

**Minutes of the Meeting of the Planning Committee
held on Thursday 5 March 2026 at Council Chamber, Town Hall at 7:30pm**

Members Present: Cllr Maggie Tyrrell (Chair)
Cllr Helen Ball
Cllr Chris Davies
Cllr Fiona Deas

Officers Present: Caroline Adams (Administrator)

Members Absent: Cllr Gil Gilroy
Cllr Jayne Stansfield

There were no members of the public in attendance

PC2526.40 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Jayne Stansfield and Gil Gilroy.

PC2526.41 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST

There were no members' declarations of interest.

PC2526.42 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

PC2526.43 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 22 JANUARY 2025

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 22 January 2026 as an accurate record, and the minutes were signed by the Chair.

PC2526.44 TO NOTE AND RATIFY PLANNING APPLICATION COMMENTS MADE UNDER DELEGATED AUTHORITY AND SUBMITTED ON THE FOLLOWING DATES:

There were no comments made under delegated authority

PC2526.45 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.

PC2526.46 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.

PC2526.47 TO RECEIVE MINUTES FROM THE TOWN CENTRE PARTNERSHIP MEETING ON 10.12.2025

The minutes from the Town Centre Partnership meeting of the 10 December 2025 were received.

PC2526.48 TO REVIEW THE TERMS OF REFERENCE FOR RECOMMENDATION TO FULL COUNCIL

It was **RESOLVED** unanimously to approve the Terms of Reference for the 2026–2027 civic year for recommendation to Full Council.

PC2526.49 TO REVIEW THE PROPOSED MEETING DATES FOR THE 2026-2027 CIVIC YEAR TO FULL COUNCIL

The proposed meeting dates for 2026–2027 were received, and it was unanimously **RESOLVED** to approve them for recommendation to Full Council.

PC2526.50 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON TUESDAY 7 APRIL 2026.

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 7 April 2026.

PC2526.51 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 16 APRIL 2026, TO BE HELD AT THE TOWN HALL

The date of the next meeting was noted to be 7:30pm on Thursday 16th April 2026 at the Town Hall.

[Meeting closed: 20:35]

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 05.03.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
27.01.26	P26/00158/HH	33 Waterford Close Thornbury South Gloucestershire BS35 2HU	Erection of two storey rear and single storey side extension to form additional living accommodation.	No objection
28.01.26	P26/00129/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.	No objection
29.01.26	P26/00058/RM	Land West Of Park Farm Butt Lane Thornbury Bristol South Gloucestershire BS35 1RA	Erection of 386no dwellings and a local centre (Use Classes E and F1). Approval of reserved matters for Phases 2a and 3 with appearance, landscaping, layout and scale to be determined: to be read in conjunction with PT18/6450/O (approved under appeal ref APP/P0119/W/21/3288019)), as well as 25no custom build plots. Discharge of conditions 6 (phase details), 10 (electric vehicle charging scheme), 21 (energy statement), 25 (noise assessment), and 32 (lighting design strategy) attached to appeal decision APP/P0119/W/21/3288019.	<p>Noted, the very reasonable concerns of the officers, and the Town Council supports them. The Town Council considers that this application should not be moved forward until those concerns are fully addressed.</p> <p>The Town Council also expresses particular concerns about the proposal's inclusion of narrow cul-de-sacs, creating parking issues, as well as the poor interpretation of the active travel aspect of the proposal.</p>

29.01.26	P26/00146/ADV	Coop Food Thornbury 9 High Street Thornbury South Gloucestershire	Display of 1no. non-illuminated surround sign and 1no. internally illuminated logo panel on new ATM	No objection
29.01.26	P26/00161/F	Coop Food Thornbury 9 High Street Thornbury South Gloucestershire	Installation of ATM to shopfront.	No objection
30.01.26	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
03.02.26	P26/00202/TRE	10 Stokefield Mews Thornbury South Gloucestershire BS35 1BW	1BW Works to 1no. Sycamore to crown reduce by 7-10m in height and 5-8m in width covered by SGTPO1/15 dated 8th June 2015.	No objection, subject to the approval of the Tree Officer.
03.02.26	P26/00135/RM	Land West Of Park Farm Thornbury South Gloucestershire	Land West Of Park Farm Thornbury South Gloucestershire Erection of 5 no. custom build dwellings with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT18/6450/O).	No objection
06.02.26	P25/01369/O	Land At Vattingstone Lane Alveston	Erection of up to 132no. dwellings, including associated open space, landscaping and heritage corridor, creation of new vehicular access off Vattingstone Lane, provision of new	The Town Council would like to see a full survey of badger sets completed, as well as surveys for other protected species.

		South Gloucestershire	pedestrian and cyclist links, surface water drainage infrastructure, and associated works (outline) with access to be determined, and all other matters reserved.	
09.02.26	P26/00195/HH	4 Ladden Court Thornbury South Gloucestershire BS35 2DQ	Erection of single storey side extension to provide additional living accommodation.	No objection
09.02.26	P26/00272/HH	27 Tilting Road Thornbury South Gloucestershire BS35 1ES	Erection of two storey side extension to form additional living accommodation.	No objection
11.02.26	P26/00277/ADV	Thornbury United Reformed Church Chapel Street Thornbury South Gloucestershire BS35 2BJ	Display of 1no. banner.	No objection
16.02.26	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
17.02.26	DOC26/00061	West Park House Midland Way Thornbury South	Discharge of conditions 6 (Servicing Management Plan), 8 (Travel Plan), 14 (Soft Landscaping), 17 (External Lighting), 18 (LEMP) and 20 (Public Art) attached to Planning Permission	No comment

		Gloucestershire BS35 2NT	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.	
18.02.26	P26/00354/HH	6 Orchard Avenue Thornbury South Gloucestershire BS35 2LZ	Conversion of car port to garage.	No objection
24.02.26	P25/02677/O	Land North Of Oldbury Lane Thornbury South Gloucestershire BS35 1LB	Notification of site visit letter. Outline planning application for the demolition of existing buildings/structures and severable, phased development of up to 350 dwellings including potential for later living/care accommodation (Use Classes C2 and C3), a flexible community hub (non-residential uses to include Use Classes E and F2), publicly accessible open space, land to deliver renewable energy generation, landscaping and biodiversity enhancements, and associated infrastructure and engineering works including footpaths/cycleways and SUDs. All matters reserved except for access from Oldbury Lane.	The Town Council refers officers to our previous comments and our objection stands.

25.02.26	P26/00391/HH	46 Gloucester Road Thornbury South Gloucestershire BS35 1JQ	Erection of single storey rear extension to form additional living accommodation.	No objection
26.02.26	P26/00304/CLP	28 Barley Fields Thornbury South Gloucestershire BS35 1AJ	Installation of 5no. roof lights to facilitate the conversion of the loft.	No objection
APPLICATIONS RECEIVED AFTER PAPERS WENT OUT				
02.03.26	P26/00395/ADV	The Laurels Gloucester Road Grovesend Thornbury South Gloucestershire	Display of 2no. non illuminated temporary gate signs. (Retrospective)	No objection
05.03.26	P26/00375/F	Land Adjacent To Pool Farm Oldbury Lane Thornbury South Gloucestershire	Laying of hardstanding and associated works including formation of bunds to facilitate the change of use of land from agriculture to storage and distribution (Class B8) (retrospective) with proposed improvements at the access.	No objection