

PLANNING COMMITTEE MEETING

on Tuesday 16th September 2025 at 7.00 pm

Address for meeting: QAMP Committee room.



AGENDA

Public Questions Time - Members of the public are permitted to speak at and ask questions during public question time. There is a limit of three minutes speaking time per person. The Council is not required to give an immediate answer to a question or debate it at the meeting. Questions should be submitted 48 hours before to the Clerk Once Public Question Time is over and the Council/Committee has started the main meeting members of the public are welcome to remain for the duration of the meeting but may not participate further. T

TO RECEIVE Public QUESTIONS, STATEMENTS, OR SUBMISSIONS FROM THE PUBLIC IN ATTENDANCE (Chairman)

Members of the public are invited to make representations to Oveston Parish Council on any planning matters relating to the work of the Council. (Public Bodies admission to meetings) Act 1960. Please state your name and address for the records.

1. **TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**
2. **TO RECEIVE DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS**
3. **TO AGREE MINUTES OF THE PLANNING COMMITTEE MEETING** on 29th July 2025
4. **TO NOTE ANY MATTERS ARISING FROM THE MINUTES AND NOT COVERED BY THE AGENDA ITEMS,**
5. **Applications to be considered.**

DOC25/00248 Discharge of Condition 4 (Landscaping) Condition 6 (Bat/Birds) and Condition 7 (External Lighting) attached to planning permission P22/06946/F Conversion and single storey extension of existing stone barn to form 1no. detached dwellinghouse and associated works - Oakley House Washingpool Hill Rudgeway South Gloucestershire BS35 3SD

P25/01905/TCA 13 Denys Court Oveston South Gloucestershire BS35 4DW
Works to pollard 20no. willow trees, coppice 5no. willows; works to crown lift field maple by 2-3m; to pollard 2no. poplar trees; and to fell 3no. willow trees. All trees situated in the Oveston Conservation Area.

P25/01899/LB The Great Barn Denys Court Oveston South Gloucestershire BS35 4DU External alterations to replace existing single glazed windows on original house with double glazed units, and replacement of 1no. external door.

P25/01918/HH Raising of ridge line to form additional living accommodation, and erection of replacement porch (re submission of P24/00294/HH) - The Millpond Hardy Lane Tockington South Gloucestershire BS32 4LN

P25/01019/HH Alterations to an existing outbuilding to facilitate conversion to study and workshop. Installation of 20no. solar panels on an existing outbuilding. - Orchard Leigh Church Hill Oveston South Gloucestershire BS35 4BZ

DOC25/00184 Discharge of Condition 2 (Detailed Design) attached to planning permission P25/00237/LB External alterations which include removal of cement render and application of lime render on all elevations; demolition of 2no. rear porch structures; removal and replacement of all rear doors and windows; installation of vent terminals to the northern elevation for the boiler and kitchen/bathroom extracts; reroofing (above proposed kitchen area). Internal alterations which include the formation of vaulted ceiling (in proposed kitchen); removal of the modern mid-20th century fire surround (in proposed lounge); replacement of fireplace (in proposed bedroom 4) and replacement with flue; amendments to internal drainage and water supplies. - Peace Haven The Street Oveston South Gloucestershire BS35 4DR

P25/02006/PND Buildings 42, 71 And Link Bridge At Oldbury Power Station Power Station Road Oldbury On Severn South Gloucestershire Prior notification of the intention to demolish building number 71, the former District Survey Laboratory: a prefabricated timber office building; building number 42, the former Planning Block: a prefabricated timber office building, and the Link Bridge, a covered walkway connecting the Turbine Hall and Control Block: steel and glass structure.

Oveston Parish Council Registered Address: QAMP, Old Down, Bristol, BS32 4PH

Email: clerk@olvestonparishcouncil.gov.uk

P25/02108/HH **3 Orchard Rise Olveston South Gloucestershire BS35 4DY DESCRIPTION:**
Demolition of attached outbuilding. Erection of single storey side/ rear extension to form additional living accommodation.

P25/01593/HH Erection of a single storey rear extension to provide additional living accommodation. -
Ashfield Barn Pilning Street Tockington South Gloucestershire BS32 4LR (**ALREADY DECIDED BELOW**)

P25/02071/HH Orchard House New Road Olveston South Gloucestershire BS35 4DX
Alterations to the roofline to form raised parapet. Application of render to whole dwelling. Erection of front canopy.
Erection of a single storey side extension to form garage. P25/02071/HH

P25/02065/PIP Land At Hazel Lane Tockington South Gloucestershire
Permission in principle for the erection of 1no. dwelling

P25/02076/F Land At Orchard House New Road Olveston South Gloucestershire BS35 4DX

Demolition of existing commercial unit, and erection of 1no. detached dwelling access and associated works.

TO: NOTE APPEALS, APPEAL DECISIONS, AND PLANNING DECISIONS MADE IN THE PARISH

APP/P0119/W/25/3370766 APPEAL School Garden Nursery Elberton Road Olveston South Gloucestershire BS35 4DB

Variation of condition 15 attached to permission P23/02366/RVC (previously P20/18701/F) to alter the approved site plan.
Demolition of existing storage buildings. Erection of 2no. self-build dwellings, creation of parking and turning area with
landscaping and 1.5m boundary wall. P25/00674/RVC

P25/01035/HH Green Gates The Street Olveston South Gloucestershire BS35 4DA

Part demolition of existing boundary wall to facilitate creation of new vehicle access and partial enclosure of existing
vehicle access
Approve with Conditions.

P24/02700/F Playing Field Tockington Manor School Washingpool Hill Road Tockington South
Gloucestershire Widening of access onto classified highway, installation of a permeable surfacing set to create 36no. space
car park and associated works
Approve with Conditions.

P25/00860/HH Olive Barn Hazel Lane Rudgeway South Gloucestershire BS35 3QP

Erection of single storey side extension to form additional living accommodation. **Refusal.**

P25/01019/HH Alterations to an existing outbuilding to facilitate conversion to study and workshop.
Installation of 20no. solar panels on an existing outbuilding. - Orchard Leigh Church Hill Olveston South Gloucestershire
BS35 4BZ
Approve with Conditions

P25/01094/RVC Land At Marlwood School Vattlingstone Lane Alveston South Gloucestershire BS35 3LA Variation of
condition 20 (to amend the approved plans) and removal of condition 8 attached to permission P21/03069/F. Demolition
of existing structures and erection of Special Educational Needs and Disability (SEND) school with associated car parking
and landscaping.
Approve with Conditions.

P25/01593/HH Ashfield Barn Pilning Street Tockington South Gloucestershire BS32 4LR

Erection of a single storey rear extension to provide additional living accommodation. **Approve with Conditions.**

P25/01598/F Land At 4 Woodhouse Close Almondsbury South Gloucestershire

Erection of 1no self build dwelling with associated works. **Refusal.**

P25/01746/TCA St Mary The Virgin Church Church Hill Olveston South Gloucestershire BS35 4BZ

Works to 1no. Yew to trim to 2m distance from Church building, and works to 1no. Cedar to crown lift to 2.4m both
situated in the Olveston Conservation Area. **No Objection.**

- **Traffic Letter re A38**
- **Solar Farm -traffic planning group and inclusion of OPC representative**

Next Meeting 30th September 7pm

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Email: clerk@olvestonparishcouncil.gov.uk