



Town Hall
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Chief Executive: Hannah Bowden, CILCA

16 January 2025

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

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 22 January 2025 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.

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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 23 September 2025
5. To note the following comments made under delegated authority and submitted on the following dates:
 - 5.1 - 14 October 2025
 - 5.2 - 3 November 2025
 - 5.3 - 19 November 2025
 - 5.4 - 19 December 2025
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 notice of works for proposed communications installation
9. To receive minutes from the Town Centre Partnership Meeting held in 17.09.2025
10. To receive update on Police engagement sessions
11. To note that the deadline for submission of items to the Clerk for inclusion in the next agenda is 9am Tuesday 24th February
12. Date of the next meeting: 7.30pm on Thursday 5th March 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 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 Tuesday 23 September 2025 at Council Chamber, Town Hall at 7:30pm**

Members Present: Cllr Jayne Stansfield (Chair)
Cllr Chris Davies
Cllr John Reynolds
Cllr Fiona Deas
Cllr Gil Gilroy

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

Members Absent: Cllr Maggie Tyrrell
Cllr Helen Ball
Cllr Emma Shepherd

There were no members of the public in attendance

PC2526.13 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Maggie Tyrrell and Helen Ball.

PC2526.14 TO RECEIVE ANY MEMBERS DECLARATIONS OF INTEREST

There were no members' declarations of interest.

PC2526.15 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

PC2526.16 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 1 JULY 2025

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 1 July 2025 as an accurate record, and the minutes were signed by the Chair.

PC2526.17 TO NOTE AND RATIFY PLANNING APPLICATION COMMENTS MADE UNDER DELEGATED AUTHORITY

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

PC2526.18 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, and to delegate to the Chief Executive the submission of comments on P25/02148/F and P25/02144/LB.

PC2526.19 TO NOTE AND RATIFY THE RESPONSE TO THE CONSULTATION ON SPEED LIMITS ON BUTT LANE, MORTON WAY AND OLDBURY LANE

It was **RESOLVED** unanimously to ratify the response already submitted to the consultation on speed limits on Butt Lane, Morton Way and Oldbury Lane.

PC2526.20 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE CONSULTATION ON PEDESTRIAN CROSSINGS ON DOWN ROAD AND THORNBURY ROAD

It was **RESOLVED** by majority (3 votes supporting and 2 votes against) to support the consultation, and delegate the completion of the consultation form to the Chief Executive.

PC2526.21 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE COUNCIL TRAFFIC ORDER PT.8437 CONCERNING THE A38 GLOUCESTER ROAD, ALMONDSBURY TO THORNBURY – A38 GLOUCESTER ROAD AND CHURCH ROAD – PROPOSED 30MPH, 40MPH AND 50MPH SPEED LIMITS

It was **RESOLVED** unanimously to support the consultation, and delegate the completion of the consultation form to the Chief Executive.

PC2526.22 TO CONSIDER SUBMITTING A RESPONSE TO THE SOUTH GLOUCESTERSHIRE COUNCIL CONSULTATION ON PROPOSED CHANGES TO HOUSES IN MULTIPLE OCCUPATION GUIDANCE FOR NEW DEVELOPMENTS

It was agreed not to submit a response to the consultation on proposed changes to houses in multiple occupation guidance for new developments.

PC2526.23 TO NOTE THE TREE PRESERVATION ORDER – SGTPO 1193

The tree preservation order SGTPO 1193 was noted.

PC2526.24 TO RECEIVE MINUTES FROM THE TOWN CENTRE PARTNERSHIP MEETINGS

The minutes from the Town Centre Partnership meeting of the 25 June 2025 were received.

PC2526.25 TO RECEIVE UPDATE ON THE POLICE HOLDING ENGAGEMENT SESSIONS AT THE TOWN HALL

The Chief Executive provided an update on the police holding engagement sessions at the Town Hall. It was requested that the Chief Executive find out when the police hold sessions and how they are advertised.

PC2526.26 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON MONDAY 20 OCTOBER 2025.

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Monday 20 October 2025.

PC2526.27 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 30 OCTOBER 2025, TO BE HELD AT THE TOWN HALL

The date of the next meeting was noted to be 7:30pm on Thursday 30 October 2025 at the Town Hall.

Meeting closed: 21:32

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee on 23.09.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
01.09.25	P25/02062/TCA	Apartment 1 Park House 12 High Street Thornbury South Gloucestershire	Works to 1no Lime Tree to remove epicormic growth up to 6m and crown raise remaining growth to 5m. Works to 1no Hornbeam Tree to remove 2no lowest lateral limbs. Works to raise canopy to 6m all within Thornbury Conservation Area.	No objection, subject to the approval of the Tree Officer. Consider Thornbury Neighbourhood Plan when determining application.
01.09.25	P25/01963/F	47 High Street Thornbury South Gloucestershire BS35 2AR	Installation of replacement shopfront with cash machine. Formation of new openings on rear elevation with the installation of an external ground floor condenser unit and the retention of the existing first floor condenser unit.	Thornbury Town Council supports the application.
27.08.25	P25/02038/RVC	West Park House Midland Way Thornbury South Gloucestershire BS35 2NT	Variation of conditions 2 (to amend the net sales area condition) and 21 (to amend the approved floor plans) attached to permission 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.	No objection. Consider Thornbury Neighbourhood Plan when determining application.
03.09.25	P25/02035/CLE	Sheiling School Park Road Thornbury South Gloucestershire BS35 1HP	Confirmation that the lawful use of the buildings and land is a place of education (Class F.1(a)).	Thornbury Town Council are supportive of this property remaining an educational establishment. Consider the Neighbourhood Plan when determining application.
10.09.25	PT.8415 Remembrance Day	Thornbury	Temporary Road Closures	Thornbury Town Council support the application.

	Parades and Services 2025,			
17.09.25	P25/02120/F	Building 2 Land At Milbury Heath Cuttsheath Road Wotton Under Edge South Gloucestershire	Change of use of building from Sui Generis to a Children's Nursery (Class E(f)) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection in principle to nursery facilities in the area, but Thornbury Town Council has concerns about the parking and transport plan, which we request SGC Officers to consider. TTC feels that the transport arrangements are inadequate for the proposed usage of the building, and we cannot see within the transport plan that there is proper provision for pedestrian access.
17.09.25	LI25/6485/STB	Love Thornbury	To trade in Thornbury High Street	Thornbury Town Council supports this application
17.09.25	P25/02148/F	Miss Saise's Cottage High Street Thornbury South Gloucestershire	Partial demolition of existing building, raising of roofline and erection of two storey rear extension to facilitate the change of use from storage (Class B8) to 1 no. dwelling (class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Delegated to Chief Executive to submit comments.
17.09.25	P25/02144/LB	Miss Saise's Cottage High Street Thornbury South Gloucestershire	Installation of roof jointing.	Delegated to Chief Executive to submit comments.
18.09.25	P25/02160/PNGR	Land And Buildings At Grovesend Farm Gloucester Road Grovesend Thornbury South Gloucestershire	Prior notification of a change of use from agricultural buildings to 6no. dwellings as defined in Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to include operational development reasonably necessary to convert and extend the buildings.	Neither support nor object, but have concerns over access onto/off the A38, particularly considering the CRSTS developments which are not taken account of in these plans. Consider the Thornbury Neighbourhood Plan when determining application.

19.09.25	P25/02172/F	Building And Land At Eastwood Farm Gloucester Road Whitfield South Gloucestershire GL12 8EA	<i>(Adjoining parish)</i> Change of use from agriculture to vehicle maintenance and storage facility (Sui generis) (Retrospective).	Neither support nor object.
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THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered and submitted under delegated authority 14.10.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
23.09.25	P25/02197/HH	73 Gloucester Road Thornbury South Gloucestershire BS35 1JH	Installation of 1no. air source heat pump.	No objection
23.09.25	P25/02194/HH	Eastwood Farm Cottage Eastwood Farm Gloucester Road Whitfield South Gloucestershire	Erection of a single storey rear extension to form attached garage.	No objection subject to this scale of development meeting the criteria for extensions.
24.09.25	P25/02199/HH	Pound Cottage Church Road Thornbury South Gloucestershire BS35 1HJ	Erection of 1no. double garage and home office.	Object. Inappropriate design within this sensitive historic area in close proximity to Grade 1 and 2 listed buildings. Support the conclusions of the conservation officer.
26.09.25	LI25/6713/STM	Thornbury Perk Tuk Tuk	To trade at All Areas of South Gloucestershire	No objection - unable to submit comment
29.09.25	P24/02413/RM	Land West Of Park Farm Butt Lane Thornbury Bristol South Gloucestershire	Erection of 179no. dwellings with appearance, landscaping, layout and scale to be determined (approval of reserved matters for Phases 1 and 2 to be read in conjunction with PT18/6450/0 (approved under appeal ref APP/P0119/W/21/3288019)). Discharge of conditions 6 (phase details), 10 (electric vehicle charging scheme), 21 (energy statement) and 31 (Landscape and Ecological	No objection

			Management Plan (LEMP)) and 32 (lighting design strategy) attached to appeal decision APP/P0119/W/21/3288019.	
26.09.25	<u>P25/02183/HH</u>	Courtyard Cottage Park Road Thornbury South Gloucestershire BS35 1JS	Erection of single storey front infill extension to form additional living accommodation.	No objection
02.10.25	<u>P25/02290/TCA</u>	The Chantry 52 Castle Street Thornbury South Gloucestershire BS35 1HB	Works to crown reduce 1no Ash Tree (T7) by 3-4m within Thornbury Conservation Area.	No objection subject to the agreement of the tree officer.
03.10.25	<u>P25/02234/F</u>	29A And 10 St Marys Street St Marys Centre Horseshoe Lane Thornbury South Gloucestershire	Installation of 2no new windows to first floor offices of no.29a St Marys St, and installation of rooflights to no.29a and no.10 St Mary's street.	No objection
03.10.25	<u>P25/02228/F</u>	Buildings At The Mundy Playing Fields Kington Lane Thornbury South Gloucestershire	Demolition of building. Erection of 1no. machine store and 2no. storage containers with associated works.	No comment

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered and submitted under delegated authority 03.11.2025

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
14.10.2025	P25/02371/HH	12 Finch Close Thornbury South Gloucestershire BS35 1TD	Erection of a rear conservatory to form additional living accommodation. Including the installation of gate and fence.	No objection from Councillors
22.10.2025	P25/02407/CLE	75 Barley Fields Thornbury South Gloucestershire BS35 1AQ	Installation of composite decking to rear garden.	No objection from Councillors
16.10.2025	P25/02282/F	Land At The Mundy Playing Fields Kington Lane Thornbury	Creation of outdoor Multi-Use Games Area, installation of 4no. flood lights and associated works.	No Comment
29.10.2025	P25/01901/PIP	Land Adjacent To The Lodge Gloucester Road Thornbury South Gloucestershire BS35 3TU	Permission in principle for the erection of up to 2no. dwellings.	Appeals Request. TTC comment: Objection. This site is significantly outside the Thornbury Settlement Area and is not identified by the SGC Local Plan for residential development. Consider Thornbury Neighbourhood Plan when determining application. The council can make comment or modify/withdraw previous representation. [No changes additional or changes comments]

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered and submitted under delegated authority 19.11.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
05/11/25	P25/01963/F	47 High Street Thornbury South Gloucestershire BS35 2AR	Installation of replacement shopfront including internal ATM. Formation of new openings on rear elevation with the installation of an external ground floor condenser unit and the retention of the existing first floor condenser unit.	This is a revised application. Change of location for the ATM. TTC previously commented: <i>No objection. We welcome the arrival of a banking hub. Consider Thornbury Neighbourhood Plan when determining application.</i>
05/11/25	P25/01952/ADV	47 High Street Thornbury South Gloucestershire BS35 2AR	Display of 4 no. internally illuminated posters and externally illuminated fascia sign and projecting sign with trough light.	This is a revised application. TTC previously commented: No objection. We welcome the arrival of a banking hub. Consider Thornbury Neighbourhood Plan when determining application.
07/11/25	P25/02538/TCA	6 Stokefield Close Thornbury South Gloucestershire BS35 1HE	Works to fell 1.no Acacia Tree. Trees situated within Thornbury Conservation Area.	No Objection subject to the approval of the tree officer
	LI25/2345/STB	High Street Thornbury South Gloucestershire BS35 2AE	Street Trader Block - Thornbury Market	No objection
	LI23/5392/PREMIS	11 St Marys Way Thornbury South Gloucestershire BS35 2BH	Premises licence application	No objection
	LI16/2695/STB	St Mary Street Thornbury Bristol South Gloucestershire BS35 2AD	Street Trader Block application	No objection

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered and submitted under delegated authority 19.12.25

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
12.11.2025	P25/02548/LB	Thornbury Castle Castle Street Thornbury South Gloucestershire BS35 1HH	External repair works to the gate pier and wall connected to the West Lodge following a vehicle collision.	No objection
14.11.2025	P25/02456/HH	Wellfield Cottage Kington Lane Thornbury South Gloucestershire BS35 1NA	Erection of single storey side extension to form garage/store.	No objection in principle to filling in this space but poor design detracts from the appearance of the house. Would prefer that the applicant reconsiders design.
14.11.2025	P25/02603/TCA	Thornbury Castle Castle Street Thornbury South Gloucestershire BS35 1HH	Works to fell 3.no False Acacia Trees and 1.no Cider Gum Tree. Trees situated within Thornbury Conservation Area.	[TTC unable to comment]
27.11.2025	P25/02282/F	Land At The Mundy Playing Fields Kington Lane Thornbury South Gloucestershire	Creation of outdoor Multi-Use Games Area, installation of 4no. flood lights and associated works.	No comment due to interest in the application
01.12.2025	P25/02766/TCA	The Old Vicarage 29 Castle Street Thornbury South Gloucestershire BS35 1HQ	Works to 1no Fagus sylvatica 'Purpurea' Tree to reduce lower branches by 2 metres to leave a finishing height of 20 metres and radial spread of 12 metres within Thornbury Conservation Area.	No objection subject to the agreement of the tree officer.
09.12.2025	P25/02802/HH	9 Hillbrook Road Thornbury South Gloucestershire BS35 2EZ	Demolition of existing conservatory. Conversion of existing garage. Erection of single storey rear extension to form additional living accommodation.	No objection

10.12.2025	<u>P25/02785/HH</u>	7 Elmdale Crescent Thornbury South Gloucestershire BS35 2JH	Erection of single storey rear extension to form additional living accommodation.	No objection
15.12.2025	<u>P25/02829/R3F</u>	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Erection of 1no. children's nursery building with external works, car park adaptations, erection of 1no. Sensory pod, erection of a covered walkway, hard play replacement area, erection of new and replacement perimeter fences and gates, relocation of existing pond.	No objection
15.12.2025	<u>LI25/8736/PREMIS</u>	The Armstrong Chapel Street Thornbury South Gloucestershire BS35 2BJ	Premises License	No objection
11.12.2025	<u>LI26/0038/STS</u>	The Black Horse, Gillingstool, Thornbury, South Gloucestershire, BS35 2EH	Static/Block Street Trader	No objection

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 22.01.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
17.12.25	P125/02805/F	3-5 Horseshoe Lane Thornbury South Gloucestershire BS35 2AZ	Erection of replacement plant and associated works.	
17.12.25	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).	
18.12.25	P25/02865/PNMD	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.	
22.12.25	LI25/9006/PREMIS	Units 1 To 3 The Courtyard High Street Thornbury South Gloucestershire BS35 2AQ	The Yard at No.8 is a bakery, pizzeria and bar. It will operate within both buildings, and across all of the outside space	OOM – No objection
24.12.25	P25/02719/F	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)	

24.12.25	P25/02721/F	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)	
24.12.25	P25/02727/F	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)	
24.12.25	P25/02915/HH	3 Waterford Close Thornbury South Gloucestershire BS35 2HS	Erection of single storey rear extension and front porch. Installation of render.	
05.01.26	P26/00007/TRE	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.	
05.01.26	DOC26/00005	Unit 3 Mead Court Cooper Road Thornbury South Gloucestershire BS35 3UW	Discharge of condition 4 (Cycle Parking) attached to Planning Permission P25/00679/F. 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).	

06.01.26	LI26/0146/STS	Cooper Road Thornbury South Gloucestershire BS35 3UW	Renewal, Street Trader Static	
08.01.26	P25/02752/F	Verge At Vattingstone Lane Opposite Quarry Road Alveston	Erection of 1no. micro battery energy storage system with associated works.	
12.01.26	P26/00048/TCA	South Gloucester Recovery Team 26 Gloucester Road Thornbury South Gloucestershire BS35 1DG	Works to pollard 1.no Sycamore Tree by 2.5m. Works to crown reduce 1.no Eucalyptus Tree to by 3.5m. Trees situated within the Almondsbury Conservation Area.	
12.01.26	P25/02677/O	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.	
15.01.26	LI26/0364/STM	All areas of South Gloucestershire	New Mobile Street Trader	
16.01.26	P26/00062/CL	11 Maize Close Thornbury South	Erection of single storey rear extension.	

		Gloucestershire BS35 1BQ		
APPLICATIONS RECEIVED AFTER PAPERS WENT OUT				

THORNBURY TOWN COUNCIL

PLANNING DECISIONS noted at the Planning Committee meeting on 22nd January 2026

REF NO	LOCATION	PROPOSAL	TTC COMMENT	PLANNING DECISION
P25/02197/HH	73 Gloucester Road Thornbury South Gloucestershire BS35 1JH	Installation of 1no. air source heat pump.	No objection	Approve with conditions
P25/02194/HH	Eastwood Farm Cottage Eastwood Farm Gloucester Road Whitfield South Gloucestershire	Erection of a single storey rear extension to form attached garage.	No objection subject to this scale of development meeting the criteria for extensions.	Approve with conditions
LI25/6713/STM	Thornbury Perk Tuk Tuk	To trade at All Areas of South Gloucestershire	No objection - unable to submit comment	Current licence
P24/02413/RM	Land West Of Park Farm Butt Lane Thornbury Bristol South Gloucestershire	Erection of 179no. dwellings with appearance, landscaping, layout and scale to be determined (approval of reserved matters for Phases 1 and 2 to be read in conjunction with PT18/6450/0 (approved under appeal ref APP/P0119/W/21/3288019)). Discharge of conditions 6 (phase details), 10 (electric vehicle charging scheme), 21 (energy statement) and 31 (Landscape and Ecological Management Plan (LEMP)) and 32 (lighting design strategy) attached to	No objection	Approve with conditions

		appeal decision APP/P0119/W/21/3288019.		
<u>P25/02183/HH</u>	Courtyard Cottage Park Road Thornbury South Gloucestershire BS35 1JS	Erection of single storey front infill extension to form additional living accommodation.	No objection	Approve with conditions
<u>P25/02290/TCA</u>	The Chantry 52 Castle Street Thornbury South Gloucestershire BS35 1HB	Works to crown reduce 1no Ash Tree (T7) by 3-4m within Thornbury Conservation Area.	No objection subject to the agreement of the tree officer.	No objection
<u>P25/02234/F</u>	29A And 10 St Marys Street St Marys Centre Horseshoe Lane Thornbury South Gloucestershire	Installation of 2no new windows to first floor offices of no.29a St Marys St, and installation of rooflights to no.29a and no.10 St Mary's street.	No objection	Approve with conditions
<u>P25/02228/F</u>	Buildings At The Mundy Playing Fields Kington Lane Thornbury South Gloucestershire	Demolition of building. Erection of 1no. machine store and 2no. storage containers with associated works.	No comment	Approve with conditions
<u>P25/02371/HH</u>	12 Finch Close Thornbury South	Erection of a rear conservatory to form additional living accommodation. Including the installation of gate and fence.	No objection from Councillors	Approve with conditions

	Gloucestershire BS35 1TD			
P25/02407/CLE	75 Barley Fields Thornbury South Gloucestershire BS35 1AQ	Installation of composite decking to rear garden.	No objection from Councillors	Refuse Certificate of Lawfulness.
P25/02038/RVC	West Park House Midland Way Thornbury South Gloucestershire BS35 2NT	Variation of conditions 2 (to amend the net sales area condition) and 21 (to amend the approved floor plans) attached to permission 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.	No objection. Consider Thornbury Neighbourhood Plan when determining application	Approve with Conditions
P25/02538/TCA	6 Stokefield Close Thornbury South Gloucestershire BS35 1HE	Works to fell 1.no Acacia Tree. Trees situated within Thornbury Conservation Area.	No objection subject to the approval of the Tree Officer	No objection
P25/02603/TCA	Thornbury Castle Castle Street Thornbury South Gloucestershire BS35 1HH	Works to fell 3.no False Acacia Trees and 1.no Cider Gum Tree. Trees situated within Thornbury Conservation Area.	No comment on the SG council website from us.	No Objection.
P25/02234/E	29A And 10 St Marys Street St Marys Centre Horseshoe Lane Thornbury South Gloucestershire	Installation of 2no new windows to first floor offices of no.29a High St, and installation of rooflights to no.29a and no.10 St Mary's street	No objection	Approve with Conditions.

P25/02548/LB	Thornbury Castle Castle Street Thornbury South Gloucestershire BS35 1HH	External repair works to the gate pier and wall connected to the West Lodge following a vehicle collision	No objection	Approve with Conditions
P25/02144/LB	Miss Saise's Cottage High Street Thornbury South Gloucestershire	Installation of roof jointing.	Object - Thornbury Town Council are the owners of land and property adjoining Miss Saisies Cottage; 67 High Street and the site and building known as the Bakery Annex. Local Plan PSP8 Residential Amenity - In relation to 67 High Street, the south facing windows of our property will overlook the sky lights of the proposed extension with a possible adverse impact on the privacy of any resident of the cottage. In relation to the Bakery Annex, details have not been provided to demonstrate how the development will protect the stability of the Bakery Annex building which is abutting the end of the extension. More significantly, the abutment does not allow adequate access for the future maintenance, improvement, or demolition of the building. We are therefore concerned that the proposal constitutes overdevelopment and may not be sympathetic to the character and setting of the Listed Building	Approve with Conditions

P25/02228/E	Buildings At The Mundy Playing Fields Kington Lane Thornbury South Gloucestershire	Demolition of building. Erection of 1no. machine store and 2no. storage containers with associated works.	No comment as TTC planning application	Approve with Conditions.
P25/02282/E	Land At the Mundy Playing Fields Kington Lane Thornbury South Gloucestershire	Creation of outdoor Multi-Use Games Area, installation of 4 no. flood lights and associated works.	No comment as TTC planning application	Approve with conditions
P25/02766/TCA	The Old Vicarage 29 Castle Street Thornbury South Gloucestershire BS35 1HQ	Gloucestershire BS35 1HQ Works to 1 no. <i>Fagus sylvatica 'Purpurea'</i> Tree to reduce lower branches by 2 metres to leave a finishing height of 20 metres and radial spread of 12 metres within Thornbury Conservation Area.	No objection subject to the agreement of the tree officer	No Objection.
P25/01901/PIP	Land Adjacent To The Lodge Gloucester Road Thornbury South Gloucestershire BS35 3TU	Permission in principle for the erection of up to 2no. dwellings.	Appeals Request. TTC comment: Objection. This site is significantly outside the Thornbury Settlement Area and is not identified by the SGC Local Plan for residential development. Consider Thornbury Neighbourhood Plan when determining application.	Refusal
P25/01963/F	47 High Street Thornbury South Gloucestershire BS35 2AR	Installation of replacement shopfront including internal ATM. Formation of new openings on rear elevation with the installation of an external ground floor condenser unit and the retention of the existing first floor condenser unit	No objection. We welcome the arrival of a banking hub. Consider Thornbury Neighbourhood Plan when determining application.	Approve with conditions
P25/01952/ADV	47 High Street Thornbury South	Display of 4 no. internally illuminated posters and externally illuminated fascia sign and projecting sign with trough light.	No objection. We welcome the arrival of a banking hub. Consider Thornbury Neighbourhood Plan when determining application	Advert approve with conditions

	Gloucestershire BS35 2AR			
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Minutes of the Town Centre Partnership Meeting

Wednesday 17th September 2025

Present: Cllr Helen Ball (Thornbury Town Council), Cllr John Reynolds (Thornbury Town Council), Sandra Davies (Love Thornbury), Alan Cole (St Marys Centre and Thornbury Chamber of Commerce), Isabella Osilaja (South Gloucestershire Council), Marc Maddox (Avon and Somerset Police), Thornbury Town Council administration officer (minutes)

1. Apologies

Apologies for absence had been received from Cllr Jayne Stansfield and Cllr Maggie Tyrrell (both Thornbury Town Council and South Gloucestershire Council), Polly Tucker (Avon and Somerset Police) and Alice Jennings (South Gloucestershire Council).

2. Report back on items raised at last meeting

a. Impact of parking charges

AC – 2 weeks ago sent a memo to all businesses in town centre asking about a comparison of trade between 2024 and 2025, for the period beginning of May to the end of August. The results of this would be presented at the next Chamber of Commerce meeting.

JR – The Chair of the Residents' Association had sent an FOI to SGC about occupancy and takings on the car parks over a 3 month period. The response had indicated that SGC were on track to take £2.1m over a 12 month period, which was shy of the £5m needed. This was across all the car parks in South Glos.

b. Anti-social behaviour concerns

The Town Councillors had been on a 'walkabout' with an officer from SGC, which had been useful.

MM – there had been issues with people parking across driveways and junctions, and also problems around schools causing hazards. There seemed to be a lack of enforcement from SGC around safety issues.

AC – St Marys Centre had had a good summer, with the exception of the vandalism of the Gromit. They had only called Police once. The Castle School staff had been helpful when liaising. He could not share much information about Gromit until after the auction for it.

c. Option of carnival parade re-instatement

HB – the carnival had undertaken a survey over the summer, but the results had not been published yet. Thornbury Town Council were waiting to hear whether it would be possible to have a Councillor representative on the Carnival CIC committee.

SD – felt that the retailers don't benefit from the carnival without the parade.

It was explained that the reasons for stopping the parade had included South Glos Safety Advisory Group requirements, which there were costs and time needed to implement. It was questioned whether all SAG requirements were proportionate to the risk.

d. Town entry signs – access to Wayfaring funds

IO – SGC would not be funding the signs. It was expected that this be done by parish Councils and that they couldn't set a precedence by paying for Thornbury's. This was questioned. It was queried whether SGC would assist with designing the signs, to maintain consistency across the area. IO would find out and feed back.

3. Organisation Updates

a. Chamber of Commerce

AC – had an upcoming meeting with the South Gloucestershire Business Show organiser RE an event at UWE in November. The CoC would be getting a free table, and there would be discounts for members. There was a leaflet in production to give to prospective new businesses in the town, both retail and non-retail.

He had also met with Business West, seeking affiliate membership. He would be meeting with Visit West next month with the aim of re-growing tourism in Thornbury. He would like to meet with the Town Council to work on this together.

b. St Mary's Centre

AC – record visitor numbers this year, helped by Gromit. The trail app was accessed in Thornbury 8955 times, with a prediction of people visiting to be up to 4 times higher. Visitors had come from all over the country and internationally.

There had been a Volunteer Fair, which was good. The Jigsaw Fun Palaces event was happening next. The Centre was hosting part of it and supporting costs of other bits.

One empty shop had been let this week, but enquiries on other units were slow.

c. Love Thornbury

SD – There were 3 events left this year. The one this weekend was set to experience bad weather – if winds were too high, the gazebos would not be allowed up. The classic car event had done well. Christmas was looking busy. The schedule for next year was being developed, with events from Easter through to November, and a seaside theme in August.

They had helped Krunch this summer, and were looking at assisting with other organisations' events.

Volunteers were needed for various roles. The Volunteer Office had opened up on the Heritage Open Day, and got some new enquiries.

d. Avon and Somerset Police

MM – the core Thornbury team was down to just him. The police had tried to recruit but not got anyone else for Thornbury yet. There had been a PCSO vacancy for a long time. New officers take time to train and gain experience. We still have the Special Constable on Fridays. The new sergeant also covers Bradley Stoke and Severnside, whilst being based at Emmersons Green. Officers would now be stationed here rather than Patchway. He asked members to monitor and feedback any changes noticed relating to this. The police station in Thornbury used to act as a deterrent, but is no longer there.

AC – had attended a meeting recently with the Police and Crime Commissioner. She had various priorities, including dealing with antisocial behaviour and violence against women and girls.

JR – found that it was hard to engage with the Police. Low level crime often goes unreported.

HB – queried whether there was merit in the Town Council highlighting concerns over policing levels, particularly staffing capacity.

e. South Gloucestershire Council

IO – the Designing Out Crime team had now met with representatives from all town centres and police teams. They had spent 2 days in Thornbury over the summer. JR had been to a CCTV monitoring visit, which had been impressive.

IO – Wayfinding – apologies for omission of New Siblands School on maps around the town. SGC were compiling a list of things to include when the maps are next updated. There were signs being installed in the wider area across Thornbury.

Parking charges had gone live on 19.5.25 and a 6 month review was planned. They had a group meeting on 26.11.25.

There would be a new Highstreets newsletter launching on 22.9.25.

HB – a working group at TTC was interested in organising bunting for spring/summer and autumn/winter in the town, but had been told it couldn't go across the highway, or on the hanging basket posts as they hadn't been stress tested. HB would report back on developments and IO would find out licencing costs.

f. Town Council

HB played a video that she had featured in, concerning Thornbury High Street. She had been into all schools in the town, and they all had spaces.

The Council was looking into advertising on buses, and was also going to be promoting the local bus services through their website.

4. AOB

There was no OB.

5. Date of next meeting - Wed 10 December at 2pm