

THORNBURY TOWN COUNCIL**REPORT** of the Meeting of the Town Development Committee
held on Tuesday 26 September 2017

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

Adrian Savery (Thornbury Chamber of Commerce)

Clare Nelmes (Town Clerk)
Wendy Sydenham (Administrator)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Bob Griffin (out of Thornbury)
Cllr Helen Harrison (out of Thornbury)
Cllr Shirley Holloway (out of Thornbury)
Cllr Pam Shipp (out of Thornbury)
Cllr Gail Whitehead (other commitments)

2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS

None.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

Mr Colin Chapman, representing TRAPP'D, addressed Committee to provide further information on the forthcoming appeal regarding the Cleve Park application (see item 6 below).

4. TO CONSIDER THE FOLLOWING PLANNING AND LICENSING APPLICATIONS

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

PT17/3655/ADV 21 High Street, Thornbury, BS35 2AE

Display of 1 no. replacement externally illuminated fascia sign and 1 no. replacement non-illuminated projecting sign.

No objection.

PT17/3692/F Sevcot, Tytherington Road, Thornbury

Erection of a conservatory to front elevation.

No objection

PT17/3758/F 48 Elmdale Crescent, Thornbury, BS35 2JQ

Demolition of existing detached garage. Erection of two storey side extension and single storey side and rear extension to provide additional living accommodation.

No objection, subject to maintaining neighbours' current amenities.

PT17/3362/F 21 Kingfisher Close, Thornbury, BS35 1TQ

Change of use from amenity land to residential curtilage (revised proposals).

OBJECT, Council would wish to reiterate its previous comments. Should permission be granted, Council requests that there be a condition that no solid wall or fencing be erected, and only soft planting allowed.

PT17/3967 Cleve Wood Farm, Grovesend Road, Thornbury

Erection of a two storey side and rear extension to provide additional living accommodation.

No objection.

PT17/4041/F 7 Mallow Close, Thornbury, BS35 1UE

Erection of single storey front side link extension to form additional living accommodation.

No objection.

PT17/4320/TRE The Orchard, 61 Gloucester Road, Thornbury, BS35 1JH

Works to 5 no. Holly trees, 1 no. Elder tree and 1 no. Plum tree to crown reduce to leave a finished height of 5 metres and a radial spread of 1.5 metres. Works to 1 no. Hazel tree to crown reduce to leave a finished height of 5 metres and a radial spread of 1.8 metres. Trees covered by Tree Preservation Order SGTPO 32/06 dated 13 March 2017.

No objection, subject to Tree Officer's approval.

Premises Application Grounded, 7 High Street, Thornbury, BS35 2AE

Defer comment until full Council on 3 October 2017 to allow time for further details to be obtained.

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.

6. TO CONSIDER HOW TOWN COUNCIL WISHES TO BE REPRESENTED AT THE FORTHCOMING APPEAL REGARDING THE CLEVE PARK APPLICATION

The Clerk confirmed that no date has yet been set for the appeal, but in case there was little notice given, it would be useful to decide in advance how Council would wish to be represented. Cllr Clive Parkinson proposed that Cllr Maggie Tyrrell attend. Cllr Guy Rawlinson seconded and it was unanimously agreed. Cllr Maggie Tyrrell commented that they may need to bring a draft response back to Committee in due course for approval. Mr Colin Chapman, representing TRAPP'D, addressed Committee and advised that South Gloucestershire Council had confirmed that they would not be using the original planning officer but would use an independent consultant and would be appointing a barrister if it goes to full appeal.

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

The Clerk reported that the process was moving on and a number of the working groups had met. A communications strategy had been approved and work was in progress on the website. The Clerk was working with them to draw up a grant application for technical support.

Quotes had been obtained for the appointment of a planning consultant. The appointment process was discussed by Committee and it was agreed that the Clerk would provide details of

the quotes along with a summary/commentary as the quotes were not easily comparable. This would be tabled at full Council on 3 October 2017 and a decision made then.

8. TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE CONSULTATION ON THE WEST OF ENGLAND REGIONAL STRATEGY DISCUSSION DOCUMENT

The Committee noted the content of the document. It was felt that a stronger focus was needed in a number of areas - preserving local heritage; ensuring "affordable housing" was truly affordable; and the importance of infrastructure preceding development to ensure sustainability, particularly with regard to transport. Committee further commented that much more detail is needed to see how this can actually be delivered and will comment on this detail once it is available.

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

The Clerk reminded Committee that South Gloucestershire Council was running an engagement roadshow consulting on the Local Plan on Friday 29 September 2017 between 2.00pm and 8.00pm in the Cossham Hall.

PLANNING DECISIONS notified at the Town Development Committee meeting on Tuesday 26 September 2017

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/0720/LB	Installation of 3 no. replacement windows.	Laburnum Cottage, 16 Gloucester Road, Thornbury	No objection.	Approve with conditions.
PT17/2224/F	Erection of single storey rear extension to form additional living accommodation.	5 Knapp Road, Thornbury, BS35 2HE	No objection.	Approve with conditions.
PT17/1877/RM	Erection of 1 no. dwelling. Approval of Reserved Matters to be read in conjunction with Outline planning permission PT16/0960/O.	9 Clare Walk, Thornbury, BS35 1EN	OBJECT, on grounds that parking on the remaining property is inadequate, and also in the plans for the new access there is an old wall affected and we would like to request that this is assessed to clarify whether it has any historical significance.	Withdrawn.
PT17/2119/PNGR	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.	Top Barn, Grovesend Farm, Gloucester Road, Grovesend	OBJECT, as there is no evidence that the barns are not needed for agricultural purposes and the proposal would be outside the development boundaries.	Approve with conditions.
PT17/2194/CLP	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with 3 no. roof lights and a front porch.	2 Meadowside, Thornbury, BS35 2EN	No objection.	Withdrawn.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/1318/F	Dropping of kerb to create new vehicular access and construction of concrete hardstanding to form parking area.	1 Buckingham Parade, Gloucester Road, Thornbury	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 onto Gloucester Road where visibility is restricted by a wall.	Approve with conditions.
PT17/2166/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. (Re-submission of PT17/0706/F)	Maypole Farm, Morton Farm, Thornbury	No objection.	Approve with conditions.
PT17/1976/LB & PT17/1975/F	Conversion of existing dwelling to form 2 no. self contained flats to include external alterations to windows and garage door and internal alterations.	Coach House, High Street, Thornbury	No objection, subject to advice from Conservation Officer.	Approve with conditions.
PT16/6723/F	Erection of 1 no. detached dwelling with access and associated works.	Rose Cottage, 6 The Slad, Grovesend, Thornbury	OBJECT on the grounds that it is outside the development boundary and there are highway access concerns.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/1989/F	Erection of a single storey side extension to form additional living accommodation.	The Lodge, Gloucester Road, Grovesend, Thornbury	No objection.	Approve with conditions.
PT16/6725/F	Erection of 3 no. detached dwellings and associated works.	The Slad, Grovesend, Thornbury	OBJECT on the grounds that it is outside the development boundary and there are highway access concerns.	Approve with conditions.
PT16/6724/F	Erection of 1 no. detached dwelling, access and associated works.	8 The Slad, Grovesend, Thornbury	OBJECT on the grounds that it is outside the development boundary and there are highway access concerns.	Approve with conditions.
PT17/2425/ADV	Display of 1 no. illuminated fascia sign, 3 no. non-illuminated PETG signs and 4 no. non-illuminated poster framed signs.	38 Primrose Drive, Thornbury, BS35 1UP	No objection.	Approve with conditions.
PT17/2028/F	Erection of a single storey front extension to form porch and WC.	11 Shannon Court, Thornbury, BS35 2HN	No objection.	Approve with conditions.
PT17/2874/TRE	Works to crown, reduce 1 no. group of 3 no. oak trees by 2m (back to previous points), and crown lift by up to 5m to clear garden, and crown lift to clear neighbour's roofline by 2m covered by Tree Preservation Order TPO 305 dated 03/05/1978.	7 Crossways Road, Thornbury, BS35 2YL	No objection, subject to Tree Officer's approval.	Approve with conditions.
PT17/1815/F	Erection of front porch.	18 Whitebridge Gardens, Thornbury, BS35 2FR	No objection.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/2654/F & PT17/2655/LB	Erection of extension to provide 14 no. additional hotel bedrooms, spa, restaurant and function room. Relocation of car park and “back of house” functions and associated works. (Resubmission of PT16/2637/F & PT16/2639/LB)	Thornbury Castle, Castle Street, Thornbury	No objection, subject to the approval of the Listed Buildings Officer, English Heritage and the Ecology and Tree Officer.	Approve with conditions.
PT17/2906/F	Demolition of existing garage and erection of new detached garage.	35 Charles Close, Thornbury, BS35 1LW	No objection, subject to confirmation that there will be no loss of adequate parking space for the property.	Approve with conditions.
PT17/2767/F	Erection of conservatory on front elevation.	11 Ribblesdale, Thornbury, BS35 2DW	No objection.	Approve with conditions.
PT17/2070/LB & PT17/1766/F	Internal and external alterations to ground floor accommodation to include 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.	8 High Street, Thornbury, BS35 2BQ	No objection, subject to Listed Building Officer consent and conservation of possible historic features.	Approve with conditions.
PT17/2535/F	Demolition of 4 no. buildings and erection of 1 no. agricultural livestock building.	Grove Farm, Gloucester Road, Grovesend, Thornbury	No objection.	Approve with conditions.
PT17/2839/F	Erection of first floor side extension over garage and two storey rear extension to provide additional living accommodation.	11 Primrose Drive, Thornbury, BS35 1UP	No objection.	Approve with conditions.
PT17/3003/PDR	Erection of a single storey rear extension to form additional living accommodation.	35 Malvern Drive, Thornbury, BS35 2HY	No objection.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/3237/PNH	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.95m, and for which the height of the eaves would be 2.5m.	18 Whitebridge Gardens, Thornbury, BS35 2FR	No objection, subject to Transport Officer's approval.	No objection.
PT17/2305/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.	Refusal.
PT17/0883/O	Erection of 3 no. dwellings (Outline) with access to be determined and all other matters reserved.	5 North Road, Thornbury, BS35 1EA	OBJECT, Council has concerns regarding overdevelopment of the area and an inadequate number of parking spaces allocated.	Refusal.
PT17/0095/F	Demolition of existing glasshouse, change of use of land to gypsy/traveller site and erection of day room. Siting of additional mobile home and relocation of transit pitches (with two caravans per transit site).	Tytherington Road Nursery, Tytherington Road, Thornbury, BS35 3TT	OBJECT, as the change of use means loss of employment land.	Approve with conditions.
PT17/3128/F	Erection of two storey side extension, single storey rear extension and alterations to roof to facilitate loft conversion to form additional living accommodation.	13 Gillingstool, Thornbury, BS35 2EQ	OBJECT, design and size of dormer windows are out of keeping with the area.	Approve with conditions.
PT17/2388/F	Change of Use of land from agricultural use to mixed use of agriculture, the keeping of horses and livery. Creation of riding arena (retrospective).	Hackett House, Hackett Lane, Thornbury	No objection, but Council has concerns about the potential increase in traffic generated by the change of use in a narrow lane.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/2040/F	Erection of 1 no. dwelling with vehicular access and associated works. Erection of detached garage.	Grey Gables, Old Gloucester Road, Thornbury	OBJECT, the proposal is outside the development area and there are concerns about access arrangements and highway safety.	Approve with conditions.
PT17/3526/PDR	Erection of front porch and single storey rear extension to form additional living accommodation.	2 Meadowside, Thornbury, BS35 2EN	No objection.	Approve with conditions.
PT17/2771/F	Demolition of existing garage and erection of two storey side extension to form additional living accommodation and erection of attached garage.	45 Cumbria Close, Thornbury, BS35 2YF	OBJECT, due to overdevelopment, it not being in keeping with the surrounding area, and its impact on the character of open space.	Approve with conditions.
PT17/2959/F	Erection of a single storey side and rear extension to form a garage and additional living accommodation.	69 Gloucester Road, Thornbury, BS35 1JH	No objection.	Approve with conditions.
PT17/3075/F	Erection of a single storey rear extension to form additional living accommodation.	14 Hillcrest, Thornbury, BS35 2JA	No objection.	Approve with conditions.
PT17/3130/F	Erection of single storey rear extension to form additional living accommodation.	19 Dyrham Close, Thornbury, BS35 1SX	No objection.	Approve with conditions.
PT17/1538/RVC	Removal of condition 1 attached to planning permission PT13/3199/F which restricts the unit to holiday accommodation only.	The Folly, Crossways Lane, Thornbury, BS35 3UE	<i>No record of Council having been notified of this application.</i>	Approve with conditions.
PT17/3021/F	Construction of hardstanding to form parking area.	The Hatch, Camphill Community St Johns House, Kington Lane	<i>No record of Council having been notified of this application.</i>	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/3287/F & PT17/3289/LB	Conversion and extension of cart sheds to form 1 no. new dwelling and erection of garage block (resubmission of PT17/1996/F & PT17/1997/LB).	The Barn, Park Farm, Butt Lane, Thornbury	No objection, subject to Listed Building Officer consent.	Refusal.
PT17/3440/PDR	Erection of single storey rear extension to provide additional living accommodation.	36 Lavender Close, Thornbury, BS35 1UL	No objection.	Approve with conditions.
PT17/3121/TRE	Works to 1 no. Beech tree to crown thin by up to 30% and crown lift by a further 1-2m for highway visibility covered by SGTPO 37/14 dated 4 th February 2015.	Stevelands, Gloucester Road, Thornbury	<i>No record of Council having been notified of this application.</i>	Approve with conditions.
PT17/3389/LB	Internal alterations to include construction of partition walls and window wall.	26 High Street, Thornbury, BS35 2AH	No objection, subject to Listed Buildings approval.	Approve with conditions.
PT17/3206/ADV	Retention of 1 no. internally illuminated fascia sign.	Unit 1A, St Mary's Way, St Mary's Centre, Thornbury	OBJECT, the sign is out of keeping with the area.	Refusal.
PT17/2465/F	Erection of 2 no. self contained flats with parking and associated works.	11 North Road, Thornbury, BS35 1EA	No objection.	Approve with conditions.
PT17/3105/F	Demolition of garage and erection of two storey rear extension and single storey side extension to form additional living accommodation.	Hemsley House, Crossways Lane, Thornbury	No objection.	Approve with conditions.