

THORNBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee held on 6 December 2016

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Guy Rawlinson
Shirley Holloway
Vincent Costello
Gail Whitehead
Clive Parkinson
Bob Griffin
Clare Fardell

Adrian Savery (Thornbury Chamber of Commerce)
Clare Nelmes (Town Clerk)

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

Clr Helen Harrison (out of Thornbury)
Clr Angela Symonds (personal circumstances)

2. **TO RECEIVE ANY MEMBERS DECLARATION OF INTERESTS**

None

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

None

4. **TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE WEST OF ENGLAND JOINT SPATIAL PLAN (JSP)**

Following a lengthy discussion based on the JSP documents and consultation questions, it was agreed that the Clerk draft a suitable response reflected the issues and opinions provided to be approved by the Chairman prior to submission.

The JSP response submitted by the Clerk is attached to these minutes for information.

5. **TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE WEST OF ENGLAND JOINT TRANSPORT STUDY (JTS)**

Following a lengthy discussion based on the JTS documents and consultation questions, it was agreed that the Clerk draft a suitable response reflected the issues and opinions provided to be approved by the Chairman prior to submission.

The JTS response submitted by the Clerk is attached to these minutes for information.

6. **TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING PLANNING APPLICATIONS:**

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

[PT16/4055/RM](#) Land at Post Farm, Thornbury

Revised plans and documents dated 17.11.16. Also change to description. 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 RMs), 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)

Thornbury Town Council continues to OBJECT to this application for the reasons previously outlined. In consideration of the revised plans presented we would like to make the following additions and points:

The revised designs continue to lack any reflection of local character or setting, with a random mix of styles, materials and finishes and with a lack of focal points within the overall site layout. We agree with the urban design officers critical comments about the design of this site and their recommendations for improvement which these revised plans fail to address.

Concerns regarding affordable housing have also not been addressed. Affordable housing provision on the site should address local needs, be truly affordable, should not be reduced and should be distributed around the site to be indistinguishable from open market housing.

We continue to be concerned that the flooding issues and sustainable urban drainage scheme will not address local circumstances and that there is insufficient coordination between the different development sites in this area to address the issue to prevent local flooding in the immediate area or further downstream.

We continue to also have concerns about the provision of formal and informal public open space and community facilities both on and off site and in their ongoing maintenance and management and would therefore request further information, dialogue with the Town Council and action on these matters.

The on-site provision for play does not provide any facilities for young people which will live on the proposed development which is totally unacceptable. This is particularly an issue for this location on the edge of town away from other local facilities and meeting points. We would expect that either on site provision for young people is made or a £20,000 contribution specifically for outdoor play and recreation facilities for young people is provided for off-site and secured through the s106 agreement in the same way as play facilities for younger children.

We continue to question the need for specific small scale allotment provision on this site and feel that a more productive use of this area could be made by improving the informal public open space and play facilities provided.

The natural and semi natural open space is mostly unusable as the vast majority of it is existing hedgerow. As pointed out by the design officer, large proportions of this are also encroached upon by the development. We support the retention of as much original hedgerow as possible and all recommended measures to protect onsite ecology and biodiversity both during construction and the sites ongoing management and maintenance.

Public art provision should be imaginative and robust and integrated within the open space and play area. We support the Arts Officer recommendations and fully expect them to be secured and met by the developer.

[PT16/6300/F](#) 8 High Street

Change of use of ground floor from (Class A3) (Restaurant and Cafe) to (Class A4) (Public House/Wine bar) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended)

No objection.

[PT16/6320/F](#) The Forge, 13 Pullins Green

Conversion of existing forge, demolition of conservatory and erection of single storey extension to form 1 no. dwelling and associated works.

No objection, subject to approval by the Conservation Officer.

[PT16/6246/F](#) Crossways Farm, Crossways Lane

Demolition of existing building. Erection of agricultural building.

No objection.

[PT16/6402/CLP](#) 10 Raglan Place

Application for Certificate of Lawfulness for the proposed erection of a front porch and creation of new vehicular hardstanding.

No objection.

[PT16/6458/LB](#) The Royal George, 7 The Plain

External alterations to include repainting of exterior window frames and entrance portico, additional lighting and floor finish to front patio area.

No objection.

[PT16/6469/ADV](#) The Knot of Rope, 59 High Street

Display of 1 no. externally illuminated hanging sign, 2 no. externally illuminated letters sign, 1 no. non-illuminated letters sign, 3 no. non-illuminated wall signs and 1 no. non-illuminated A board sign.

No objection.

[PT16/6481/PNH](#) 10 Raglan Place

Erection of 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 3.46 metres and for which the height of the eaves would be 2.3 metres.

No objection.

[PT16/6366/LB](#) Thornbury Golf Centre, Bristol Road
External works and alterations to windows to include secondary glazing as stated in submitted schedule of works.

No objection.

[PT16/6468/LB](#) 16 The Plain
External sympathetic stone masonry repairs to ashlar stone. Cyclical maintenance to external gutters. Demolish and rebuild right hand gate pier in new stone to match existing. Re-point and make good left gate pier (including repairs around gate fixings).

No objection.

[PT16/6482/F](#) 80 Charles Close
Erection of single storey front extension to form additional living accommodation.

No objection.

[PT16/6360/F](#) Thornbury Golf Centre, Bristol Road
Erection of single storey rear extension to provide additional changing rooms and side extension to form covered porch area.

No objection.

[PT16/6544/ADV](#) 23 High Street
Display of 1 no. non-illuminated letters and logo fascia sign, 1 no. non-illuminated projecting roundel sign and 1 no. non-illuminated branch nameplate sign.

No objection.

[PT16/2637/F](#) Thornbury Castle, Castle Street *Revised Plans dated 30.11.16*
Erection of extension to provide 15 no. additional hotel rooms, spa, restaurant and function room. Relocation of car park and 'back of house'.

No objection, subject to approval by the Listed Buildings Officer, English Heritage and the Ecology and Tree Officer.

[PT16/2639/LB](#) Thornbury Castle, Castle Street *New design plan received 25.11.16*
Erection of extension to provide 15 no. additional hotel rooms, spa, restaurant and function room. Relocation of car park and 'back of house' functions and associated works.

No objection, subject to approval by the Listed Buildings Officer, English Heritage and the Ecology and Tree Officer.

[PT16/6573/LB](#) The Knot of Rope, 59 High Street
Installation of replacement signage.

No objection.

7. **TO RECEIVE AN UPDATE ON SOUTH GLOUCESTERSHIRE COUNCIL POLICY SITES AND PLACES PLAN SUBMISSION AND CONSIDER TOWN COUNCIL'S RESPONSE**

The Clerk provided an update on the inspection process for the Policy Sites and Places Plan and it was agreed that the Clerk respond confirming agreement to the revised Green Spaces designations. It was not felt necessary to be represented or to attend the inspectors hearing.

8. **TO RECEIVE AN UPDATE ON THE COUNCILLOR WORKSHOP HELD ON 16 NOVEMBER ABOUT TOWN COUNCIL'S APPROACH TO STRATEGIC PLANNING AND CONSIDER OPTIONS THAT TOWN COUNCIL MAY WISH TO EXPLORE**

Members of the committee in attendance at the councillor workshop updated the committee on the advice that had been given and the merits of the different options open to the council. It was agreed that the council explore developing a neighbourhood plan and that £10,000 be included in the provisional budget for 2017/18 to support the costs of developing one. The Clerk would investigate the process, possible grant funding and draw up a project and communications plan for consideration at a future Town Developments meeting. It would be necessary to include broad community representation on the project group.