

THORNBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee held on Tuesday 23 May 2017

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Vincent Costello
Angela Symonds
Gail Whitehead
Clive Parkinson
Helen Harrison
Guy Rawlinson
Clare Fardell

Adrian Savery (Thornbury Chamber of Commerce)

Sandra Richardson (Deputy Town Clerk)
Wendy Sydenham (Administrator)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Councillor Shirley Holloway (another engagement)
Councillor Bob Griffin (out of Thornbury)
Councillor Pam Shipp (another engagement)

2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS

Councillors Helen Harrison and Clive Parkinson declared an interest in regard to item 9 as members of CSET.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

None.

4. TO ELECT A VICE CHAIRMAN OF THE TOWN DEVELOPMENT COMMITTEE

Councillor Helen Harrison proposed that Councillor Clive Parkinson be elected Vice Chairman of the Town Development Committee. This was seconded by Councillor Guy Rawlinson, and it was unanimously agreed that Councillor Clive Parkinson be duly elected.

5. TO CONSIDER THE FOLLOWING PLANNING AND LICENSING APPLICATIONS

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

PT17/0720/LB Laburnum Cottage, 16 Gloucester Road, Thornbury
Installation of 3 no. replacement windows.

No objection.

PT17/1803/F 18 Hillcrest, Thornbury
Demolition of existing conservatory and erection of new conservatory.

No objection.

PT17/1766/F 8 High Street, Thornbury
Demolition of existing rear entrance porch and WCs, and erection of single storey rear extension to form entrance lobby. Installation of gateway in boundary wall to facilitate fire escape route.

No objection, subject to Listed Buildings Officer consent and the conservation of possible historic features.

PT17/2133/F Laburnham House, Down Road Alveston
Erection of single storey rear extension to form additional living accommodation.

Neighbouring parish – noted, no comment.

PT17/1877/RM 9 Clare Walk, Thornbury
Erection of 1 no. dwelling. Approval of Reserved Matters to be read in conjunction with outline planning permission PT16/0960/O.

It was agreed that Councillor Maggie Tyrrell would visit the site to check on existing parking arrangements which are not clear in the supporting documentation and report back to administration staff with comments to be passed on to South Gloucestershire Council.

PT17/2132/PNH 26 Hillcrest, Thornbury
Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.9 metres, and for which the height of the eaves would be 2.8 metres.

No objection.

PT17/2119/PNGR Top Barn, Grovesend Farm, Gloucester Road, Grovesend
Prior notification of a change of use from Agricultural Building to 2 no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and operational development.

OBJECT, as there is no evidence that the barns are not needed for agricultural purposes and the proposal would be outside the development boundaries.

PT17/1902/F 46 Oakleaze Road, Thornbury
Erection of a two storey side extension to form additional living accommodation.

No objection.

PT17/1683/PNH 120 Badger Road, Thornbury
Erection of rear conservatory, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 3.4 metres and for which the height of the eaves would be 2.11 metres.

No objection.

PT17/2028/F 11 Shannon Court, Thornbury
Erection of a single storey front extension to form porch and WC.

No objection.

PT17/2040/F Grey Gables, Old Gloucester Road, Thornbury
Erection of 1 no. dwelling with vehicular access and associated works. Erection of detached garage.

OBJECT, the proposal is outside the development area and there are concerns about access arrangements and highway safety.

PT17/1996/F & PT17/1997/LB The Barn, Park Farm, Butt Lane, Thornbury
Conversion and extension of cart sheds to form 1 no. dwelling and erection of garage block with associated works.

No objection, subject to Listed Building Officer consent.

Council noted that an outline application for up to 370 dwellings and associated infrastructure at land South of Gloucester Road has been submitted by Bovis Homes. This application will be considered at Full Council on 13 June 2017 and paper copies of the plans are available to view at the Town Hall (in the Exhibition Room) or online (PT17/2006/O).

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

The planning application decisions were received and noted as detailed in the attached schedule.

7. TO CONSIDER COUNCIL'S RESPONSE TO THE ENFORCEMENT NOTICE APPEAL FOR LAND OFF HACKETT LANE (ENFORCEMENT REF: COM/14/0383/COU/4)

Council agreed that it reiterated it's previous comments on this application.

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

The Deputy Town Clerk reported that the Steering Group had met last week and the meeting had been well attended. The group had worked on Terms of Reference, a scoping document and a skills audit questionnaire. This would be compiled at their next meeting on 27 June 2017. It was planned to raise awareness of the NDP at the Carnival.

9. TO CONSIDER ISSUES CONCERNING CAR PARKING AROUND THE CASTLE SCHOOL SIXTH FORM CENTRE

Councillor Clare Fardell reported that with the closure of the Marlwood Sixth Form and the amalgamation with Castle Street Sixth Form at the end of this academic year, concerns had been raised regarding the pressure this would put on parking in the roads around the area. The issue was discussed and it was noted that although that the joining of the Sixth Forms would not double the number of students (only approximately 100 Marlwood students, compared to approximately 500 Castle School students) it would still add significant pressure to an already difficult parking situation.

It was agreed that Council should write to Rob Wiltshire in Street Care at South Gloucestershire Council and also to Castle School to ask them to consider possible solutions to the problem.

10. TO CONSIDER ANY OTHER CORRESPONDENCE, CONSULTATIONS OR URGENT BUSINESS

None.

PLANNING DECISIONS notified at the Town Development Committee meeting on Tuesday 23 May 2017

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/0461/F	Demolition of existing garage and conservatory. Erection of two storey side extension to form annexe ancillary to main dwelling house. Erection of single storey rear extension.	55 Knapp Road, Thornbury	No objection	Approve with conditions
PT17/0384/F	Erection of 1 no. attached dwelling with new access and associated works (resubmission of PT16/1041/F).	56 Wharfedale, Thornbury	No objection	Approve with conditions
PT17/1138/PNH	Erection of rear conservatory, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 4 metres and for which the height of the eaves would be 2.5 metres.	5 Church Road, Thornbury	No objection g	Approve
PT17/0706/F	Erection of first floor extension. Alterations to roofline of existing barn structure to include rear dormers. Erection of a single storey front extension to form additional living accommodation.	Maypole Farm, Morton Street, Thornbury	No objection, subject to neighbouring properties amenities not being adversely affected.	Refusal
PT17/0959/TCA	Works to coppice 1 no. Goat Willow back to main fork in Thornbury Conservation Area.	16 High Street, Thornbury	No objection	No objection
PT17/0827/CLP	Application for Certificate of Lawfulness for proposed erection of single storey rear extension.	21 Eastland Road, Thornbury	No objection	Approve with conditions

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/0818/TRE	Works to re-pollard 1 no. Walnut tree to leave a finished height of 7m and radial spread of 1.5m covered by Tree Preservation Order TPO 39 dated 14 th December 1971.	11 Warwick Place, Thornbury	No objection	Approve with conditions
PT17/1397/F	Alterations from flat to pitched roof to existing garage and erection of single storey rear extension to provide additional living accommodation.	6 Hillcrest, Thornbury	No objection	Approve with conditions
PT17/1350/F	Erection of two storey side and front extension to form additional living accommodation and external render finish. Erection of front porch.	28 Woodleigh, Thornbury	No objection	Approve with conditions
PT17/1154/PDR	Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation.	20 Dyrham Close, Thornbury	No objection	Approve with conditions
PT17/1049/F	Alterations to raise roofline to form additional bathroom space.	Kington Cottage, Kington, Thornbury	No objection	Approve with conditions
PT17/1174/PNH	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.4m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.5m.	10 Chantry Road, Thornbury	No objection	No objection
PT17/1109/CLP	Application for a Certificate of Lawfulness for a proposed erection of a single storey rear extension.	6 Kennet Way, Thornbury	<i>Not previously considered by Committee</i>	Approve with conditions