THORNBURY
Town Council

Town Hall
35 High Street
Thornbury
Bristol
BS35 2AR

www.thornburytowncouncil.gov.uk info@thornburytowncouncil.gov.uk (01454) 412103
Chief Executive: Andrea Durn, CiLCA

22th October 2026

To Councillors: Maggie Tyrrell (Chair), Helen Ball, Fiona Deas, Chris Davies, Jayne Stansfield & David Dawkins

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 **Thursday 29th October 2026 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.

.....

Andrea Durn, Chief Executive & Responsible Financial Officer

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 between the Town Hall and Costa.*
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 2 July 2026**
5. **To note comments made under delegated authority**
6. **To consider the schedule of planning and licensing applications**
7. **To note the schedule of planning and licensing application decisions made by South Gloucestershire Council**

8. **To receive minutes from the Town Centre Partnership held on Wednesday 16 September 2026**

9. **To consider submitting a response to the diversion to the South Gloucestershire informal consultation relating to the proposed diversion of the footpath OTH 57 over land South of Thornbury Leisure Centre**

10. **To receive and note the application for a Temporary Traffic Regulation Order (TTRO) relating to the proposed one-day closure of Thornbury High Street.**

11. **To receive and note information regarding the forthcoming weekend closure of M5 Junction 14 (Falfield) and the planned works at the Almondsbury Interchange.**

12. **To note that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 1st December 2026**

13. **Date of the next meeting: 7.30pm on Thursday 10th December 2026, 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 Clerk 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 Thursday 2 July 2026 at Council Chamber, Town Hall at 7:30pm

Members Present:	Cllr Jayne Stansfield (Vice Chair from item PC2627.02) Cllr Chris Davies Cllr Fiona Deas Cllr David Dawkins Cllr Helen Ball
Officers Present:	Caroline Adams (Administrator)
Members Absent:	Cllr Maggie Tyrrell (Chair)
Non-members present:	None

There were no members of the public in attendance

PC2627.01 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Maggie Tyrrell.

PC2627.02 TO APPOINT THE VICE CHAIR OF THE COMMITTEE

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

PC2627.03 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST

There were no members' declarations of interest.

PC2627.04 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

PC2627.05 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 16 APRIL 2026

It was **RESOLVED** to approve the minutes of the Planning Committee meeting of 16 April 2026 as an accurate record, and the minutes were signed by the Vice Chair.

PC2627.06 TO RATIFY PLANNING APPLICATION COMMENTS MADE UNDER DELEGATED AUTHORTY AND SUBMITTED ON THE FOLLOWING DATES:

The comments made under delegated authority were noted.

PC2627.07 TO CONSIDER AND RESPOND TO THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS

DRAFT

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

PC2627.08 TO NOTE THE SCHEDULE OF PLANNING AND LICENCE APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL

The schedule of planning and licencing decisions made by South Gloucestershire Council was noted.

PC2627.09 TO RECEIVE REQUEST RELATED TO STREET NAMING AND NUMBERING

A request for street naming and numbering was received. It was **RESOLVED** that native British wildflowers and grasses should form the theme for the road names. Authority to submit the response was delegated to the Administrator.

PC2627.10 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE CONSULTATION ON SEEKING SECRETARY OF STATE CONSENT FOR DISPOSAL OF THE LAND AND FIELD AT CASTLE SCHOOL FORMER SIXTH FORM SITE, GLOUCESTER ROAD, THORNBURY.

It was **RESOLVED** to submit a response to South Gloucestershire Council on the consultation seeking Secretary of State consent for the disposal of the land and playing field at the former Castle School Sixth Form site, Gloucester Road, Thornbury.

PC2627.11 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON TUESDAY 8 SEPTEMBER 2026.

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 8 September 2026.

PC2627.12 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 17 SEPTEMBER 2026, TO BE HELD AT THE TOWN HALL

The date of the next meeting was noted to be 7:30pm on Thursday 17 September 2026 at the Town Hall.

[Meeting closed: 20:57]

DRAFT

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 02.07.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
21.05.26	P26/01023/RM	Post Farm Land Off Peacock Road Thornbury BS35 1FF	Post Farm Land Off Peacock Road Thornbury BS35 1FF Erection of 32no dwelling with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P23/02091/O Appeal ref APP/P0119/W/24/3348557)	Thornbury Town Council Planning Committee requests confirmation that the development will comply with all requirements of Avon Fire & Rescue Service. The Committee supports the concerns raised by the Urban Design Officer and considers it essential that the development reflects the rural character of the area and respects nearby listed buildings and heritage assets. The Committee notes the archaeological importance of the site and expects all investigations, recording and reporting to be carried out in accordance with relevant guidance, particularly in relation to any burial sites and human remains. Confirmation is sought from the Drainage Officer that the proposed drainage strategy is adequate, given the site's proximity to the floodplain and flooding issues associated with recent developments to the east of Thornbury. Whilst the affordable housing provision is considered acceptable, the Committee expects the developer to meet all requirements of the South Gloucestershire Housing Enabling Team.

DRAFT

				The Committee would welcome the planting of mature native British trees to provide immediate environmental and amenity benefits. Finally, confirmation is requested that the solar PV panels shown on the indicative drawings will be installed on the completed properties.
21.05.26	P26/01109/F	Building At Grovesend Farm Gloucester Road Grovesend Thornbury South Gloucestershire	Change of use of 1no. agricultural building to 4no. dwellings as defined in the Town and Country Planning (use class order) 1987 with associated works.	Thornbury Town Council objects to the application as the site lies outside the Thornbury settlement boundary and constitutes overdevelopment. The Council is also concerned that the proposed parking provision is inadequate. As vehicles cannot safely reverse onto the A38, sufficient on-site turning and parking space must be provided.
22.05.26	P26/00858/HH	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Installation of new roof and structure to existing front bay window.	No objection
27.05.26	P26/01165/PIP	Land At Hackets End Milbury Heath Road Buckover South Gloucestershire	Permission in principle for the erection of 1no. dwelling	Comments submitted out of meeting.
01.06.26	P26/01168/HH	5 The Slad Grovesend Thornbury South	Erection of a two storey side/front extension to form additional living accommodation and a single storey rear porch extension.	No objection

DRAFT

		Gloucestershire BS35 3TW		
02.06.26	P26/01204/HH	8 Ladden Court Thornbury South Gloucestershire BS35 2DQ	Erection of single storey side extension to form additional living accommodation. Erection of front porch (Retrospective)	No objection
03.06.26	P26/01076/HH	12 Severn View Road Thornbury South Gloucestershire BS35 1AY	1AY Replacement of flat roof with pitched roof on front, side and rear over ground floor level.	No objection
03.06.26	P26/01191/PIP	Land At The Stables Gloucester Road Grovesend Thornbury South Gloucestershire	Permission in principle for the erection of 2no. dwellings.	Thornbury Town Council objects to this application as the site lies outside the settlement boundary and represents unjustified development in a rural location. The Town Council also objects on sustainability grounds, as the site is reliant on private vehicles and is not readily served by public transport or cycling infrastructure. The proposal therefore represents an unsustainable form of development.
03.06.26	P26/01221/FDI	Land Adjoining Cleve Wood Farm Grovesend Road Thornbury South Gloucestershire	Diversion of public footpath OTH/111	No objection

DRAFT

12.06.26	P26/01193/F	High Point Cutts Heath Road Buckover South Gloucestershire	Erection of single storey extension to facilitate conversion of existing residential outbuilding into 1no. dwelling and associated works (resubmission of P26/00129/F).	Thornbury Town Council objects to this application as the site lies outside the defined settlement boundary and would adversely affect the character of this rural location. The Town Council also considers the proposal to be unsustainable, as the site is not within reasonable access of local services, public transport, or cycling infrastructure and would therefore be reliant on private vehicle use.
15.06.26	P26/01344/TCA	30 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to fell 1.no Sycamore Tree. Tree situated within Thornbury Conservation Area.	No objection, subject to confirmation from the Tree Officer that the tree is deceased before felling.
19.06.26	P26/01162/LB	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Installation of new roof and structure to existing front bay window.	No objection
23.06.26	P26/01274/HH	41 Squirrel Crescent Thornbury South Gloucestershire BS35 1BS	Erection of 2 no. front dormers to facilitate loft conversion.	Thornbury Town Council objects to the application due to its disproportionate scale and poor design, which is out of keeping with neighbouring properties. The Council also has concerns regarding the impact of the proposal on the privacy and amenity of neighbouring residents.
25.06.26	P26/00919/F	High Street Dental Surgery 46 High Street Thornbury South Gloucestershire BS35 2AN	Demolition of single storey rear conservatory and erection of a two storey rear extension to provide an additional dental surgery room (Class E) at first floor level.	No objection

DRAFT

25.06.26	P26/00700/PNRE	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Prior notification of the intention to install solar panels (roof mounted).	No objection
25.06.26	P26/00699/PNRE	Alexander Way Residential Care Home 3 Alexandra Way Thornbury South Gloucestershire BS35 1LA	Prior notification of the intention to install solar panels (roof mounted).	No objection
APPLICATIONS RECEIVED AFTER PAPERS WENT OUT				
26.06.26	P26/01430/TRE	The Chalet Alveston Hill Thornbury South Gloucestershire	Works to re pollard 1no. Tilia x europaea Tree (T1) to leave a finished height of 4 meters and radial spread of 2 metres. Works to fell 1no. Fraxinus excelsior Tree (T2) Covered by Tree Preservation Order SGTPO 17/16 dated 20/07/201.	Thornbury Town Council has no objection to the application, subject to approval by the Tree Officer. The Council requests that a suitably mature replacement tree is planted to compensate for the loss of the existing tree.

DRAFT

Date	Ref No.	Location	Proposal	Comment	Date Submitted
17.04.26	P26/00867/HH	Rose Cottage Old Gloucester Road Thornbury South Gloucestershire BS35 3UG	Erection of two storey side and rear extensions and conversion of existing garage to form additional living accommodation. Erection of detached garage.	The Town Council objects to the application due to concerns regarding the impact on the neighbouring properties in relation to the scale and size of the proposed extension and the possibility of a second access to the site.	OOM 22.05.26
17.04.26	P26/00876/HH	54 Jubilee Drive Thornbury South Gloucestershire BS35 2YH	Erection of single storey rear and side extension to provide additional living accommodation. (Resubmission of P25/00230/HH)	No objection	OOM 22.05.26
24.04.26	P26/00825/O	Land On The South West Side Of Duck Street Tytherington GL12 8QB	Erection of up to 75 no. dwellings, creation of public space including a community orchard and allotments, associated works including drainage, creation of new accesses to serve (i) residential development from Walnut Field and (ii) Mill Farm and allotments from Duck Street. Outline with access to be determined, all other matters reserved.	The Town Council has concerns on the potnetial impact to the Grovesend junction and M5 Junction 14. The submitted Travel Plan contains limited reference to the A38 and appears restricted in scope.	OOM 22.05.26
24.04.26	LI26/2875/PREMIS	White Lion, 10 High Street, Thornbury, South Gloucestershire, BS35 2AQ	Variation of licence conditions	No objection	OOM 22.05.26
27.04.26	P25/02127/F	Land North Of Milbury Heath Road Buckover South Gloucestershire	Installation of hardstanding to form carpark and outdoor garden centre sales area (Retrospective).	No Objection	OOM 22.05.26

28.04.26	P26/00963/TCA	22 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to pollard 1no Turkey Oak Tree by 7.5m within Thornbury Conservation area.	No objection, subject to the approval of the Tree Officer.	OOM 22.05.26
30.04.26	P26/00953/CLP	37 Kingfisher Close Thornbury South Gloucestershire BS35 1TQ	Change of use from C3 Dwellinghouse to C3(b) not more than six residents living together as a single household where care is provided for residents.	The Town Council finds the application unclear and has concerns with the potential impact on neighbouring properties.	OOM 22.05.26
01.05.26	P26/00298/HH	Little Coppice Kington Lane Thornbury South Gloucestershire BS35 1NA	Erection of two storey and single storey side extensions to provide additional living accommodation. Erection of front porch.	The Town Council confirms that the previous comments remain as submitted.	OOM 22.05.26
07.05.26	P26/01011/ADV	West Park House Midland Way Thornbury	Display of 1no. wall-mounted internally illuminate 'Lidl' logo sign.	The Town Council has no objection but highlights illumination may impact the environment and drivers.	OOM 22.05.26
11.05.26	P26/01044/F	The Folly Park House High Street Thornbury South Gloucestershire	The Folly Park House High Street Thornbury South Gloucestershire	No objection	OOM 22.05.26
13.07.26	P26/01575/TCA	69 High Street Thornbury South Gloucestershire BS35 2AW	Works to fell 1.no Leyland Cypress Tree. Tree situated within Thornbury Conservation Area.	No objection, subject to the planting of a replacement native tree.	OOM 24.07.26
14.07.26	P26/01542/HH	The Abbey Gloucester Road Grovesend Thornbury South Goucestershire	Installation of solar panels to existing dwelling and garage roofs and installation of 1.no air source heat pump (ASHP) to south east elevation	No objection	OOM 24.07.26
15.07.26	P26/01568/TRE	1 Castle Mews 16 Castle Street Thornbury South Gloucestershire BS35 1HB	Works to 1no Beech Tree to crown reduce by 2.5m leaving a finishing height of 8m covered by SGTPO 09/07 dated 4th December 2007.	No objection, subject to the proposed works being agreed by the Tree Officer.	OOM 24.07.26

14.07.26	LI26/5015/STM	Trading in all areas of South Gloucestershire	Renewal application for a Mobile Street Trader Cream Events to trade at All areas of South Gloucestershire	No objection	OOM 24.07.26
17.07.26	P26/01589/CLP	2 Shannon Court Thornbury South Gloucestershire BS35 2HN	Installation of rear dormer to facilitate loft conversion	OBJECT - the proposal appears to be oversized for the building, would be detrimental to the character of the area, and could potentially set a precedent for further inappropriate extensions.	OOM 13.08.26
23.07.26	P26/01625/PNH	11 Kennet Way Thornbury South Gloucestershire BS35 2EY	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.50m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.3m.	No objection	OOM 13.08.26
07.08.26	P26/01731/PIP	ucester Road Grovesend Thor	Permission in principle for the erection of 1no. self-build dwelling.	Object. The land is outside the current development boundary and is not included in the emerging Local Plan currently approaching the end of Inquiry Stage. This appears to be another unnecessary incursion into the rural area around the town. A single dwelling will not address any unmet housing need in the area.	OOM 13.08.26
11.08.26	LI26/5357/PREMIS	4 High Street THORNBURY BS35 2AQ	Premises Open for Consultation	No Objection	OOM 24.08.26

12.08.26	P26/01802/HH	62 Park Road Thornbury South Gloucestershire BS35 1HS	Erection of single storey rear extension to form additional living accommodation. Demolition of existing garage. Erection of detached garage.	No objection	OOM 24.08.26
24.08.26	P26/01845/TDC	Land South Of The Lodge Gloucester Road Grovesend Thornbury South Gloucestershire	Erection of 2no. dwellings with associated works (Application for Technical Detail Consent following approved permission in principle P25/01901/PIP (Appeal Ref: APP/P0119/W/25/3374995)).	No objection	OOM 11.09.26
24.08.26	LI26/5968/STM	All areas of South Gloucestershire	Thornbury Tuk Tuk to trade at All areas of South Gloucestershire.	No objection	OOM 11.09.26
24.08.27	LI26/5916/STB	High Street Thornbury	Love Thornbury to trade at High Street, Thornbury, Bristol, South Gloucestershire, BS35 2AH	No objection	OOM 11.09.26
25.08.26	P26/01891/HH	7 Pentland Avenue Thornbury South Gloucestershire BS35 2YB	Erection of detached outbuilding ancillary to main dwelling. (part retrospective)	No Objection	OOM 11.09.26
03.09.26	LI26/6174/STM	All areas of South Gloucestershire	Campbell's Kitchen to trade in all areas of South Gloucestershire	No objection	OOM 22.09.26
03.09.26	P26/01971/TCA	Flat 1 Castle Court High Street Thornbury South Gloucestershire	Works to fell 1no. Sugar Maple Tree (T1). Situated within Thornbury Conservation Area.	The tree is reported to be in a dangerous condition due to decay. Subject to confirmation by the South Gloucestershire Council Tree Officer, Thornbury Town Council raises no objection to the proposed works, provided that a suitable replacement tree is planted as soon as reasonably practicable following the removal of the existing tree.	OOM 22.09.26

07.09.26	P26/01848/R3F	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Erection of extension to form 2 no. new classrooms.	No objection	OOM 22.09.26
08.09.26	P26/02013/HH	96 Swallow Park Thornbury South Gloucestershire BS35 1LU	Erection of single storey rear extension to form additional living accomodation	No objection	OOM 22.09.26
09.09.26	P26/02005/PNA	Land At Green Lane Milbury Heath South Gloucestershire	Prior notification of the intention to erect an extension to an agricultural building for storage of fodder and machinery.	No objection	OOM 22.09.26
03.09.26	P26/02009/PNMD	25A And 25B St Mary Street Thornbury South Gloucestershire BS35 2AA	Prior notification for the change of use of first floor from commercial (Class E) to 3 no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1985 as amended.	No objection	OOM 22.09.26
11.09.26	P26/01755/PIP	Land At Hackets End Milbury Heath Road Buckover South Gloucestershire GL12 8QL	Permission in principle for the erection of 1no dwelling.	Thornbury Town Council raises no objection to this application. The Y2C bus service is now an established route operating every 20 minutes, and, having regard to the limited matters that can be considered under a Permission in Principle application, namely location, land use and the amount of development, no material planning grounds for objection have been identified.	OOM 02.10.26

16.09.26	P26/02074/HH	10 Pine Close Thornbury South Gloucestershire BS35 2JS	Erection of two storey side and single storey rear extensions to form additional living accommodation.	Thornbury Town Council has no objection to the proposed extension in principle. However members noted concerns that the proposed extension may not be sifficiently subservient to the original dwelling and requested that this aspect be carefully considered by the planning officer as part of the assessment of the application. In reaching this view, Members noted that the property is situated adjacent to open space, does not appear to have a significant impact on neighbouring properties, and benefits from a larger-than-average plot, leaving ample outdoor amenity space available.	OOM 06.10.26
17.09.26	P26/02070/F	Land Between Elmside And Rose Cottage Hacket Lane Thornbury South Gloucestershire BS35 3TZ	Erection of 1no. self-build dwelling with access and associated works.	Thornbury Town Council has no objection to the principle of development of an appropriate structure on the site. However, having regard to the comments of the Conservation Officer, the Council considers that the scale and impact of the proposed building would cause harm to the setting of the listed building and therefore objects to this application.	OOM 02.10.26

18.09.26	P26/02096/TRE	The Orchard 61 Gloucester Road Thornbury South Gloucestershire BS35 1JH	Works to 1no. Silver birch to Crown reduce by approximately 3 metres in height and 2 metres radial spread covered by Tree Preservation order SGTPO32/06 dated 13/03/2007	No objection subject to tree officer approval.	OOM 02.10.26
24.09.26	P26/02108/TRE	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works crown reduce to 1.no Silver Birch Tree by 3-5m to leave a final height of 13-15m and a radial spread of 3-3.5m all around the tree and crown thin largest lateral spreading branches by 30%. As covered by SGTPO 15/05 dated 7th March 2006.	No objection subject to tree officer approval.	OOM 02.10.26
23.09.26	SGTPO	Grid reference ST 365640 189328	Tree preservation order	Thornbury Town Council is generally supportive of the protection of trees through Tree Preservation Orders and therefore raises no objection to this application.	OOM 02.10.26

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 29.10.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
26.09.26	P26/02145/HH	6 Stokefield Close Thornbury South Gloucestershire BS35 1HE	Erection of single storey front extension and installation of 1.no front former to form additional living accommodation. Including changes to the fenestration.	
28.09.26	P26/02166/HH	5 Dean Avenue Thornbury South Gloucestershire BS35 1JJ	Erection of single storey front extension to form utility room and porch canopy.	
29.09.26	P26/01908/F	Sheiling School Park Road Thornbury South Gloucestershire BS35 1HP	Creation of 2no. car parks with associated works. Erection of 2m boundary fence.	
02.10.26	P26/02119/LB	Thornbury Park Sheiling School Park Road Thornbury South Gloucestershire	Internal alterations to ground floor to demolish partition walls; remove 3no. doors and infill doorways; removal of 2no. hearths, and creation 1no. new doorway. Internal alterations to first floor to demolish sections of stud wall and glazed screen.	
06.10.26	P26/02185/F	Fair View Outbuilding Cutts Heath Road Buckover South Gloucestershire GL12 8PX	Conversion of outbuilding to form 1 no. detached dwelling with parking and associated works.	

09.10.26	P26/02222/F	Land Rear Of The Steadings Down Road Alveston South Gloucestershire BS35 3JE	Erection of 5no. detached dwellings with garages, access, parking, and associated works	
12.10.26			application to divert part of public footpath OTH 57 - Informal consultation	THORNBURY - application to divert part of public footpath OTH 57 - Informal consultation - South Gloucestershire Online Consultations Deadline 9th November 2026
16.10.26	P26/02310/F	12 St Marys Way Thornbury South Gloucestershire BS35 2BH	Installation of 5no. AC condenser units to rear wall elevation.	
20.10.26	P26/02348/F	Land At Mundy Playing Fields Kington Lane Thornbury South Gloucestershire BS35 1NA	Creation of new outdoor games area with 4no. floodlights with associated works.	
21.10.26	LI26/7406/STM	All Areas of South Gloucestershire	Butties Sandwich Bar	
21.10.26	P26/02334/LB	12 The Plain Thornbury Bristol BS35 2BE	Removal of existing signage and erection of new and replacement signage comprising 1no. hanging sign, 1no. fascia sign and 1 no. information plaque	
22.10.26	P26/02378/HH	14 Knapp Road Thornbury South Gloucestershire BS35 2HD	Erection of first floor side extension to form additional living accommodation.	
APPLICATIONS RECEIVED AFTER PAPERS WENT OUT				

THORNBURY TOWN COUNCIL

PLANNING DECISIONS noted at the Planning Committee meeting on 29.10.26

REF NO	LOCATION	PROPOSAL	TTC COMMENT	PLANNING DECISION
P26/00876/HH	54 Jubilee Drive Thornbury South Gloucestershire BS35 2YH	Erection of single storey rear and side extension to provide additional living accommodation. (Resubmission of P25/00230/HH)	No objection	Approve with conditions
P26/00858/HH	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Installation of new roof and structure to existing front bay window.	No objection	Approve with conditions
P26/01204/HH	8 Ladden Court Thornbury South Gloucestershire BS35 2DQ	Erection of single storey side extension to form additional living accommodation. Erection of front porch (Retrospective).	No objection	Approve with Conditions
P26/00295/F	Marlwood School Vattingstone Lane Alveston South Gloucestershire BS35 3LA	Demolition of vacant buildings and replacement with hard and soft landscaping works.	No objection	Approve with conditions

P26/01191/PIP	Land At The Stables Gloucester Road Grovesend Thornbury South Gloucestershire	Permission in principle for the erection of 2no. dwelling	Thornbury Town Council objects to this application as the site lies outside the settlement boundary and represents unjustified development in a rural location. The Town Council also objects on sustainability grounds, as the site is reliant on private vehicles and is not readily served by public transport or cycling infrastructure. The proposal	Approve

			therefore represents an unsustainable form of development.	
P26/01011/ADV	West Park House Midland Way Thornbury	Display of 1no. wall-mounted non-illuminated 'Lidl' logo sign.	The Town Council has no objection, but highlights illumination may impact the environment and drivers	Advert approve with conditions
P26/00700/PNRE	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Prior notification of the intention to install solar panels (roof mounted).	No objection	Prior Approval Not Required
P26/01344/TCA	30 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to fell 1.no Sycamore Tree. Tree situated within Thornbury Conservation Area.	No objection, subject to confirmation from the Tree Officer that the tree is deceased before felling.	No objection
P26/01430/TRE	The Chalet Alveston Hill Thornbury South Gloucestershire	Works to re pollard 1no. Tilia x europaea Tree (T1) to leave a finished height of 4 meters and radial spread of 2 metres. Works to fell 1no. Fraxinus excelsior Tree (T2) Covered by Tree Preservation Order SGTPO 17/16 dated 20/07/201	Thornbury Town Council has no objection to the application, subject to approval by the Tree Officer. The Council requests that a suitably mature replacement tree is planted to compensate for the loss of the existing tree.	Approve with conditions
P26/01162/LB	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Installation of new roof and structure to existing front bay window.	No objection	Approve with conditions
P26/01168/HH	5 The Slad Grovesend Thornbury South Gloucestershire BS35 3TW	Erection of a two storey side/front extension to form additional living accommodation and a single storey rear porch extension. Alterations to the ground levels to form patio and raised steps.	No objection	Approve with conditions

P26/00699/PNRE	Alexander Way Residential Care Home 3 Alexandra Way Thornbury South Gloucestershire BS35 1LA	Prior notification of the intention to install solar panels (roof mounted).	No objection	Prior Approval Not Required
P26/01274/HH	41 Squirrel Crescent Thornbury South Gloucestershire BS35 1BS	Raising of 2no. front gable features to provide additional living accommodation at loft level	Thornbury Town Council objects to the application due to its disproportionate scale and poor design, which is out of keeping with neighbouring properties. The Council also has concerns regarding the impact of the proposal on the privacy and amenity of neighbouring residents.	Refusal
P26/00919/F	High Street Dental Surgery 46 High Street Thornbury South Gloucestershire BS35 2AN	Demolition of single storey rear conservatory and erection of a two storey rear extension to provide an additional dental surgery room (Class E) at first floor level.	No objection.	Refusal
P25/02127/F	Land North Of Milbury Heath Road Buckover South Gloucestershire	Installation of hardstanding to form outdoor garden centre sales area (Retrospective).	No objection.	Approve with Conditions
P26/01575/TCA	69 High Street Thornbury South Gloucestershire BS35 2AW	Works to fell 1.no Leyland Cypress Tree. Tree situated within Thornbury Conservation Area.	No objection, subject to the planting of a replacement native tree	No objection
P26/01542/HH	The Abbey, Gloucester Road, Grovesend, Thornbury, South Gloucestershire	Installation of solar panels to existing dwelling and garage roofs and installation of 1.no air source heat pump (ASHP) to south east elevation.	No objection	Approve with conditions
P26/01589/CLP	2 Shannon Court Thornbury South Gloucestershire BS35 2HN	Installation of rear dormer to facilitate loft conversion.	OBJECT - the proposal appears to be oversized for the building, would be detrimental to the character of the area,	Approve Certificate of Lawfulness

			and could potentially set a precedent for further inappropriate extensions.	
P26/00736/PIP	Land At Crossways Business Park Crossways Lane Thornbury South Gloucestershire BS35 3UE	Permission in Principle for the erection of a minimum of 1no. dwelling and a maximum of 3no. dwellings.	Objection - considered to be overdevelopment, out of keeping with the character of the area and surrounding properties.	This application has been withdrawn
P26/01454/F	Cossham Hall Chapel Street Thornbury South Gloucestershire BS35 2BJ	Removal and replacement of windows (retrospective) and introduction of glazing bars to installed windows.	No comment from councillors due to this being for our building	Approve with conditions
P26/01193/F	High Point Cutts Heath Road Buckover South Gloucestershire	Erection of single storey extension to facilitate conversion of existing residential outbuilding into 1no. dwelling and associated works (resubmission of P26/00129/F).	Thornbury Town Council objects to this application as the site lies outside the defined settlement boundary and would adversely affect the character of this rural location. The Town Council also considers the proposal to be unsustainable, as the site is not withing reasonable access of local services, public transport, or cycling infrastructure and would therefore be reliant on private vehicle use.	This application has been withdrawn
P26/01802/HH	62 Park Road Thornbury South Gloucestershire BS35 1HS	Erection of single storey rear extension to form additional living accommodation. Demolition of existing garage. Erection of detached garage.	No objection	Approve with Conditions.
P26/02005/PNA	Land At Green Lane Milbury Heath South Gloucestershire	Prior notification of the intention to erect an extension to an agricultural building for storage of fodder and machinery.	No objection	Prior approval not required

P26/02013/HH	96 Swallow Park Thornbury South Gloucestershire BS35 1LU	Erection of single storey rear extension to form additional living accommodation.	No objection	Approve with conditions
P26/00181/F	Land At Cleve Wood Farm Grovesend Road Thornbury South Gloucestershire BS35 3TS	Erection of 1no self-build dwelling with associated works	No objection	Approve with conditions
P26/01755/PIP	Land At Hackets End Milbury Heath Road Buckover South Gloucestershire GL12 8QL	Permission in principle for the erection of 1no dwelling.	Thornbury Town Council raises no objection to this application. The Y2C bus service is now an established route operating every 20 minutes, and, having regard to the limited matters that can be considered under a Permission in Principle application, namely location, land use and the amount of development, no material planning grounds for objection have been identified.	Approve
P26/01971/TCA	Flat 1 Castle Court High Street Thornbury South Gloucestershire	Works to fell 1no. Sugar Maple Tree (T1). Situated within Thornbury Conservation Area.	The tree is reported to be in a dangerous condition due to decay. Subject to confirmation by the South Gloucestershire Council Tree Officer, Thornbury Town Council raises no objection to the proposed works, provided that a suitable replacement tree is planted as soon as reasonably practicable following the removal of the existing tree.	No Objection

P26/02096/TRE	The Orchard 61 Gloucester Road Thornbury South Gloucestershire BS35 1JH	Works to 1no. Silver birch to Crown reduce by approximately 3 metres in height and 2 metres radial spread covered by Tree Preservation order SGTPO32/06 dated 13/03/2007	No objection subject to tree officer approval.	Approve with conditions
P26/02108/TRE	Gloucester House 2 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works crown reduce to 1.no Silver Birch Tree by 3-5m to leave a final height of 13-15m and a radial spread of 3-3.5m all around the tree and crown thin largest lateral spreading branches by 30%. As covered by SGTPO 15/05 dated 7th March 2006.	No objection subject to tree officer approval.	Approve with conditions

Minutes of the Town Centre Partnership Meeting

Wednesday, 16 September 2026

Present: Cllr Helen Ball (Thornbury Town Council)
Andrea Durn (Thornbury Town Council)
Cllr Maggie Tyrrell (Thornbury Town Council and South Gloucestershire Council)
Cllr Jayne Stansfield (Thornbury Town Council and South Gloucestershire Council)
Alice Jennings (South Gloucestershire Council)
Cllr Chris Bloor (Thornbury Town Council)
Brian Roberts (Thornbury Chamber of Commerce)
Alan Cole (St Mary Centre)
Thornbury Town Council Administration Officer (minute taking)

1. **Apologies**
   Apologies for absence had been received from Christine Carter (Thornbury Town Council), Chris Davies (Thornbury Town Council and South Gloucestershire Council) and Sandra Davies (Love Thornbury).

2. **Introducing Andrea Durn, Chief Executive Officer, Thornbury Town Council**
   The Chair welcomed Andrea Durn to the meeting. Andrea has joined Thornbury Town Council from Wotton-under-Edge, where one of her key responsibilities was to support and improve the vitality of the town. She is keen to build on this experience and take forward similar initiatives in Thornbury.

   ACTION: Attendees were asked to consider ideas and suggestions for improving the vitality of Thornbury and bring these forward for discussion at the next meeting.

3. **Notes from meeting on 1 July 2026**
   The notes from the meeting held on 1 July 2026 were received. It was clarified that the trees and grass verges along Gillingstool and Grovesend Road **will not** be removed to facilitate a proposed cycle path. It was also noted that this approach into Thornbury remains an important and attractive view of the town.

4. **Organisation Updates:**
   - ***St Mary Centre***
     The loss of T G Jones from the High Street has resulted in another vacant premises, which was noted as a setback for the town. However, discussions are at an early stage regarding a potential new tenant. It was also noted that 10 St Mary Street has now been let. Alan reported that considerable work is taking place in the background to ensure that other vacant premises can be brought back to the market in good condition.

     It was also reported that St Mary Street Centre had worked closely with the police during the summer, resulting in a reduction in anti-social behaviour. However, an increase in the use of illegal e-bikes and e-scooters in a reckless manner was noted. The police are supporting the Centre in addressing this issue, and a number of bikes and scooters have been seized.

The Summer of Socks and the Thornbury Library Drumming Workshop, both held during the summer holidays, were reported to have been successful events.

A question was raised regarding the impact of the opening of the new Lidl store on Aldi. It was noted that Aldi remains an important store for Thornbury town centre.

ACTION: Alan will contact the Director of Aldi to request feedback on customer spend, to enable a comparison to be made, and will report back at the next meeting.

- ***Chamber of Commerce***
  Brian reported that the Chamber currently has approximately 60 member businesses. Its area extends beyond Thornbury to Bradley Stoke, with around half of its members based in Thornbury. Membership includes a range of businesses, not just shops.

- ***South Gloucestershire Council Officer***
  The Officer reported that a Radar traffic survey had been conducted on the High Street during the week commencing the 2nd July and the following was recorded:
  - The average weekday northbound traffic (no entry) is 38 vehicles, while the 7 day average is 41 vehicles.
  - Approximately 42% of the northbound traffic consists of motorcycles, scooters, and pedal cycles, while approximately 56% consists of cars and vans.
  - The average weekday southbound traffic is 1,036 vehicles, while the 7-day average is 970 vehicles. This suggests that traffic volumes are generally lower at weekends than on weekdays.
  - More than 91% of vehicles are travelling within the posted 20 mph speed limit, and only 2.2% of vehicles are travelling at speeds above 30 mph.

  Regarding parking offences, the Officer noted that 331 PCN's were issued between January and August 2026 on the High Street, Castle Court, The Plain and Castle Street and Parking Enforcement Officers work daily including weekends with some ad hoc evening shifts.

  She acknowledged concerns regarding the parking zone at Castle Court and noted that, as there are no yellow lines, motorists may not realise that parking is restricted in this area.

- ***South Gloucestershire Council Members***
  Members reported on the bus services in, around and out of Thornbury. The 535 service provides a route to Southmead Hospital via SGS College. The 65 service picks up passengers from the new housing estates and stops at Rock Street, Tesco and the leisure centre. It is designed to connect with the T1 for onward travel into Bristol. The Y2C service provides a connection to Yate.

  Members also reported that there are currently no plans to introduce the bike and scooter scheme in Thornbury and that it remains at the conceptual stage.

5. Any Other Business

Chris reported on the work he'd undertaken to develop a series of leaflets promoting and showcasing what Thornbury has to offer. The leaflets include themes such as Therapeutic Thornbury, A Night Out in Thornbury, A Coffee in Thornbury and Art in Thornbury, for example.

The CEO praised the initiative and suggested that consideration should be given to how the leaflets could be promoted more widely.

Members were reminded that the Remembrance Parade and Church Service will take place on Sunday, 8 November. Local businesses were encouraged to support the occasion by decorating their windows and showing their support for the event.

6. Date of Next Meeting

The date of the next meeting is on Wednesday, 9 December 2026 at 2.00pm in the Council Chamber.

HIGHWAYS ACT 1980 – Section 119

SOUTH GLOUCESTERSHIRE COUNCIL

STATEMENT OF REASONS

South Gloucestershire Council are seeking to divert part of public footpath OTH 57 where it crosses land to the south of Thornbury Leisure Centre. A new high-quality active travel path is being constructed by the Council between Alveston and Thornbury from a new entrance on the B4061 Alveston Hill through the fields to Thornbury Leisure Centre. A shared-use pavement already leads up to this point from the A38 junction and the new path will form a continuous route into Thornbury for all non-motorised users. This proposal is to divert the footpath that runs through the fields onto the proposed route of the active travel path, slightly west of its current alignment. As part of this proposal a new spur footpath will extend from the proposed new route to maintain the connection with footpath OTH 59.

With regard to the legal tests to be satisfied under the Act: -

- In the interests of the landowner it is expedient that the line of the footpath is diverted to the alignment of the proposed active travel route to provide one public route through the fields and enable them to manage their land accordingly. The existing path also passes close to their residential property, so diverting the path will improve privacy and security for the landowner.

- The proposed diversion will be substantially as convenient to the public: the termination points connect to the same highways and the connections to the local path network are maintained. Additionally convenience is maintained as the existing route between points A and D measures 620 metres, while the proposed new route between points A and F then along the pavement to point D is not significantly longer; measuring 678 metres. It will also provide a more convenient access to public footpath OTH 58 on the opposite side of Alveston Hill which is already well used.

- It is expedient to confirm the order having regard to the effect it will have on public enjoyment of the route, as the path will provide a firm all year surface and does not pass through livestock and will be fully accessible.

- The applicant has agreed to pay the administrative costs, costs associated with advertising the order, and any compensation that the Council may become liable for as a consequence of the order and any expenses incurred in making the proposed route ready for use by the public.

[Type here]

Highways Act 1980 Section 119
Footpath OTH 57 (Part) over land south of Thornbury Leisure Centre
Proposed Public Path Diversion Order

South Gloucestershire Council

October 2026 | Map No. 547 PT 9050 | Scale 1:2750 at A4

Existing Path:

OTH 57 A — D
B C

Proposed Paths:

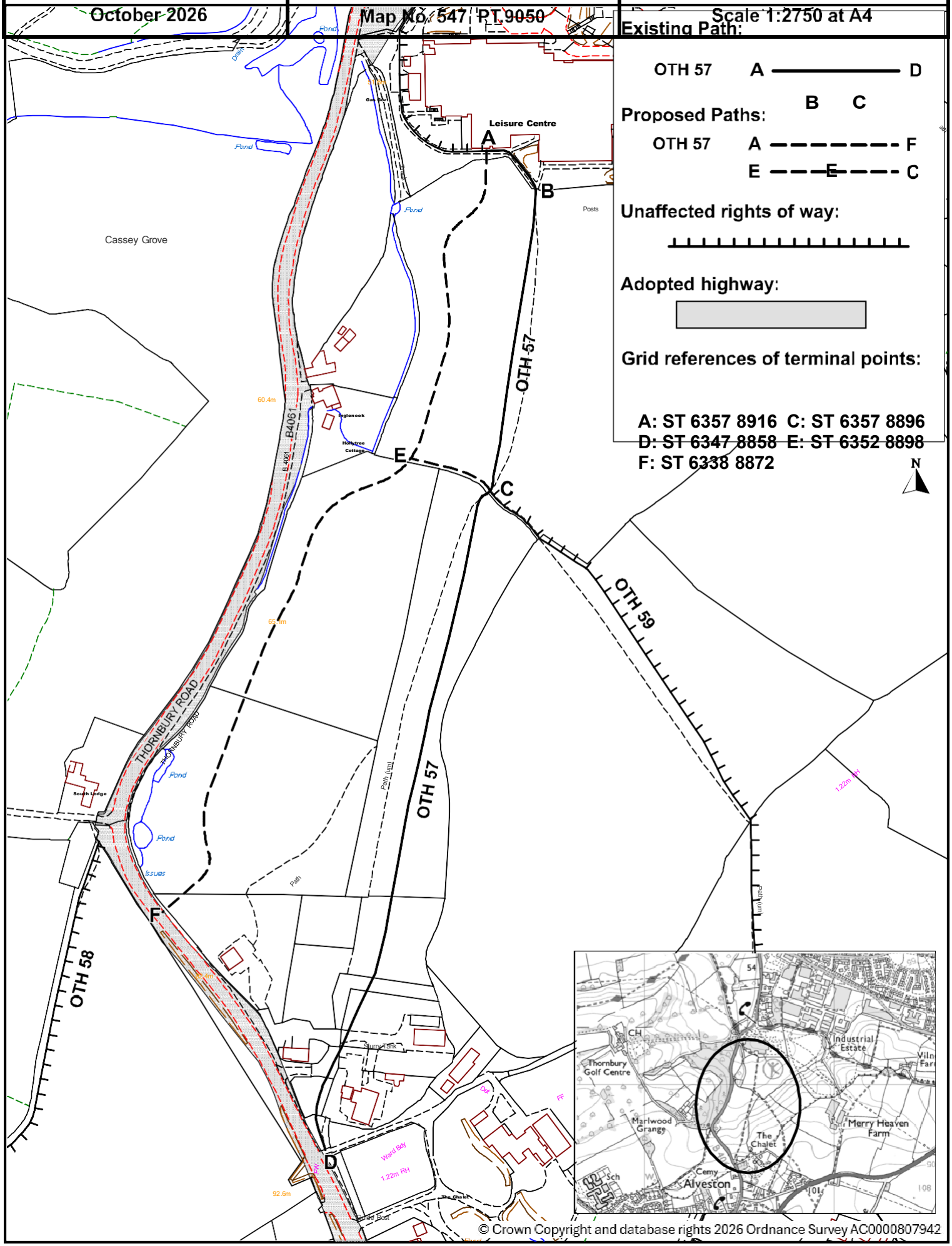
OTH 57 A – – – F
E – – – E – – – C

Unaffected rights of way:

Adopted highway:

Grid references of terminal points:

A: ST 6357 8916 C: ST 6357 8896
D: ST 6347 8858 E: ST 6352 8898
F: ST 6338 8872



© Crown Copyright and database rights 2026 Ordnance Survey AC0000807942

Dear Sir/Madam

This Council has received an application for the temporary closure of the following street in Thornbury:-

High Street – that length which extends from Castle Court to Chapel Street

Plan attached for your information.

The date and time of the closure is: **Saturday 26th December 2026 – 10:15 to 12:30 hours**.

Proposed alternative route for vehicles: Rock Street.

The road is to be closed for the holding of the **Berkeley Hunt Boxing Day Meet** and any queries regarding the proposed order should, in the first instance, be addressed to this department.

I would be grateful for your written confirmation that you have no objection to the proposed closure. If I do not receive a reply within the next **21 days** however, I will assume the order can proceed as detailed above.

Should it be the case that you object to this application, would you please let me have the reasons for your objection in full. The reasons will be quoted in the letter to the applicant refusing the application.

Please note that the usual exemption for emergency vehicles will be contained in the order if it proceeds.

Kind regards

Alice Rowlands

Legal Assistant

Legal, Governance and Democratic Services

Alice.Rowlands@southglos.gov.uk

Legal Services, South Gloucestershire Council,

Badminton Road, Yate, South Glos, BS37 5AF

South Gloucestershire Council: Making South Gloucestershire fairer, greener and more inclusive

---

This email and any files transmitted with it from South Gloucestershire Council are confidential and intended solely for the use of the individual or entity to whom they are addressed. You should not forward it by any method to anyone else who does not have a justified 'need to know'

If you have received this email in error please notify the sender

For requests for service or complaints, please visit www.southglos.gov.uk

Should you wish to know more about how we look after your personal information, please visit www.southglos.gov.uk/privacy

---

Clerk to Thornbury Town Council
clerk@thornburytowncouncil.gov.uk

Date: 8th October 2026
Our Ref: PT.9050/OTH57

HIGHWAYS ACT 1980 – SECTIONS 119
PROPOSED DIVERSION OF FOOTPATH OTH 57 OVER LAND SOUTH OF THORNBURY LEISURE CENTRE

This Council has received an application, under the above Act, to divert part of public right of way footpath OTH 57, as indicated on the attached plan. Further details are outlined in the attached Statement of Reasons.

I would be grateful for any comments your Council may have on this proposal by **9th November 2026**. I would advise you that at the end of this period a report will be presented to the relevant Committee, to enable consideration to be given as to whether an order should be made. The Council will not acknowledge any response. The report, however, will include a summary of any comments received.

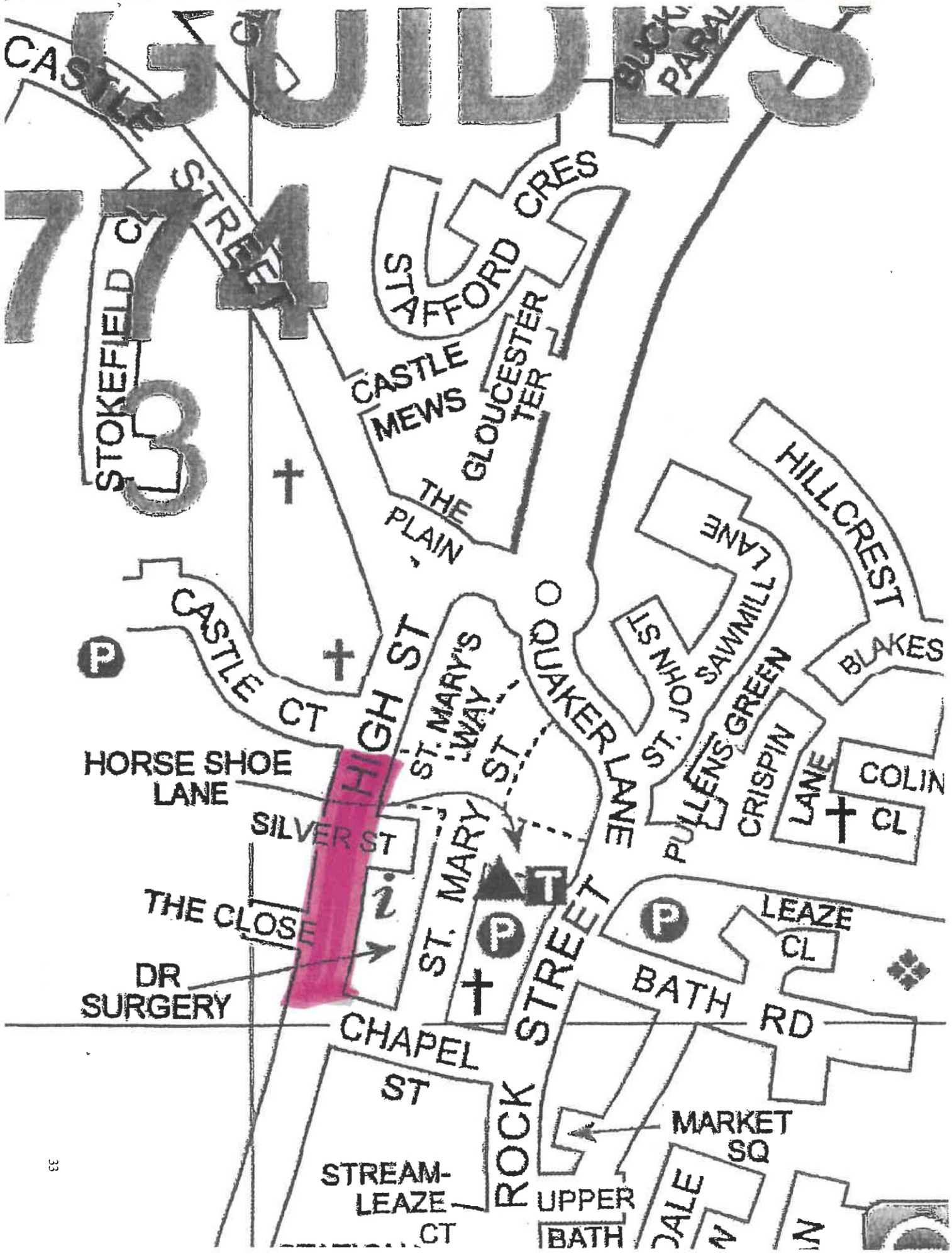
It may be of assistance to you when considering this proposal to be aware that at this stage the consultation being undertaken by the council is of a purely informal nature and does not involve widespread publicity.

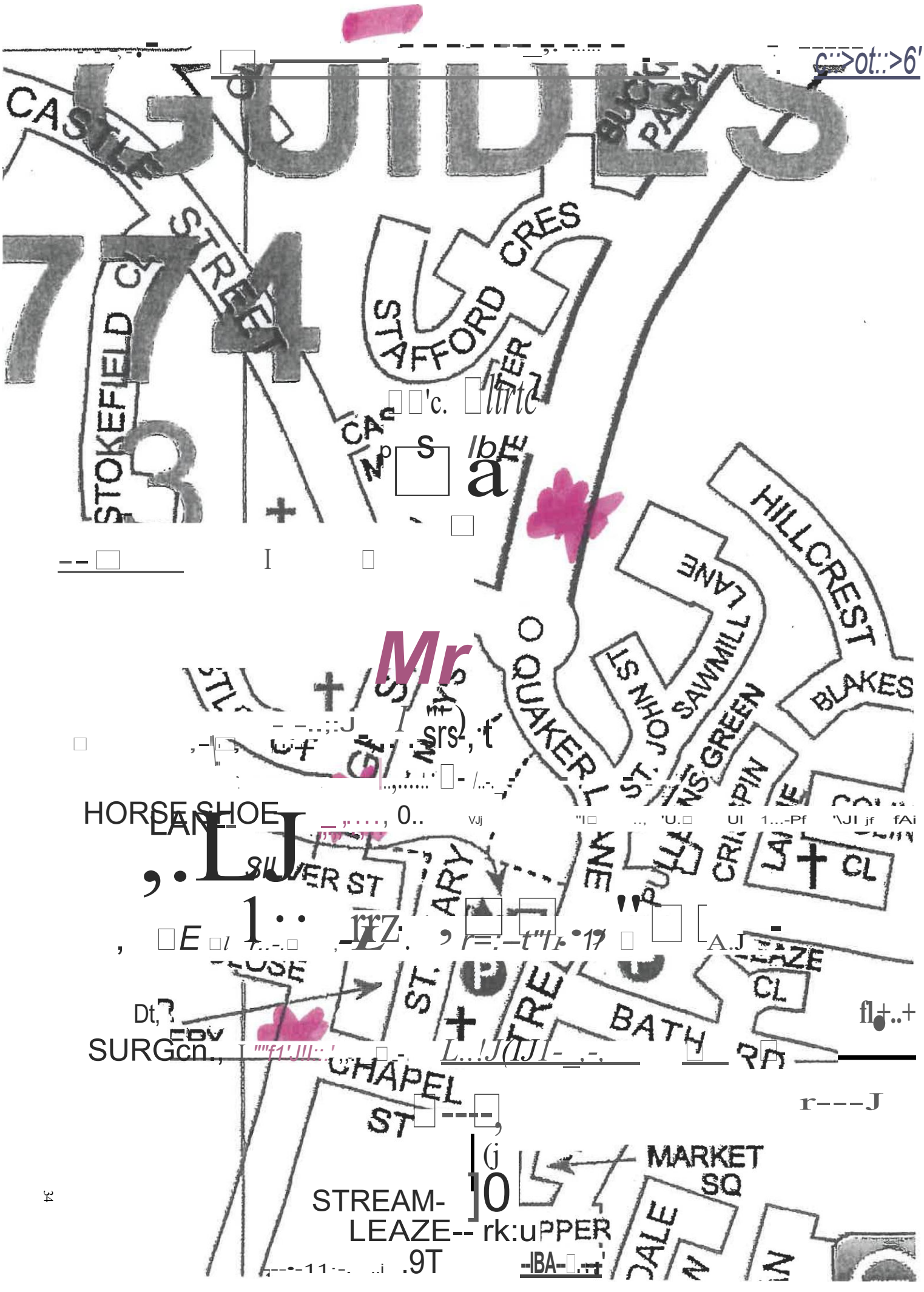
Yours sincerely

APartridge

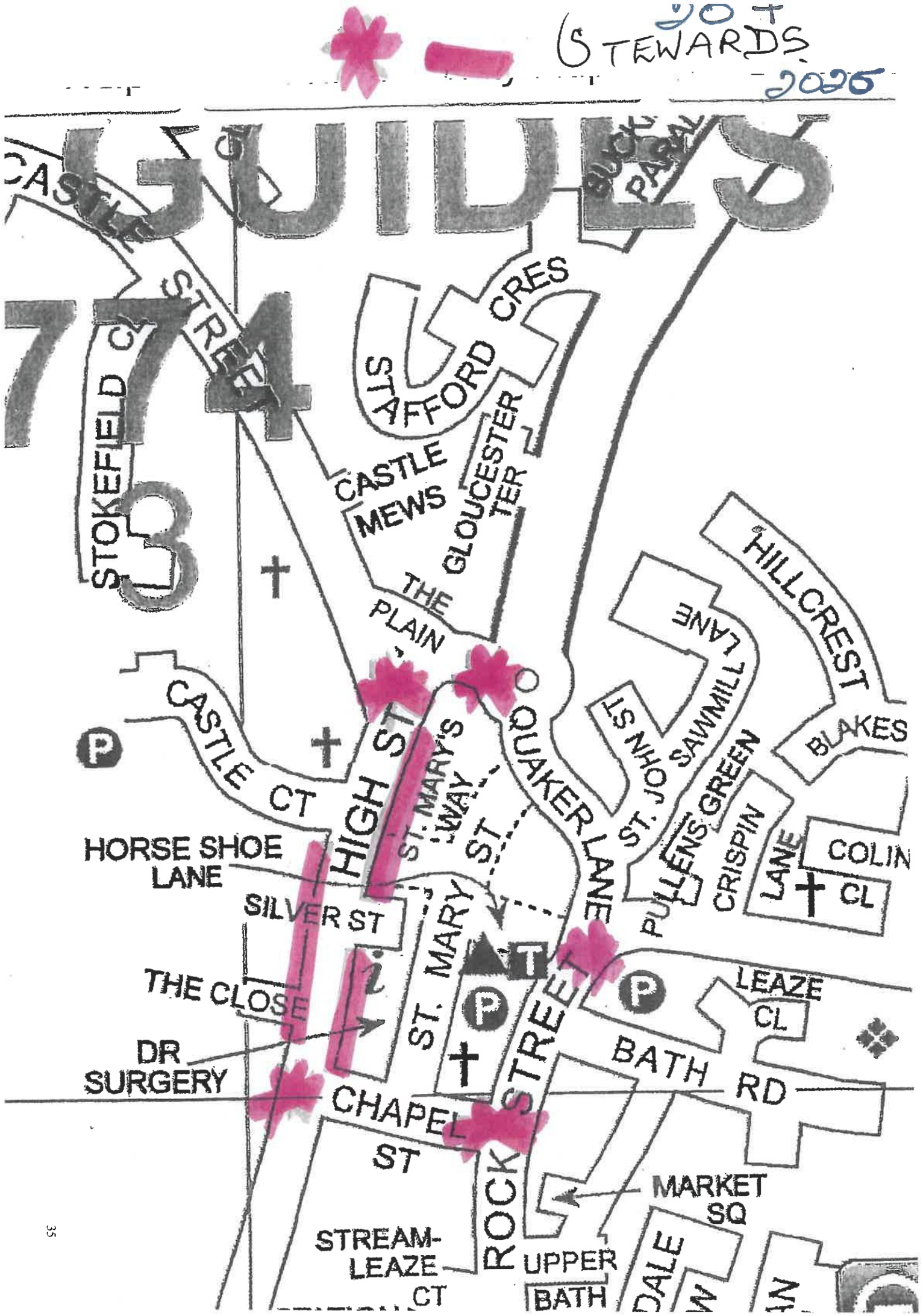
Ann Partridge
Technician
Public Rights of Way

CLOSED SECTION
10.15 a.m. to 12.30 p.m.
2025



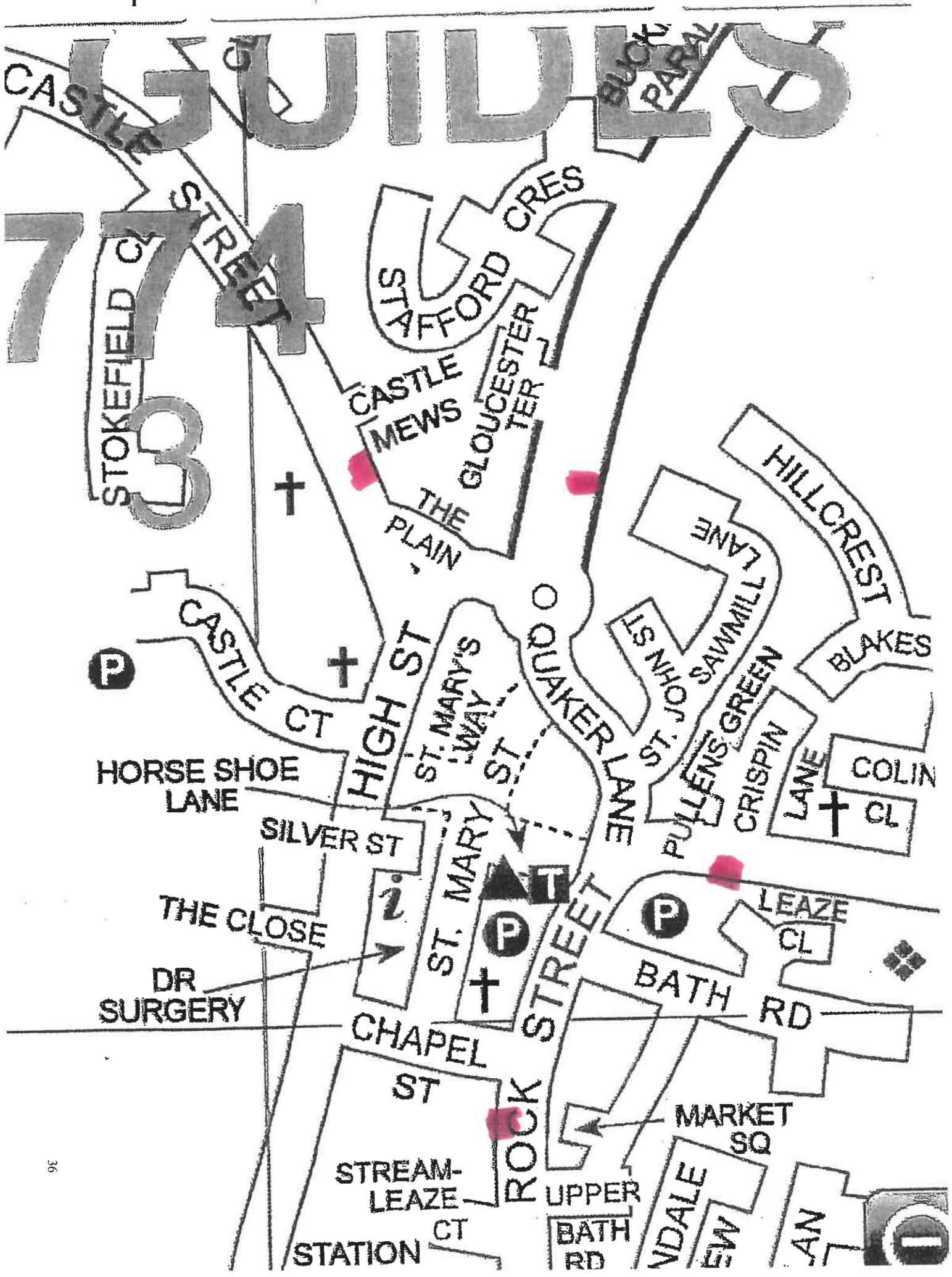

GUILDS
CASTLE
STREET
STOKEFIELD CL
STAFFORD CRES
HILLCREST
BLAKES
LANE
SAWMILL
ST. JOHN ST
QUAKER
HORSE SHOE LANE
SILVER ST
CHAPEL ST
BATH
MARKET SQ
STREAM-
LEAZE
CL

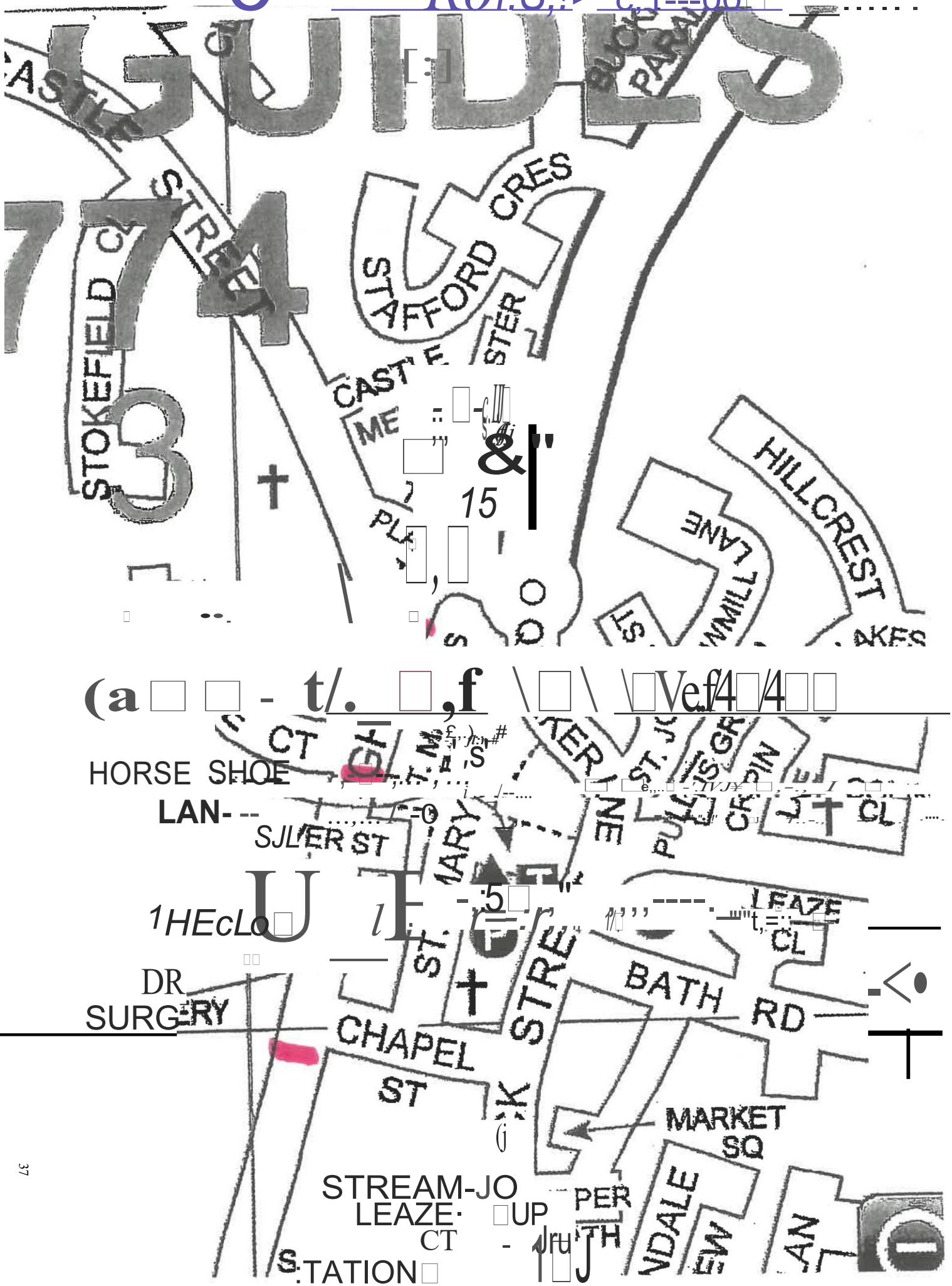
STEWARDS 2025



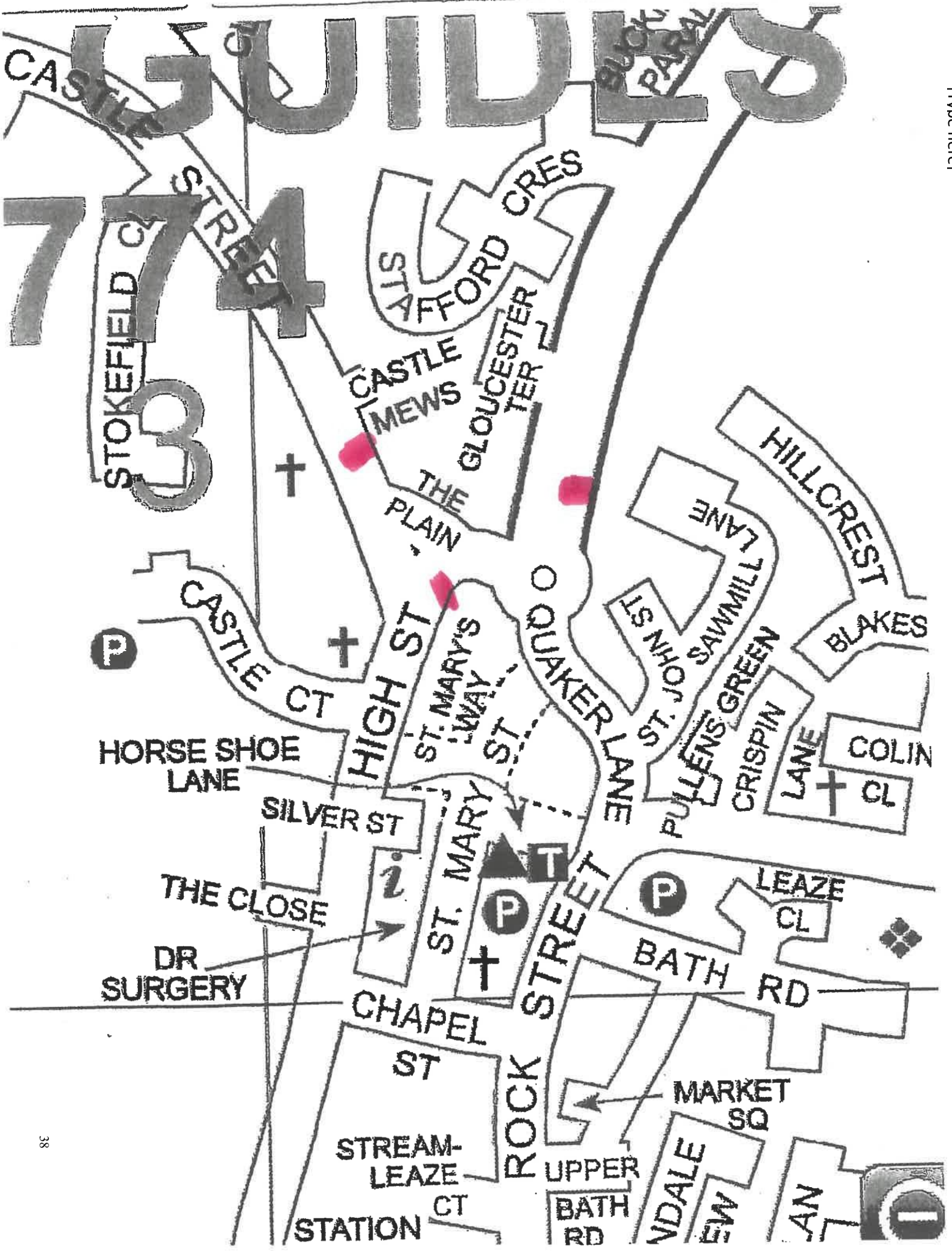
[Type here]

4 Nº [redacted] HORSES IN ROAD

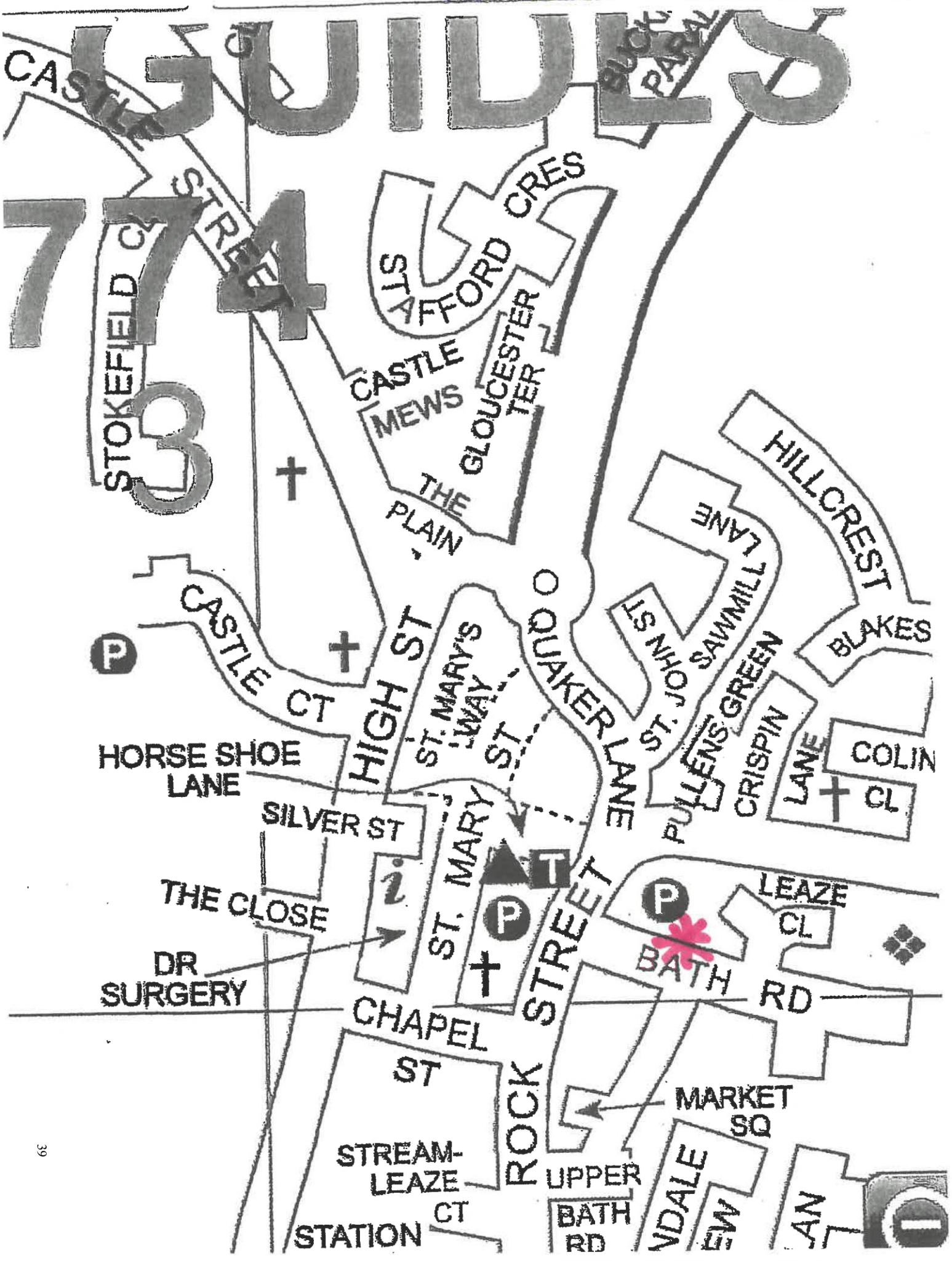



GUIDES
STOKEFIELD CL
STREET
STAFFORD CRES
HILLCREST
LANE
HORSE SHOE
LANE
SJLVER ST
ST.
STREET
BATH RD
CHAPEL
ST
MARKET
SQ
DR
SURGERY
STREAM-JO
LEAZE
CT
STATION
PER
VDALE

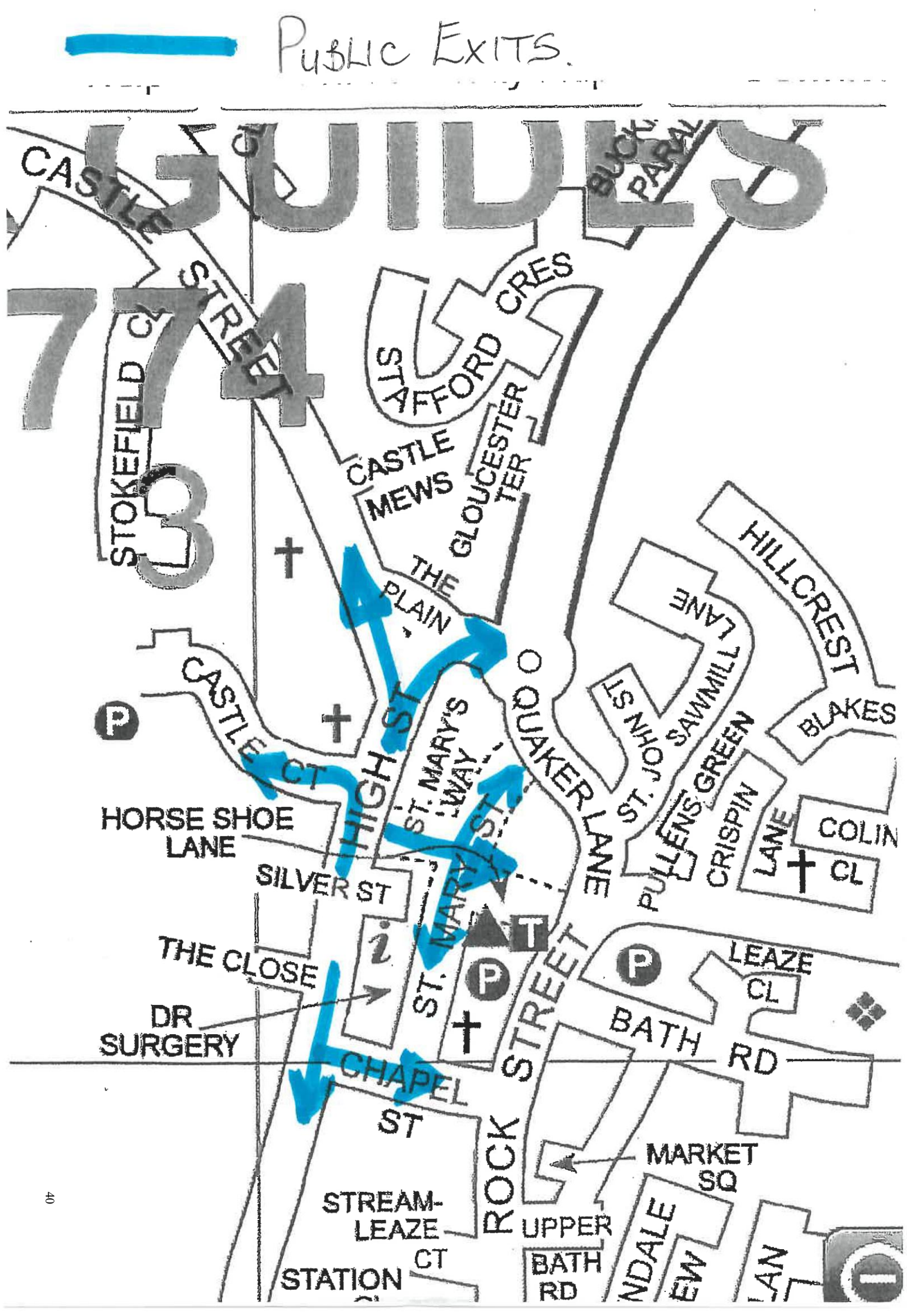
3 No ROAD CLOSED AHEAD



OPEN GATES 9.30
CLOSE GATES 4.30



PUBLIC EXITS.



Good morning,

I am making contact regarding the pending full weekend motorway junction closure at Falfield from 30/10/26 - 02/11/26. This closure is associated with our ongoing works at Almondsbury Interchange and the need to refurbish M5 J14, in order it can be used temporarily as a signed diversion route from December 2026.

My reasons for contacting you are firstly to explain what we are doing and why and secondly to enlist your help is spreading our messaging.

Please see below a link to our Almondsbury Interchange Renewal project page, that I would be grateful if you could add to your webpage and other platforms:

https://nationalhighways.co.uk/roads-and-travel/road-projects/south-west/m4-and-m5-almondsbury-interchange/

We can also provide diversion PDFs if you are happy to host them.

Could I ask if you would find a conversation useful and when you may be available for a TEAMS call or meeting in person, as suits you.

I trust this makes sense and I look forward to your response.

Kind Regards

Kathryn

Kathryn Wiltshire

Route Manager | South West Operations

National Highways | Brunel House | 930 Aztec West | Bristol | BS32 4SR

Telephone: 0300 470 7003

Web: http://www.nationalhighways.co.uk



Latest updates

- 02 September 2026

M4 M5 Almondsbury Interchange works winter 2026/27

Upcoming Closures

11 October to December 2026

The M4 junction 20 westbound to the M5 junction 15 northbound section of the interchange will be closed 24/7. Traffic will be diverted via the M5 southbound junction 16.

Please follow the signed diversion route. The diversion route for this closure is expected to add around four minutes to journey times during off-peak times.

We expect the M5 junction 16 will be under extra pressure during the closure and the M4 junction 22 will be busier than usual.

Closure location and diversion map.

M5 junction 14 full weekend closure 30 October 8pm – 2 November 6am

The M5 junction 14 will be closed (including entry and exit slip roads and B4509) for refurbishment work.

Traffic will be diverted via A38. Access will remain for emergency vehicles.

December 2026 – February 2027

The M4 junction 20 eastbound to the M5 junction 16 southbound section of the interchange will be closed 24/7.

Traffic will be diverted via M5 junction 14.

Please follow the signed diversion route. The diversion route for this closure is expected to add around 15 minutes to journeys at off peak time times.

We expect M4 junction 19 / M32 junction 1 will be busier than usual during this closure.

Closure location and diversion map.

What to expect

Drivers are advised to expect delays in the area. Please plan ahead and allow extra time for your journeys.

If you use alternative routes, please check the route in advance as there are other works in the area, including on the M32 junction 1, this winter.

Please consider avoiding the Almondsbury Interchange at peak times or use alternative transport where possible for long distance journeys while the work is underway .

Please remember that closures can change at short notice. You can check the latest information on our daily closures page. Our travel alerts give details of live incidents on our network.

Project information

Overview

Almondsbury Interchange is where the M4 and M5 meet, near Bristol, Aztec West, Cribbs Causeway and the Severn Bridges.

We're undertaking permanent repairs to this key junction, following temporary emergency fixes in 2024. This work will prevent future emergency closures.

Work on the interchange includes:

- replacing street lighting
- electrical renewals
- camera installation
- concrete repairs
- new waterproofing
- replacing the safety barrier
- new bridge joints
- resurfacing
- drainage upgrades
- new white lining and studs

We understand this work will be disruptive and have planned our work to ensure the repairs are completed as quickly and safely as possible.