Maggie Tyrrell, Chris Davies ( South Glocs Councillors), John Reynolds ( Thornbury Town Council)

**In attendance:** Chris Bloor

**Apologies:** James Murray (Thornbury Town Council), Jayne Stansfield (South Glocs Councillor), Mark Blackledge, Marc Maddox, Polly Tucker (Avon Police)

### **Agenda and actions**

1. **Welcome and introductions**
2. **Minute taking** – members accepted the offer from Town Council to take the minutes of this meeting from the next meeting
3. **Terms of Reference** – agreed
4. **Ways of Working** – agreed
5. **Membership**- confirmed, making it clear that there are both officers and members representing South Glocs
6. **Dates of meetings**  
Sept 17<sup>th</sup>  
Dec 10<sup>th</sup>  
March 18<sup>th</sup>  
**At 2pm, in the Town Hall, Thornbury**
7. **Standard agenda** – agreed
8. **Priority focus** – One Thornbury (which emphasise work to bring in and engage new estates) agreed
9. **Organisation updates:**
  - 9.1 – **Chamber of Commerce** –  
From verbal feedback there is a fall in trading from 11% - 55% since parking charges brought in. Chamber will keep a watching brief on this. Chamber has written to Cllr Rose (South Glocs) re monitoring of impact in place: as yet no response  
**Follow up actions:** Alan to send original email to Maggie to follow up with Cllr Rose. Alice will clarify and circulate the impact of parking charges monitoring criteria, what is trigger for possible further action and most up to date information as soon as practicable
    - Ongoing concern of impact of new Lidl on town centre trading
    - Chamber of Commerce has written to invite Police Commissioner to one of their future meetings
  - 9.2 **St Mary's Centre** –  
The landlords are offering good offers on vacant premises, and there is ongoing interest  
Gromit is coming to Thornbury, with a welcome event on 12<sup>th</sup> July  
Current phase of redecorating St Mary's Centre is complete  
Flags flown for Pride in centre- some negative comments, but overall positive



Thornbury seen as a vibrant centre for business

*Discussion-* option of organised evening shopping opportunities raised.

Response – this has been tried before, but not overly successful. Concern about anti-social behaviour in the evening. This led on to a discussion re **drug activity** in town centre and **under-reporting of shop lifting** by shop tenants. Sandra reminded meeting that in the past police would bring dogs to do drugs search in pubs on a 6 monthly basis, which acted as a good deterrent. The S Glocs wide Initiative around anti- social behaviour was seen as a good way forward, which is about 'designing out' possible pinch points leading to anti-social behaviour, however currently Thornbury not a high priority (partly because of under-reporting)

*Possible ways forward* – Isabella will raise concerns raised at relevant meetings/ liaison through South Glocs

Traders to be encouraged to report crime via email text: this is quicker, and there is a record of contact made – everyone to re-enforce this approach, since reporting to police then triggers potential of more investment in Thornbury to tackle these issues.

### 9.3 Love Thornbury

Sandra reported that Pride event had to be cancelled due to adverse weather forecast, which was disappointing. However, generally there was a good uptake by shops to decorate their windows for the event, which was encouraging. Planning for Pride will start next year in January, and held in June 2026.

Sept event will be brought forward to 3<sup>rd</sup> Sat, and will celebrate 5 years of Love Thornbury

Oct will be focussed on Vintage Cars.

Nov – Love Thornbury will work with Xmas Lights for the Switch On event 2026, plans underway for next year, including possible Easter Theme in April, and Pride in June

Ongoing issue re recruiting sufficient volunteers for Love Thornbury events

*Discussion-* around links with Carnival and option of bringing back a community Parade.

**Follow up actions** – Helen to invite Carnival representative to next meeting to hear report back from this year's carnival discuss option of community parade

### 9.4 South Glocs –

Planting in High St finished, working with Thornbury in Bloom

Vacant unit grants – 2 awarded last year, with positive feedback

Rural Shared Prosperity Fund – additional money awarded to Wayfinding Project

Getting Around in Thornbury – moving towards implementation – South Glocs will be making a request to consult with Town Council shortly

Challenge is to bring various funding streams with different timetables and criteria effectively together for community benefit. Exercise underway to review all s106 monies: amounts, spend profile and timescales

Maggie reported that redundant sign has been taken down at the bottom of the High St, improving the town landscape.

**Main S Glocs officer contact-** Isabella is the Town Centre officer for South Glocs: she will act as signpost to other council services, thereby offering operational support. Her role is around supporting local traders, communications and addressing vacant properties

Chris Davies asked if Wayfaring Funds could be used to update and make consistent Town signs at the entry to Thornbury. **Action** – Alice agreed to take this away and investigate options

#### **9.5 Thornbury Town Council**

Following query from Alan, Helen confirmed that the community toilet scheme has been relaunched: information is on the Town Council website and more detail can be received from the Town Council office

Helen closed the meeting by thanking everyone for their attendance and contributions