

THORNBURY TOWN COUNCIL**REPORT** of the Meeting of the Town Development Committee held on Tuesday 11 April 2017*Present:-* Cllr. Maggie Tyrrell (Chairman)Cllrs. Vincent Costello
Angela Symonds
Gail Whitehead
Clive Parkinson
Shirley HollowayClare Nelmes (Town Clerk)
Wendy Sydenham (Administrator)**1. TO RECEIVE ANY APOLOGIES FOR ABSENCE**Guy Rawlinson (another engagement)
Clare Fardell (out of Thornbury)
Bob Griffin (out of Thornbury)
Helen Harrison (family commitment)
Adrian Savery, Thornbury Chamber of Commerce (indisposed)**2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS**

None

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

None

4. TO CONSIDER THE FOLLOWING PLANNING AND LICENSING APPLICATIONS

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

PT17/1285/F 11 Manor Walk, Thornbury
Erection of a two storey rear extension to form additional living accommodation.

No objection, subject to neighbouring properties amenities not being adversely affected.

PT17/1350/F 28 Woodleigh, Thornbury
Erection of two storey side and front extension to form additional living accommodation and external render finish. Erection of front porch.

No objection.

PT17/1349/LB 12-14 High Street, Thornbury
Internal and external alterations to amend previously approved ground floor flat layout (listed building consent PT16/1582/LB) to facilitate occupation by Prezzo (Class A3) restaurant.

It was agreed that this decision would be deferred to allow time for the Town Clerk to speak to the Conservation Officer to seek their advice on what the key differences are with this application and that this item then be discussed at the Finance and Policy Committee meeting on Thursday 13 April 2017.

PT17/1369/O The Cottage, Hacket Lane, Thornbury
Erection of 1 no. dwelling (outline) with access to be determined. All other matters reserved.

Object due to this being outside the settlement boundaries and to protect the rural aspect, and increasing traffic on rural roads.

PT17/1397/F 6 Hillcrest, Thornbury
Alterations from flat to pitched roof to existing garage and erection of single storey rear extension to provide additional living accommodation.

No objection.

PT17/1358/F 12 Elizabeth Close, Thornbury
Erection of single storey rear/side extension to form additional living accommodation.

No objection.

PT17/1318/F 1 Buckingham Parade, Gloucester Road, Thornbury
Creation of new vehicular access and construction of concrete hardstanding to form parking area.

The Committee agreed that it would “Wish to Comment” on this application. Whilst there was sympathy with the applicant’s desire to access their property more easily, there was concern regarding concreting over a grassy area and the risk of setting a precedent for nearby properties to do the same, leading to an increased flood risk, and concern regarding highway safety and visibility as vehicles would need to reverse on to Gloucester Road where visibility is restricted by a wall.

PT17/1379/F The Cottage, Hacket Lane, Thornbury
Construction of new vehicular access and associated works.

Object, as the works are necessary to facilitate development outside the settlement boundary and will increase traffic on rural roads.

PT17/1174/PNH 10 Chantry Road, Thornbury
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.

No objection.

5. 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. The Town Clerk reported that the Football Club had arranged a bat survey.

6. TO CONSIDER COUNCIL'S REPRESENTATION AT THE PLANNING APPEAL FOR THE FORMER COUNCIL OFFICES AT CASTLE STREET TO BE HELD ON 25 APRIL 2017

PT16/0982/F Demolition of existing buildings. Erection of 5 cottages and 57 sheltered apartments for the elderly including communal facilities, landscaping, parking, access and associated works.

Cllr Costello raised concerns about a large Cedar tree on the site and the circumstances in which another large Cedar tree had been taken down previously on the site. This remaining tree has a TPO. The Town Clerk asked for a steer from the Committee as to what their participation should be in the appeal process. It was agreed that the Town Clerk should find out the likely timings of our participation in the process and also what the protocol is regarding our previous comments and whether additional comments can be made. The Town Clerk will contact the Committee with this information and then participants can be agreed according to availability. It was noted that this appeal was in regard to the non-determination of the application.

7. TO CONSIDER A REQUEST TO PROVIDE STREET NAMING SUGGESTIONS FOR POST FARM

Cllr Costello suggested insects/butterflies as an appropriate theme for street names in this development. This was seconded by Cllr Tyrrell and unanimously agreed by the Committee.

8. TO RECEIVE AN UPDATE ON NEIGHBOURHOOD PLAN FOR THORNBURY

The Town Clerk reported that the public meeting to launch the Neighbourhood Development Plan (NDP) was taking place on Wednesday 12 April 2017 at 7.00pm at the Armstrong Hall. The first half of the meeting would be a guest speaker (Dick Whittington, an independent NDP advisor who has experience of managing other NDP processes) and the second half would be discussion of general themes and issues in a workshop setting.

The aim would be to set up the main Steering Group quickly, to prepare draft Terms of Reference and complete Declaration of Interest forms. Sub-groups would then be set up to work on specific areas, e.g. environment, housing, etc. Councillors should be involved in these groups, but also members of the public and specialist interest groups should be involved. Professional expertise would be commissioned where necessary. The Steering Group would report into the Town Development Committee as a regular agenda item.

The general timescale should be nine months of research and then nine months of development/drafting of the consultation plan. This would then be passed to South Gloucestershire Council to ensure it is compliant and then the plan would go to inspection followed by a local referendum.

The process was discussed in some detail and it was agreed that care would need to be taken to ensure that the process took into consideration existing changes/plans agreed for the area e.g. the options regarding Armstrong Hall, etc.

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

The Town Clerk reported that there would be a South Gloucester Council Nuclear Briefing on Thursday 27 April 2017 at 7.30pm in the Town Hall and confirmed that this invitation would be extended to the Neighbourhood Plan Steering Group.

The Town Clerk reported that she had received notification from South Gloucestershire Council of the temporary closure of Finch Close for resurfacing works for a six week period starting around 17 July 2017. Cllr Parkinson asked for the Town Clerk to find out more information on why the work was being done there and why it was expected to take six weeks.

The Town Clerk reported that St Marys School's disabled parking spaces were unlikely to be sorted out until Christmas because of a backlog at South Gloucestershire Council.

The Town Clerk reported that she had received a letter asking for information on what progress had been made regarding the removal of Hot Nails signage and that she would be requesting an update on this from South Gloucestershire Council.

PLANNING DECISIONS notified at the Meeting of Tuesday 11 April 2017

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|---------------|---|--|--|---------------------------------|
| PT15/5521/F | Demolition of existing industrial building and dwelling. Erection of 10 no. dwellings with alteration to access, car parking and associated works. | The Gables, Costers Close, Alveston, Bristol | No objection (Adjoining parish consultation) | Approved subject to Section 106 |
| PT16/6708/F | Erection of 2 no. detached dwellings with access and associated works. | Prospect House, Knapp Road, Thornbury | No objection | Approve with conditions |
| PT16/6866/F | Erection of single storey side and rear extension to form garage and additional living accommodation, replacement hip roof over existing flat roof rear extension, and installation of 1 no. rear dormer windows to facilitate loft conversion (resubmission of PT16/4322/F). | 23 Millfield, Thornbury, BS35 1JL | Object due to poor design and it being out of keeping with the surrounding area. | Approve with conditions |
| PT17/0144/CLP | Application for a certificate of lawfulness for the proposed installation of a rear dormer with 2no roof lights, 2no rear windows and a Juliet balcony. Installation of a new roof to existing conservatory to include 4no roof lights. | 48 Eastland Avenue, Thornbury | Whilst the principle of the extension and loft conversion are fine. Thornbury Town Council wishes to OBJECT to this application on the grounds of the poor design of the dormer which makes it out of keeping with the area. | Approve with conditions |
| PT16/6548/F | Demolition of 2 no. storage buildings and erection of 1 no. replacement storage building. | The Chalet, Thornbury Hill | Object to this application and echo the concerns raised by the Landscape Officer. | Approve with conditions |
| PT17/0482/TCA | Works to fell 1no. Apple tree situated within Thornbury Conservation Area. | 11 The Plain, Thornbury | No objection, subject to approval by the South Gloucestershire Tree Officer. | No objection |

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|---------------|---|---|---|-------------------------|
| PT17/0332/TRE | Works to reduce crown to 1 no. Sycamore to a height of 50m and lateral spread of 20m and 1 no. Sycamore to a height of 50m and lateral spread of 25m as stated on the application form all covered by TPO no. 39 dated 14 Dec 1971. | 1-13 Warwick Place, Thornbury | No objection, subject to the approval of the South Gloucestershire Tree Officer | Refusal |
| PT17/0157/TCA | Works to 1no. Wingnut tree to reduce crown by 30% to a height of 10m and crown reduction of 20%, thin by 20% and crown lift by 2m to leave a height of 8m to 1no. Apple tree, all situated within Thornbury Conversation Area. | 24 High Street, Thornbury | No objection, subject to approval by the South Gloucestershire Tree Officer. | No objection |
| PT16/6636/F | Demolition of existing dugout shelters and erection of replacement dugout shelters, spectator stand and 2m high perimeter fencing. Installation of 6no. floodlights and associated works. | Thornbury Town Football Club, Mundy Playing Fields, Kington Lane, Thornbury | The Town Council noted this application and referred to the letter outlining Council's position which was submitted with the application. | Withdrawn |
| PT17/0249/F | Erection of single storey rear extension to form kitchen area and WC's (Class A3) restaurant/cafe. Installation of extraction system to roof and creation of new shop front. | 7 High Street, Thornbury | No objection | Approve with conditions |
| PT17/0606/TRE | Works to reduce crown by 2.2m 1 no. Beech tree covered by SGTPO 09/07 dated 4 th December 2007. | 1 Castle Mews, The Coach House, 16 Castle Street, Thornbury | No objection, subject to approval by the South Gloucestershire Tree Officer. | No objection |
| PT17/0506/F | Demolition of existing extension and outbuilding. Erection of a two storey and single storey rear extension to provide additional living accommodation. | 5 Siband Way, Thornbury | No comment. | Approve with conditions |

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|--------------|--|--|---|-------------------------|
| PT16/0088/O | Erection of 9 no dwellings (outline) with access to be determined. All other matters reserved. | The Folly, Crossways Lane, Thornbury | OBJECT – the proposed development is outside the development boundary and is, therefore, inappropriate. The low density of housing shows poor use of the land and does not contain a mix of dwellings that would meet the local needs, particularly as it contains no affordable housing. | Refusal |
| PT16/4055/RM | Demolition of existing buildings and erection of 125 no. dwellings with public open space and associated infrastructure. Discharge of conditions 1 (submission of RM), 2 (implementation of RM), 6 (landscaping), 7 (northern edge treatments, etc), 12 (access), 17 (LEMP), 19 (light spillage ecology), 20 (hedgehog mitigation) and 26 (public art). (Approval of Reserved Matters (appearance, layout, landscaping and scale) to be read in conjunction with outline application PT15/2917/O). | Land at Post Farm, Thornbury | OBJECT – a separate sheet with detailed comments was submitted. | Approve with conditions |
| PT16/3565/O | Residential development of up to 350 dwellings, including 14 self-build dwellings (all Use Class C3), development of a 70 unit elderly care facility (flexible Use Class C2 and /or C3), development of up to 1,150 sq m floorspace flexible community and/or commercial facilities (Use Classes A1, D1 and/or D2), and associated public open space and infrastructure. Access to be determined. All other matters reserved. | Cleve Park, Land at Junction of Morton Way and Grovesend Road, Thornbury | OBJECT – a separate sheet with detailed comments was submitted. | Refusal |

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|---------------|--|--------------------------------------|--|-------------------------|
| PT17/0639/PNH | The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.65m, and for which the height of the eaves would be 2.5m. | 4 Thicket Walk, Thornbury | No objection | No objection |
| PT17/0274/F | Erection of single storey front extension, single storey rear extension and two storey side extensions to provide additional living accommodation. | 17 Hazel Crescent, Thornbury | No objection | Approve with conditions |
| PT16/6937/F | Demolition of existing conservatory. Erection of a two storey front, two storey rear and single storey side and rear extensions to provide additional living accommodation. | 8 Nightingale Close, Thornbury | No objection | Approve with conditions |
| PT17/0327/F | Erection of single storey extensions and alterations to facilitate conversion of 2 no. barns to form 1 no. dwelling with associated works. (Amendment to previously approved scheme PT16/1881/F) | The Chalet, Thornbury Hill, Alveston | No objection, subject to the proposed development adhering to the current criteria for barn conversions. | Approve with conditions |
| PT17/0405/F | Erection of front porch and single storey rear extension to form additional living accommodation. | 4 Charles Close, Thornbury | No objection | Approve with conditions |