

**Minutes of the Meeting of the Planning Committee
held on Tuesday 23 September 2025 at Council Chamber, Town Hall at 7:30pm**

Members Present: Cllr Jayne Stansfield (Chair)
Cllr Chris Davies
Cllr John Reynolds
Cllr Fiona Deas
Cllr Gil Gilroy

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

Members Absent: Cllr Maggie Tyrrell
Cllr Helen Ball
Cllr Emma Shepherd

There were no members of the public in attendance

PC2526.13 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Maggie Tyrrell and Helen Ball.

PC2526.14 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST

There were no members' declarations of interest.

PC2526.15 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

PC2526.16 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 1 JULY 2025

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 1 July 2025 as an accurate record, and the minutes were signed by the Chair.

PC2526.17 TO NOTE AND RATIFY PLANNING APPLICATION COMMENTS MADE UNDER DELEGATED AUTHORITY

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

PC2526.18 TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS AND SUBMIT REPSONSES

It was **RESOLVED** unanimously to submit comments to South Glos Council on the planning and licensing applications, as detailed in the attached schedule, and to delegate to the Chief Executive the submission of comments on P25/02148/F and P25/02144/LB.

PC2526.19 TO NOTE AND RATIFY THE RESPONSE TO THE CONSULTATION ON SPEED LIMITS ON BUTT LANE, MORTON WAY AND OLDBURY LANE

It was **RESOLVED** unanimously to ratify the response already submitted to the consultation on speed limits on Butt Lane, Morton Way and Oldbury Lane.

PC2526.20 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE CONSULTATION ON PEDESTRIAN CROSSINGS ON DOWN ROAD AND THORNBURY ROAD

It was **RESOLVED** by majority (3 votes supporting and 2 votes against) to support the consultation, and delegate the completion of the consultation form to the Chief Executive.

PC2526.21 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 30MPH, 40MPH AND 50MPH SPEED LIMITS

It was **RESOLVED** unanimously to support the consultation, and delegate the completion of the consultation form to the Chief Executive.

PC2526.22 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE COUNCIL CONSULTATION ON PROPOSED CHANGES TO HOUSES IN MULTIPLE OCCUPATION GUIDANCE FOR NEW DEVELOPMENTS

It was agreed not to submit a response to the consultation on proposed changes to houses in multiple occupation guidance for new developments.

PC2526.23 TO NOTE THE TREE PRESERVATION ORDER – SGTPO 1193

The tree preservation order SGTPO 1193 was noted.

PC2526.24 TO RECEIVE MINUTES FROM THE TOWN CENTRE PARTNERSHIP MEETINGS

The minutes from the Town Centre Partnership meeting of the 25 June 2025 were received.

PC2526.25 TO RECEIVE UPDATE ON THE POLICE HOLDING ENGAGEMENT SESSIONS AT THE TOWN HALL

The Chief Executive provided an update on the police holding engagement sessions at the Town Hall. It was requested that the Chief Executive find out when the police hold sessions and how they are advertised.

PC2526.26 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON MONDAY 20 OCTOBER 2025.

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Monday 20 October 2025.

PC2526.27

DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 30 OCTOBER 2025, TO BE HELD AT THE TOWN HALL

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

Meeting closed: 21:32

DRAFT

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee on 23.09.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
01.09.25	P25/02062/TCA	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.	No objection, subject to the approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.
01.09.25	P25/01963/F	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.	Thornbury Town Council supports the application.
27.08.25	P25/02038/RVC	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.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
03.09.25	P25/02035/CLE	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)).	Thornbury Town Council are supportive of this property remaining an educational establishment. Consider the Neighbourhood Plan when determining application.
10.09.25	PT.8415 Remembrance Day	Thornbury	Temporary Road Closures	Thornbury Town Council support the application.

	Parades and Services 2025,			
17.09.25	P25/02120/F	Building 2 Land At Milbury Heath Cuttsheath Road Wottonj Under Edge South Gloucestershire	Change of use of building from Sui Generis to a Children's Nursery (Class E(f)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection in principle to nursery facilities in the area, but Thornbury Town Council has concerns about the parking and transport plan, which we request SGC Officers to consider. TTC feels that the transport arrangements are inadequate for the proposed usage of the building, and we cannot see within the transport plan that there is proper provision for pedestrian access.
17.09.25	LI25/6485/STB	Love Thornbury	To trade in Thornbury High Street	Thornbury Town Council supports this application
17.09.25	P25/02148/F	Miss Saise's Cottage High Street Thornbury South Gloucestershire	Partial demolition of existing building, raising of roofline and erection of two storey rear extension to facilitate the change of use from storage (Class B8) to 1 no. dwelling (class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Delegated to Chief Executive to submit comments.
17.09.25	P25/02144/LB	Miss Saise's Cottage High Street Thornbury South Gloucestershire	Installation of roof jointing.	Delegated to Chief Executive to submit comments.
18.09.25	P25/02160/PNGR	Land And Buildings At Grovesend Farm Gloucester Road Grovesend Thornbury South Gloucestershire	Prior notification of a change of use from agricultural buildings to 6no. dwellings as defined in Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to include operational development reasonably necessary to convert and extend the buildings.	Neither support nor object, but have concerns over access onto/off the A38, particularly considering the CRSTS developments which are not taken account of in these plans. Consider the Thornbury Neighbourhood Plan when determining application.

19.09.25	P25/02172/F	Building And Land At Eastwood Farm Gloucester Road Whitfield South Gloucestershire GL12 8EA	<i>(Adjoining parish)</i> Change of use from agriculture to vehicle maintenance and storage facility (Sui generis) (Retrospective).	Neither support nor object.
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