

**THORBURY TOWN COUNCIL****REPORT** of the Meeting of the Town Development Committee  
held on Tuesday 23 January 2018

Present: Cllr Maggie Tyrrell (Chairman)  
Cllr Vincent Costello  
Cllr Clare Fardell  
Cllr Shirley Holloway  
Cllr Clive Parkinson  
Cllr Guy Rawlinson

Adrian Savery (Thornbury Chamber of Commerce)

Clare Nelmes (Town Clerk)  
Louise Powell (Town Clerk)  
Wendy Sydenham (Administrator)

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**1. TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Cllr Bob Griffin (indisposed)  
Cllr Helen Harrison (out of Thornbury)  
Cllr Pam Shipp (out of Thornbury)  
Cllr Angela Symonds (out of Thornbury)

**2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS**

None.

**3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC**

Four members of the public were present to raise concerns regarding one of the planning applications to be considered – *PT17/5918/F Land Off Morton Way/Badger Road, Thornbury, BS35 1LR (erection of convenience store)*. The members of the public were residents adjacent to the proposed development. Mr Chris Hepton spoke on their behalf. It was agreed by the Committee to bring forward the relevant item on the agenda.

Mr Hepton outlined the concerns of the residents present which included inaccuracies in the site plan, the height of the proposed building, the opening times of the store, noise from proposed new position of the car park, lack of account taken of comments from the first submission especially those from the police highlighting the risks of anti-social behaviour and advising that the wall heights be raised and the walls be extended. Mr Hepton confirmed that they were not against the principle of a convenience store, but wanted these concerns to be addressed.

The Chair thanked Mr Hepton and the other members of the public for attending. The Committee discussed the planning application in detail and it was agreed that Council's response should be as follows :-

Whilst the Town Council supports the principle of providing a convenience store at this location, it wishes to OBJECT to this application on the following grounds:

The plans provided are inaccurate and give a misleading impression of how this development relates to the neighbouring properties and the impact upon them. The overall height of the proposed development at the ridge height is greater than that of the surrounding properties and will have an overbearing impact on neighbouring homes and their amenity.

We continue to have concerns about the adequacy of the parking provision on site and would expect to see further spaces provided to ensure that overflow parking doesn't cause an obstruction on neighbouring roads and junctions. We feel that by having the parking spaces immediately adjacent to the boundary, this will cause an avoidable nuisance to the neighbouring property. The spaces would be better located next to the store itself.

We are particularly concerned that the Crime Reduction advice provided to the previous application has been totally ignored in this new revised application even though the advice is still very relevant. We would want to see the recommendations concerning the overall design, security of the boundary, height of the adjacent wall, bin store and cycle racks addressed fully either through amendments to the design or suitable conditions.

Due to the close proximity of this convenience store to neighbouring properties in a quiet residential area, we have significant concerns that the proposed opening and delivery times will cause a noise nuisance.

If this application is to be granted we would like suitable conditions to be added to the permission to include:

- Maximum opening hours of 10pm as per other convenience stores in the area and restrictions to delivery times and associated vehicle movements to store opening hours to minimise noise and nuisance to surrounding residential properties.
- Measures which would ensure that the design and management of the property meet crime reduction principles and best practice advice to minimise the potential for crime and anti-social behaviour.
- Appropriate facilities are provided to manage waste and prevent litter to minimise harm to the local environment.
- Measures are introduced to ensure that parking for the site does not impact on neighbouring roads and properties.

#### **4. TO CONSIDER THE FOLLOWING PLANNING AND LICENSING APPLICATIONS**

Councillors considered the planning applications listed below and agreed the following responses:

- (a) PT17/3182/LB 16 The Plain, Thornbury, BS35 2BF  
*Installation of internal Cisco Wireless Access Points and associated works.*  
No objection, subject to complying with Listed Building Officer's requirements.
- (b) PT17/5061/ADV 7 High Street, Thornbury, BS35 2AE  
*Consent to display 1 no. internally illuminated static fascia sign.*  
*(Revised plans – comment on previous application - the level of illumination is not clear from the application so unless more detail is provided, Council OBJECTS due to this not being in line with the Conservation Area Policy and is out of keeping with the area.)*  
OBJECT – Council reiterates its previous comments, there is not adequate detail provided regarding the illuminated aspect of the sign, therefore Council is unable to assess whether it would be in keeping with the Conservation Area.

- (c) PT17/5860/F 2 Hillbrook Road, Thornbury, BS35 2EZ  
*Erection of single storey rear extension to provide additional living accommodation.*  
No objection, subject to protection of neighbours' residential amenities.
- (d) PT17/5957/F Rose Cottage, Park Road, Thornbury  
*Demolition of existing porch and erection of single storey front extension and first floor side extension above existing garage to form additional living accommodation.*  
No comment.
- (e) PT17/5786/F 13 Gillingstool, Thornbury, BS35 2EQ  
*Amendment to previously approved scheme PT17/3128/F to raise ridge height. (Previous comment – OBJECT, design and size of dormer windows are out of keeping with the area.)*  
OBJECT, due to the raised ridge height not being in keeping with the area.
- (f) PT18/0009 Site Adjacent to Grey Gables, Old Gloucester Road, BS35 2EZ  
*Erection of 1 no. dwelling with new access and associated works. Erection of detached garage (resubmission of PT17/2040/F). (Previous comment – OBJECT, the proposal is outside the development area and there are concerns about access arrangements and highway safety.)*  
OBJECT – Council reiterates its previous comments.
- (g) PT17/5918/F Land Off Morton Way/Badger Road, Thornbury, BS35 1LR  
*Erection of convenience store (Class A1) as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987 with parking and associated works (resubmission of planning application PT17/3749/F). (Previous comment – no objection, but Council would like assurance that measures are being taken to ensure car parking does not adversely affect neighbouring properties' car parking amenities.)*  
OBJECT - see item 3 above.
- (h) PT17/5768/F Westover Park Road, Thornbury  
*Demolition of existing conservatory. Erection of orangery to rear elevation.*  
No objection.
- (i) PT17/5660/F Milbury House, Whitehall Lane, Buckover  
*Amendment to previously approved scheme PT15/3662/F to raise decking, after the door placement, raise the ridge height and install a dormer. (Previous comment – OBJECT, the proposed development is outside the town development boundary.)*  
OBJECT – Council reiterates its previous objection and supports the Conservation Officer's concerns.
- (j) PT18/0133/F 1 Chatsworth Park, Thornbury, BS35 1JF  
*Erection of first floor side extension over existing garage to form additional living accommodation.*  
No objection, subject to parking standards being met for the size of the property.

**5. TO NOTE THE SCHEDULE OF PLANNING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL**

The planning application decisions had been circulated and were noted as detailed in the attached schedule.

**6. TO CONSIDER MATTERS RELATING TO THE APPLICATION FOR 370 HOMES ON LAND SOUTH OF GLOUCESTER ROAD**

- (a) Invitation to send further comments to the planning inspector by 7 March 2018 prior to the appeal consideration

The communication from the planning inspector was discussed and it was agreed that Council would like to reiterate its previous comments, but also to add concerns about the impact of this development on the Quiet Lane Initiative which was a condition of neighbouring development sites. It was also agreed that Council would like to be represented at the appeal hearing. The Clerk agreed to feed this back to the planning inspector.

- (b) To note that South Gloucestershire Council has made a Tree Preservation Order for the whole site

Council noted that a Tree Preservation Order had been placed on the whole site including the boundary.

**7. TO RECEIVE AN UPDATE ON THE DEVELOPMENT OF A NEIGHBOURHOOD PLAN FOR THORNBURY**

The Clerk reported that the community survey had launched and there had been a good response so far. Work was ongoing to produce a schools pack to allow a facilitated survey for schools. The NDP website had also launched. The Steering Group would be meeting on Tuesday 30 January 2018 at 7.30pm in the Council Chamber. All members of the working groups were welcome to attend the Steering Group meetings.

**8. TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS**

- (a) National Policy Statement for new nuclear power stations including Oldbury

The Clerk briefly outlined the consultation which was seeking comments on the criteria for siting new nuclear power stations. The criteria were discussed briefly and it was agreed that with regard to Oldbury, it would be essential to consider the growing population of Thornbury and therefore the closer proximity of the population to any proposed site, and also the impact of increased traffic on the A38.

**9. TO CONSIDER ANY OTHER CORRESPONDENCE, CONSULTATIONS OR URGENT BUSINESS**

- (a) The Clerk advised that the report on the supported bus consultation had been received from SGC. There had been a very large number of responses to the consultation and it had been agreed that South Gloucestershire Council would maintain the existing supported bus network during 2018/19 and work would be undertaken by the West of England Combined Authority to take forward bus services from 2019 onwards.
- (b) The Clerk reported that she had been contacted by Linden Homes regarding Phase 2 of the Post Farm development. They had confirmed that they were adding an additional 39 houses to the outline plans for Phase 2, although the percentage of affordable housing would stay the same. The details plans would be submitted for planning permission shortly.

**PLANNING DECISIONS notified at the Town Development Committee meeting on Tuesday 23 January 2018**

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT17/4268/F	Change of use of land from agricultural to equestrian use. Erection of 2 no. buildings to provide stables and hay store. Construction of all weather riding arena.	Hemsley House, Crossways Lane, Thornbury	No objection.	Approve with conditions.
PT17/4803/F	Demolition of existing rear porch and erection of new rear porch.	Yew Tree Farm, Morton Street, Thornbury	No objection, subject to the Highways Engineer being satisfied that the plans meet residential parking standards.	Withdrawn.
PT17/5233/TCA	Works to 1 no. Prunus purple leaved tree to reduce crown to leave a finished height of 4.5 metres and radial spread of 1.5 metres. Crown reduce 3 no. Prunus trees to leave a finished height of 3.5 metres. Trees situated within the Thornbury Conservation Area.	The Priory, 17 Castle Street, Thornbury	No objection, subject to the Tree Officer's approval.	No objection.
PT17/5206/TCA	Works to 1 no. Holly tree to reduce crown to leave a finished height of 4.5 metres and radial spread of 1.5 metres. Crown reduce 1 no. Sycamore tree to leave a finished height of 2.5 metres and radial spread of 0.75 metres. Crown lift 1 no. Laburnum tree 2.5 metres and reduce crown to leave a finished height of 4 metres and radial spread of 1 metre. Trees situated in the Thornbury Conservation Area.	24 Castle Street, Thornbury, BS35 1HB	No objection, subject to the Tree Officer's approval.	No objection.

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT17/4894/F	Erection of two storey front extension to provide additional living accommodation.	24 Charles Close, Thornbury, BS35 1LN	No objection.	Approve with conditions.
PT17/5072/PDR	Erection of single storey rear extension to form additional living accommodation.	48 Hopkins Close, Thornbury, BS35 2PX	No objection.	Approve with conditions.
PT17/4308/F	Erection of 1 no. attached dwelling with access, parking and associated works.	13 Eskdale, Thornbury, BS35 2DR	OBJECT, overdevelopment of the site and lack of proper parking facilities.	Approve with conditions.
PT17/5176/F	Erection of single storey front extension to form porch and office. Demolition of existing conservatory and erection of single storey rear extension to form additional living accommodation.	7 Speedwell Close, Thornbury, BS35 1UD	No objection.	Approve with conditions.
PT17/5239/CLP	Application for a certificate of lawfulness for proposed single storey side extension.	24 Millfield, Thornbury, BS35 1JL	No objection.	Approve with conditions.
PT17/4618/F	Erection of two storey front extension to provide additional living accommodation. Erection of detached garden room and alterations to boundary wall.	Eastcote Cottage, Crossways Lane, Thornbury	No objection.	Approve with conditions.