

**Minutes of the Meeting of the Planning Committee  
held on Thursday 22 January 2026 at Council Chamber, Town Hall at 7:30pm**

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

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

Members Absent: Cllr Gil Gilroy  
Cllr Helen Ball

There were no members of the public in attendance

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**PC2526.28 TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Helen Ball and Gil Gilroy.

**PC2526.29 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST**

There were no members' declarations of interest.

**PC2526.30 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC**

There were no members of the public present.

**PC2526.31 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 23 September 2025**

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 23 September 2025 as an accurate record, and the minutes were signed by the Chair.

**PC2526.32 TO NOTE AND RATIFY PLANNING APPLICATION COMMENTS MADE UNDER DELEGATED AUTHORITY AND SUBMITTED ON THE FOLLOWING DATES:**

- PC2526.32.1 - 14 October 2025
- PC2526.32.2 - 3 November 2025
- PC2526.32.3 - 19 November 2025
- PC2526.32.4 - 19 December 2025

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

**PC2526.33 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.

**PC2526.34 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.

**PC2526.35 TO RECEIVE NOTICE OF WORKS FOR PROPOSED COMMUNICATIONS INSTALLATION**

The works for the proposed communications installation were noted.

**PC2526.36 TO RECEIVE MINUTES FROM THE TOWN CENTRE PARTNERSHIP MEEETING ON 17.09.2025**

The minutes from the Town Centre Partnership meeting of the 17 September were received.

**PC2526.37 TO RECEIVE UPDATE ON POLICE ENGAGEMENT SESSIONS**

The Chief Executive provided an update on police engagement sessions. Session details are available on the police website. The Chief Executive was asked to establish attendance figures. The Town Council expressed support for the Police in building community relations within Thornbury.

**PC2526.38 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON TUESDAY 24 FEBRUARY 2026.**

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 24 February 2026.

**PC2526.39 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 5<sup>th</sup> MARCH 2026, TO BE HELD AT THE TOWN HALL**

The date of the next meeting was noted to be 7:30pm on Thursday 5<sup>th</sup> March 2026 at the Town Hall.

[Meeting closed: 20:34]

## **THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered at the Planning Committee meeting on 22.01.26

<b>DATE</b>	<b>REF NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>
17.12.25	<a href="#">P125/02805/F</a>	3-5 Horseshoe Lane Thornbury South Gloucestershire BS35 2AZ	Erection of replacement plant and associated works.	<b>No objection</b>
17.12.25	<a href="#">P25/02127/F</a>	Land North of Milbury Heath Road Buckover South Gloucestershire	Installation of hardstanding to form carpark and outdoor garden centre sales area (Retrospective).	<b>No objection</b>
18.12.25	<a href="#">P25/02865/PNMD</a>	Unit 3 Crossways Business Park Crossways Lane Thornbury South Gloucestershire	Prior notification for the change of use of building from commercial (Class E) to 1no. dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 as amended.	<b>No Objection</b>
22.12.25	<a href="#">LI25/9006/PREMIS</a>	Units 1 To 3 The Courtyard High Street Thornbury South	The Yard at No.8 is a bakery, pizzeria and bar. It will operate within both buildings, and across all of the outside space	<b>OOM – No objection</b>

		Gloucestershire BS35 2AQ		
24.12.25	<a href="#">P25/02719/F</a>	Land At Morton Farm Old Gloucester Road Thornbury South Gloucestershire BS35 3UF	Extension of hardstanding and change of use of land and building from agriculture to storage and distribution and manufacture of timber products (Use Classes B2 and B8) together with ancillary sales, formation of parking and associated works. (Retrospective)	<p><b>Objection</b></p> <p>The Town Council supports the comments of the Conservation Officer.</p> <p>The proposed industrialisation and commercialisation of the site would be out of keeping with the character of the area, which is not designated or designed for commercial use.</p> <p>The proposal would also have a harmful and unacceptable impact on the setting of nearby listed buildings.</p>
24.12.25	<a href="#">P25/02721/F</a>	Land At Morton Farm Old Gloucester Road Thornbury South Gloucestershire BS35 3UF	Change of use of agricultural 'building 04' to general industry/storage and distribution (Use Classes B2 and B8). Extension to east elevation of 'building 03' (use Class B2/B8) extension to hardstanding, formation of bund, additional parking area and other works in association with the uses permitted under PT15/3803/F. (Retrospective)	<p><b>Objection</b></p> <p>The Town Council supports the comments of the Conservation Officer.</p> <p>The proposed industrialisation and commercialisation of the site would be out of keeping with the character of the area, which is not designated or designed for commercial use.</p>

24.12.25	<a href="#">P25/02727/F</a>	Land At Morton Farm Old Gloucester Road Thornbury South Gloucestershire BS35 3UF	Change of use of land from agriculture to storage and distribution (Use Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Extension of hardstanding, erection of fences and gates (retrospective)	<p><b>Objection</b></p> <p>The Town Council supports the comments of the Conservation Officer.</p> <p>The proposed industrialisation and commercialisation of the site would be out of keeping with the character of the area, which is not designated for commercial use.</p> <p>The extension of hardstanding to accommodate large vehicles, undertaken without planning permission, is regrettable and contributes to the adverse impact on the rural landscape</p>
24.12.25	<a href="#">P25/02915/HH</a>	3 Waterford Close Thornbury South Gloucestershire BS35 2HS	Erection of single storey rear extension and front porch. Installation of render.	<b>No Objection</b>
05.01.26	<a href="#">P26/00007/TRE</a>	11 Warwick Place Thornbury South Gloucestershire BS35 1EZ	Works to 1. no Walnut tree to Pollard back to previous points covered by Tree Preservation Order TPO 39 dated 14th December 1971.	<b>No objection</b> <p>The Town Council raises no objection to the proposal, subject to the comments and approval of the Tree Officer.</p>
05.01.26	<a href="#">DOC26/00005</a>	Unit 3 Mead Court Cooper Road	Discharge of condition 4 (Cycle Parking) attached to Planning Permission P25/00679/F. Change of use from General/Industrial (Class B1 and B8) to	<b>No objection</b>

		Thornbury South Gloucestershire BS35 3UW	Healthcare services, Office and Recreational and Fitness use (Class E) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	
06.01.26	<a href="#"><u>LI26/0146/STS</u></a>	Cooper Road Thornbury South Gloucestershire BS35 3UW	Renewal, Street Trader Static	<b>No objection</b>
08.01.26	<a href="#"><u>P25/02752/F</u></a>	Verge At Vattingstone Lane Opposite Quarry Road Alveston	Erection of 1no. micro battery energy storage system with associated works.	<p>Object</p> <p>Thornbury Town Council objects to this proposal on the grounds that it would compromise the intended development of the site as set out in the new Local Plan.</p> <p>While the Town Council recognises the potential value of micro battery energy storage systems in principle, it considers that the proposal, as currently presented, is not sufficiently sympathetic to its surroundings. The Council would only support such development if appropriate visual mitigation were secured, including the provision of suitable landscaping and screening, in order to soften its appearance and ensure the development is more in keeping with the character and setting of the area.</p>
12.01.26	<a href="#"><u>P26/00048/TCA</u></a>	South Gloucester Recovery Team 26 Gloucester Road Thornbury South	Works to pollard 1.no Sycamore Tree by 2.5m. Works to crown reduce 1.no Eucalyptus Tree to by 3.5m. Trees	<b>No objection</b>

		Gloucestershire BS35 1DG	situated within the Almondsbury Conservation Area.	The Town Council raises no objection to the proposal, subject to the comments and approval of the Tree Officer.
12.01.26	<a href="#"><u>P25/02677/O</u></a>	Land West Of Spring Farm Morton Street Thornbury South Gloucestershire BS35 1LB	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.	<p><b>Object</b></p> <p>The Town Council objects to the proposed increase in the number of dwellings on this lane, which has already been subject to a high level of development. The existing deficit in infrastructure within the town and the surrounding area must be addressed before further development is permitted.</p> <p>The proposal would lead to increased traffic volumes on a narrow lane that is not designed to accommodate heavy traffic flows, even with the proposed signalisation of the road junction. In addition, the site access at Morton Street is located on a blind bend, raising significant highway safety concerns that would need to be robustly addressed.</p> <p>The capacity of Junction 14 of the M5 should also be reviewed considering this development, as there are serious concerns that it would be unable to accommodate the additional traffic generated.</p> <p>The Thornbury Neighbourhood Plan does not support development outside the defined local development boundary, and the proposal is therefore contrary to the adopted neighbourhood planning policy.</p>

				<p>The proposed development would have a detrimental impact on nearby listed buildings, harming their setting and historic significance.</p> <p>There is a lack of public transport provision and the statements regarding T1 bus route are considered spurious. There is no legal obligation for the developer to extend the T1 bus service into the proposed development, and any diversion of the route would invalidate the assumptions made regarding journey times.</p>
15.01.26	<a href="#">LI26/0364/STM</a>	All areas of South Gloucestershire	New Mobile Street Trader	<b>No objection</b>
16.01.26	<a href="#">P26/00062/CL</a>	11 Maize Close Thornbury South Gloucestershire BS35 1BQ	Erection of single storey rear extension.	<b>No objection</b>
<b>APPLICATIONS RECEIVED AFTER PAPERS WENT OUT</b>				
19.01.26	<a href="#">P26/00108/TCA</a>	Tyndale House Sheiling School Park Road Thornbury South Gloucestershire	Gloucestershire Works to fell 6 no. Leylandi and 1 no. Ash Tree situated within Thornbury Conservation Area.	<b>No objection</b> The Town Council raises no objection to the proposal, subject to the comments and approval of the Tree Officer.

19.01.26	<b>Road closure order</b> <b>PT.8648</b>	High Street – that length which extends from its junction with Castle Court to its junction with Chapel Street	<p>The road is to be closed for the holding of the <b>Thornbury High Street Craft Fair and Family Fun Days</b> and any queries regarding the proposed order should, in the first instance, be addressed to this Department.</p> <ul style="list-style-type: none"> <li>• Saturday 4 April</li> <li>• Saturday 18 April</li> <li>• Saturday 2 May</li> <li>• Saturday 16 May</li> <li>• Saturday 6 June</li> <li>• Saturday 20 June</li> <li>• Saturday 4 July</li> <li>• Saturday 18 July</li> <li>• Saturday 1 August</li> <li>• Saturday 15 August</li> <li>• Saturday 5 September</li> <li>• Saturday 19 September</li> <li>• Saturday 3 October</li> <li>• Saturday 17 October</li> <li>• Saturday 7 November</li> <li>• Saturday 21 November</li> <li>• Saturday 5 December</li> <li>• Saturday 19 December</li> </ul> <p>The times of the closures are: <b>08:00 to 18:00 hours</b></p>	<p><b>Support</b></p> <p>Thornbury Town Council supports this application.</p>
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