

**Minutes of the Meeting of the Planning Committee
held on Thursday 16 April 2026 at Council Chamber, Town Hall at 7:30pm**

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

Officers Present: Hannah Bowden (Chief Executive Officer)
Caroline Adams (Administrator)

Members Absent: Cllr Helen Ball

Non-members present: Cllr Chris Woodhouse

There were no members of the public in attendance

PC2526.40 TO RECEIVE ANY APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Helen Ball.

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 5 March 2026

It was **RESOLVED** unanimously to approve the minutes of the Planning Committee meeting of 5 March 2026 as an accurate record, and the minutes were signed by the Chair.

PC2526.44 TO 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 AND RESPOND TO THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS

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.

PC2526.50 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE CHIEF EXECUTIVE FOR INCLUSION IN THE NEXT AGENDA IS 9AM ON TUESDAY 12 MAY 2026.

It was noted that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is Tuesday 12 May 2026.

PC2526.51 DATE OF THE NEXT MEETING: 7:30PM ON THURSDAY 21 MAY 2026, TO BE HELD AT THE TOWN HALL

The date of the next meeting was noted to be 7:30pm on Thursday 21 May 2026 at the Town Hall.

[Meeting closed: 20:14]

DRAFT

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered at the Planning Committee meeting on 16.04.26

DATE	REF NO	LOCATION	PROPOSAL	COMMENT
06.03.26	P26/00490/HH	16 Tilting Road Thornbury South Gloucestershire BS35 1EP	Erection of two storey side and single storey front extension to form additional living accommodation.	No objection
09.03.26	P26/00364/RVC	West Park House Midland Way Thornbury	Variation of condition 21 (approved plans list) 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.	The Town Council raises no objection to the proposal, subject to existing and proposed landscape requirements being retained and not reduced.
11.03.26	P26/00298/HH	Little Coppice Kington Lane Thornbury South Gloucestershire BS35 1NA	Erection of two storey and single storey side extensions to provide additional living accommodation	No objection, subject to external finishes being in keeping with the surrounding environment.
12.03.26	P25/02752/F	Verge At Vattingstone Lane Opposite Quarry Road Alveston	Revised proposal received Erection of 1no. micro battery energy storage system with associated works.	The Town Council requests appropriate planting around the container to soften its visual impact.

13.03.26	P26/00550/ADV	Cossham Hall Chapel Street Thornbury South Gloucestershire BS35 2BJ	Display of 2no. non illuminated fascia signs.	No objection
16.03.26	P26/00532/F	52 Eastland Avenue Thornbury South Gloucestershire BS35 1DY	Change of use from mixed use dwelling with hair salon (Sui Generis) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	No objection
17.03.26	P26/00586/HH	6 Pearce Close Thornbury South Gloucestershire BS35 2HZ	Conversion of existing garage. Erection of first floor side extension to form additional living accommodation.	No objection
17.03.26	LI26/1818/STM	All Areas of South Gloucestershire	Dom's Superwhip renewal of licence to trade in all areas.	No objection
18.03.26	P26/00129/F	High Point Cutts Heath Road Buckover South Gloucestershire	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.	Application withdrawn.
23.03.26	P26/00652/HH	5 Eastbury Road Thornbury South Gloucestershire BS35 1DR	Erection of two storey side and single storey rear extension to form additional living accommodation.	No objection provided the proposal is not detrimental to the amenities of neighbouring properties.

24.03.26	P25/02595/TCA	3 Pullins Green Thornbury South Gloucestershire BS35 2AX	3 Pullins Green Thornbury South Gloucestershire BS35 2AX Works to fell 2no. Prunus Domestica/European Plum and 1no. Pyrus Communis/Common Pear situated in the Thornbury Conservation Area.	No objection, subject to the approval of the Tree Officer.
31.03.26	LI26/2283/STM	Trading in all areas of South Gloucestershire	Renewal of Street Trader Licence - Gio's Gelato to trade at All areas of South Gloucestershire	No objection
02.04.26	P26/00736/PIP	Land At Crossways Business Park Crossways Lane Thornbury South Gloucestershire BS35 3UE	Permission in Principle for the erection of a minimum of 1no. dwelling and a maximum of 3no. dwellings.	Objection – considered to be overdevelopment, out of keeping with the character of the area and surrounding properties.
09.04.26	P26/00807/TCA	64 High Street Thornbury South Gloucestershire BS35 2AN	Works to fell 1.no Eucalyptus Tree. Tree situated within Almondsbury conservation area.	Subject to the Tree Officer's assessment, retention of the tree in situ with appropriate pruning is preferred.
10.04.26	P25/02677/O	Land North Of Oldbury Lane Thornbury South Gloucestershire BS35 1LB	Revised proposals 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	Objection – The Town Council maintains its previous objection. The development is not allocated in the emerging Local Plan. The scale of development would add to the cumulative impact of existing and approved development in the Butt Lane area and result in excessive reliance on Oldbury Lane, particularly as the impact of the approved 595 dwellings

			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.	has yet to be realised. The Town Council therefore continues to strongly object to the application.
--	--	--	--	---