

26 June 2025

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

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 1 July 2025 at 6.30pm.**

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 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 3 April 2025
5. To elect a Vice Chair of the Planning Committee
6. To note comments made under delegated authority
7. To consider the schedule of planning and licensing applications
8. To note the schedule of planning and licensing application decisions made by South Gloucestershire Council

9. To receive update on the Police holding engagement sessions at the Town Hall
10. To receive minutes from the Town Centre Partnership meeting on 25.06.25
11. To note that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Thursday 11th September 2025
12. Date of the next meeting: 7.30pm on Thursday 18th September 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 Thursday 28 March 2025 at Council Chamber, Town Hall at 7:30pm**

Members Present: Cllr Maggie Tyrrell (Chair)
Cllr Jayne Stansfield
Cllr Chris Davies
Cllr John Reynolds
Cllr Fiona Deas

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

Members Absent: Cllr Helen Ball

There were no members of the public in attendance

PC2425.45 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Helen Ball.

PC2425.46 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST

There were no members' declarations of interest or requests for dispensation.

PC2425.47 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present, but Committee members discussed two letters which had been received, regarding the local plan. The Chief Executive will respond to these along with sending a letter to Property Services at South Gloucestershire Council to clarify a technical detail regarding land ownership, raised in one of the letters.

PC2425.48 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 28 NOVEMBER 2024

It was **RESOLVED** to approve the minutes of the Planning Committee meeting of 28 November 2024 as an accurate record, and the minutes were signed by the Chair.

PC2425.49 TO NOTE AND RATIFY COMMENTS MADE UNDER DELEGATED AUTHORITY

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

PC2425.50 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.

PC2425.51 TO NOTE THE SCHEDULE OF PLANNING AND LICENSING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL

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

PC2425.52 TO NOTE THE SOUTH GLOUCESTERSHIRE COUNCIL TREE PRESERVATION ORDER SGTPO 1173

The South Gloucestershire Council Tree Preservation Order SGTPO 1173 was noted.

PC2425.53 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE CONSULTATION ON THE LOCAL PLAN

It was **RESOLVED** that the Committee had no objection to the legalities, soundness and duty to co-operate of the local plan. The Town Council will consider and respond to any planning applications as they arise.

PC2425.54 TO CONSIDER THE DRAFT SCHEDULE OF COUNCIL AND COMMITTEE MEETINGS FOR THE 2025/2026 CIVIC YEAR FOR RECOMMENDATION TO THE FULL COUNCIL

The draft schedule of Council and Committee meetings for the 2025/2026 civic year was considered and agreed, with no amendments or requests made.

PC2425.55 TO CONSIDER AND APPROVE AN UPDATE TO THE PLANNING COMMITTEE'S TERMS OF REFERENCE

It was **RESOLVED** to approve an update to the Planning Committee's terms of reference:

- To remove an out of date line on budget spend which the Committee no longer has available to it and,
- To add in that the Chair will be required to attend training within 6 months of appointment

It was also requested that reports from the Town Centre Partnership be brought to this committee for review.

PC2425.56 TO RECEIVE FEEDBACK FROM THE MEETING BETWEEN THE TOWN COUNCIL AND THE AVON AND SOMERSET POLICE AND CRIME COMMISSIONER ON 28 MARCH 2025

Feedback from the meeting between the Town Council and the Avon and Somerset Police and Crime Commissioner was shared, with further information expected to be received from the Police following the meeting.

It was requested that officers look into whether the police can return to the Town Hall for beat surgeries, with the Finance and General Purpose Committee to look at any financial implications.

PC2425.57 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CLERK FOR INCLUSION IN THE NEXT AGENDA IS THURSDAY 15TH MAY 2025

It was noted that the deadline for submission of items to the Clerk for inclusion in the next agenda is Thursday 15th May 2025.

PC2425.58 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 22 MAY 2025, TO BE HELD AT THE TOWN HALL

The date of the next meeting was noted to be 7:30pm on Thursday 22 May at the Town Hall.

Meeting closed: 21:04

DRAFT

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 03.04.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
17.03.25	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
07.03.25	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. P25/00614/PNH	No objection
17.03.25	P25/00611/ADV	23 - 25 High Street Thornbury South Gloucestershire BS35 2AE	Display of 1no. non-illuminated fascia sign.	No objection
18.03.25	P25/00618/F	Land At Streamleaze Court Rock Street Thornbury South Gloucestershire	Creation of 12no. space car park with associated works.	No objection
21.03.25	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

22.03.25	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).	No objection, subject to the trees being protected and appropriate landscaping plans being in place. Consider Thornbury Neighbourhood Plan when determining application.
25.03.25	LI25/2345/STB	Green Top Markets	To trade at: High Street, Thornbury, South Gloucestershire, BS35 2AE	No objection
26.03.25	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.
26.03.25	LI25/2386/STM	Grill and Go	To trade at all areas of South Gloucestershire	No objection. Consider Thornbury Neighbourhood Plan when determining application.
27.03.25	P25/00679/F	Unit 3 Mead Court Cooper Road Thornbury South Gloucestershire	Change of Use from to general/industrial (Class B1 and B8) and Physiotherapy Outpatient unit as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection. Consider Thornbury Neighbourhood Plan when determining application.
27.03.25	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. Installation of 2no. first floor side windows.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
28.03.25	LI25/2431/STM	Grill and Go	To trade at all areas of South Glos	No objection. Consider Thornbury Neighbourhood Plan when determining application.

28.03.25	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.
28.03.25	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.
31.03.25	P25/00679/F	Unit 3 Mead Court Cooper Road Thornbury South Gloucestershire	Change of use from General/ Industrial (Class B1 and B8) to Healthcare services, Office and Recreational and Fitness use (Class E) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection. Consider Thornbury Neighbourhood Plan when determining application.
25.03.25	P25/00755/HH	6 Tilting Road Thornbury South Gloucestershire BS35 1EP	Erection of two storey side and single storey rear extension to form additional living accommodation.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
24.03.25	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.
03.04.25	Road closure order PT.8286	Thornbury High Street	VE Day 80th Anniversary Celebration - Thornbury	No objection – this road closure has been submitted by Thornbury Town Council

THORNBURY TOWN COUNCIL

PLANNING DECISIONS noted at the Planning Committee meeting on 03.07.25

REF NO	LOCATION	PROPOSAL	TTC COMMENT	PLANNING DECISION
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

THORNBURY TOWN COUNCIL

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

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
12.06.25	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.	
13.06.25	P24/02413/RM	Land West Of Park Farm Butt Lane Thornbury Bristol South Gloucestershire	Erection of 150no 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) and 21 (energy statement) attached to appeal decision APP/P0119/W/21/3288019. Amended plans received	
08.06.25	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.	
17.06.25	P25/01411/ADV	14 St Mary Street Thornbury South Gloucestershire BS35 2AB	Display of 1no. Non illuminated fascia sign.	
17.06.25	P25/01339/HH	94 Jubilee Drive Thornbury South	Erection of a single storey front extension to form storage area.	

		Gloucestershire BS35 2YJ		
18.06.25	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.	
18.06.25	P25/01346/HH	The Barn Park Farm Butt Lane Thornbury South Gloucestershire	Erection of a single storey rear extension to form covered pavilion.	
19.06.25	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 to reduce the slope with a more gentle ramp, and lower the internal ground level of the garage.	
20.06.25	P25/01483/HH	2 Homefield Thornbury South Gloucestershire BS35 2EW	Erection of front porch.	
25.06.25	P25/01369/O	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.	
26.06.25	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.	
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