

10 April 2026

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 16 April 2026 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.



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 5 March 2026
5. To ratify comments made under delegated authority
6. To consider and respond to 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 note that the deadline for submission of items to the Chief Executive for inclusion in the next agenda is 9am Tuesday 12th May 2026

9. Date of the next meeting: 7.30pm on Thursday 21st May 2026, 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 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 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.	
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.	
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	
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.	
13.03.26	P26/00550/ADV	Cossham Hall Chapel Street Thornbury South Gloucestershire BS35 2BJ	Display of 2no. non illuminated fascia signs.	
16.03.26	P26/00532/F	52 Eastland Avenue Thornbury South	Change of use from mixed use dwelling with hair salon (Sui Generis) to 1no. dwelling (Class C3) as defined in the	

		Gloucestershire BS35 1DY	Town and Country Planning (Use Classes) Order 1987 (as amended).	
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.	
17.03.26	LI26/1818/STM	All Areas of South Gloucestershire	Dom's Superwhip renewal of licence to trade in all areas.	
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.	
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.	
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.	
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	
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.	

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.	
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 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.	Previously objected & decided (no official terminology)
APPLICATIONS RECEIVED AFTER PAPERS WENT OUT				

THORNBURY TOWN COUNCIL

PLANNING DECISIONS noted at the Planning Committee meeting on 16.04.26

REF NO	LOCATION	PROPOSAL	TTC COMMENT	PLANNING DECISION
P25/02263/HH	The Cote Old Gloucester Road Alveston South Gloucestershire BS35 3LQ	Erection of front extension to form store and two storey rear extension to form additional living accommodation. Installation of 1no. rear balcony. Erection of outbuilding incidental to the main dwelling	No comment made (application originally made in September 2025)	Refusal
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	Approve with conditions
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	Approve with conditions
P26/00161/F	Coop Food Thornbury 9 High Street Thornbury South Gloucestershire	Installation of ATM to shopfront	No objection	Approve with conditions
P26/00272/HH	27 Tilting Road Thornbury South Gloucestershire BS35 1ES	Erection of two storey side extension to form additional living accommodation.	No objection	Approve with conditions
P26/00195/HH	4 Ladden Court Thornbury South	Erection of single storey side extension to provide additional living accommodation.	No objection	Refusal

	Gloucestershire BS35 2DQ			
P26/00277/ADV	Thornbury United Reformed Church Chapel Street Thornbury South Gloucestershire BS35 2BJ	Display of 1no. banner.	No objection	Approve with Conditions
P26/00391/HH	46 Gloucester Road Thornbury South Gloucestershire BS35 1J	Erection of single storey rear extension to form additional living accommodation.	No objection	Approve with Conditions
P26/00395/ADV	The Laurels Gloucester Road Grovesend Thornbury South Gloucestershire	Display of 2No. non illuminated temporary gate signs. (Retrospective)	No objection	Refusal