

**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 AUTHORITY 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

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]

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.

				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

		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

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

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.