

**THORNBURY TOWN COUNCIL****REPORT** of the Meeting of the Town Development Committee  
held on Tuesday 4 July 2017

Present: Cllr Maggie Tyrrell (Chairman)  
Cllr Vincent Costello  
Cllr Bob Griffin  
Cllr Helen Harrison  
Cllr Shirley Holloway  
Cllr Pam Shipp  
Cllr Angela Symonds

Adrian Savery (Thornbury Chamber of Commerce)

Clare Nelmes (Town Clerk)  
Wendy Sydenham (Administrator)

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

Cllr Clare Fardell (indisposed)  
Cllr Clive Parkinson (another meeting)  
Cllr Guy Rawlinson (out of Thornbury)  
Cllr Gail Whitehead (work commitments)

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

Cllr Maggie Tyrrell declared an interest in the planning application for 45 Cumbria Close and left the meeting when this application was discussed. Cllr Helen Harrison chaired the meeting for this item in her absence.

**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:

PT17/2572/TCA The Old Vicarage, 29 Castle Street, Thornbury  
*Works to 1 no. Copper Beach tree to remove overhanging branches as shown in the photographs. Situated in the Thornbury Conservation Area.*  
No objection, subject to approval by the South Gloucestershire Tree Officer.

PT17/1882/F Sherston, Crossways Lane, Thornbury  
*Erection of a two storey side extension to form additional living accommodation to include installation of chimney.*  
No objection.

PT17/2654/F & PT17/2655/LB Thornbury Castle, Castle Street, Thornbury  
*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 & PT16/2655/LB).*

Town Council reiterates its previous comments - no objection, subject to the approval by the Listed Buildings Officer, English Heritage and the Ecology and Tree Officer.

PT17/2535/F Grove Farm, Gloucester Road, Grovesend  
*Demolition of 4 no. buildings and erection of 1 no. agricultural livestock building.*  
No objection.

PT17/2248/F The Laurels, Gloucester Road, Grovesend  
*Demolition of existing conservatory and garage. Erection of single storey rear and two storey side extension to form additional living accommodation, garage, gym with terrace above. Installation of swimming pool and plant room.*  
No objection.

PT17/2465/F 11 North Road, Thornbury  
*Erection of 2 no. self-contained flats with parking and associated works.*  
No objection.

PT17/2425/ADV 38 Primrose Drive, Thornbury  
*Display of 1 no. illuminated fascia sign, 3 no. non-illuminated signs and 4 no. non-illuminated poster framed signs.*  
No objection.

PT17/2305/F 13 Eskdale, Thornbury  
*Erection of 1 no. attached dwelling with access, parking and associated works.*  
OBJECT, overdevelopment of the site and lack of proper parking facilities.

PT16/4774/O Land West of Gloucester Road, Gloucester Road, Thornbury, BS35 1RA  
*Reconsideration of revised application – erection of 130 no. dwellings on 8.00 hectares of land with public open space, drainage, associated works and access. Outline application with access for consideration, all other matters reserved.*  
Town Council would like to reiterate its previous objections to this application which still stand despite the reduced number of dwellings. The proposed reduction in the number of properties does not reduce the harm that would be caused by the development or improve the sustainability of the development or access to local services. The Sustainable Access Profile is incorrect, please refer to the Council’s response to the local plan prospectus consultation with corrections to this information.

PT17/1369/O The Cottage, Hacket Lane, Thornbury  
*Amended plans. Erection of 1 no. dwelling (outline) with access to be determined. All other matters reserved.*  
OBJECT, outside the development boundary, there are highway access and safety concerns, and we would wish to support the Listed Building Officer comments regarding the design.

PT17/0883/O 5 North Road, Thornbury, BS35 1EA  
*Erection of 3 no. dwellings (outline) with access to be determined and all other matters reserved (amended description).*  
Town Council would wish to reiterate its previous comments – OBJECT, Council has concerns regarding overdevelopment of the area and an inadequate number of parking spaces allocated.

PT17/2771/F 45 Cumbria Close, Thornbury, BS35 2YF

*Demolition of existing garage and erection of a two storey side extension to form additional living accommodation and erection of attached garage.*

(NOTE - Cllr Maggie Tyrell declared an interest in the planning application for 45 Cumbria Close and left the meeting when this application was discussed. Cllr Helen Harrison chaired the meeting for this item in her absence.)

OBJECT, due to overdevelopment, it not being in keeping with the surrounding area, and its impact on the character of open space.

PT17/2839/F 11 Primrose Drive, Thornbury, BS35 1UP

*Erection of first floor side extension over garage and two storey rear extension to provide additional living accommodation.*

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.

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

The Clerk reported that the Steering Group had met last week and approved their Terms of Reference, elected a Chair, Vice Chair and Secretary, and agreed a Project Plan Scope Document. Training with an NDP Inspector has been arranged for the Chair, Vice Chair and Clerk, and will be fed back to the Steering Group. The first main public consultation event had taken place at the Carnival and two further events were planned - Thornbury Fields Churches Together on 16 July 2017 and at the Family Fun Day at the end of July. The Clerk asked for any Councillors who could help with these consultations to let her know. The Clerk confirmed that "NDP Update" would be a standing item on the agenda.

**7. TO CONSIDER TOWN COUNCIL'S RESPONSE TO FURTHER CONSULTATION ON THE POLICIES SITES AND PLACES PLAN FOLLOWING MODIFICATIONS REQUIRED FOLLOWING EXAMINATION**

The Clerk highlighted the main amendments to the document. It was noted that Thornbury green spaces were as agreed previously. The Committee considered and noted the main amendments proposed. Issues with regard to the new power station were now included in the document and Cllr Maggie Tyrell reported that Horizon had organised a briefing for Councillors on 26 July 2017 and this would be fed back to the next Committee meeting.

**8. TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE CONSULTATION ON SUPPORTED BUS SERVICES**

The Clerk reported that South Gloucestershire Council were reviewing their subsidised bus services, including services going through Thornbury (615 and 627 – fully subsidised, 77, 78 and 79 – part subsidised). As part of the consultation, there would be a stand at the St Mary Centre on Thursday 6 July 2017 between 11.00am and 2.00pm. At the moment, they were just asking for feedback on whether these services were used, and if not, why not. It was noted the timings of the 77 bus going to Parkway were not designed for "non-commuters". It was also noted that often the buses seemed quite empty and it may that smaller vehicles may be more economical and ecological. The Clerk will put a note on Facebook to encourage Thornbury residents to participate in the consultation process.

The Committee emphasised that it would not want to see any of these services reduced and, as the size of the town increases, the services should be maintained, if not increased. It was agreed that this should be put on the agenda for the next meeting.

**9. TO CONSIDER INFORMATION REGARDING MEASURES TO SUPPORT CASTLE SECONDARY SCHOOL TRAVEL PLAN CYCLE LANES/SIGNING AT JUNCTION**

The recent email from Martin Woodhouse, Engineer – Traffic Management at South Gloucestershire Council, asking for the Town Council’s input into this issue was discussed and it was agreed that the Clerk would go back to Martin Woodhouse to ask for further information, including the Castle School Travel Plan, and to invite him to attend a future meeting of the Committee to discuss this further.

**10. TO CONSIDER INFORMATION REGARDING A NEW STREET LIGHTING SCHEME PROPOSED FOR ROCK STREET AND CHAPEL STREET**

The Clerk reported that following a report of a single, potentially dangerous lighting column on Rock Street, South Gloucestershire Council had inspected others in the same area (including Rock Street and St Mary car parks) and were proposing to bring forward a scheme to replace bulbs with LED lights, replace some columns and put in additional ones. The proposal was discussed and it was agreed that any new columns should be able to have a accommodate hanging baskets without corroding the column and that the Committee would like to reiterate previous requests to look at redesigning the car parks.

**11. TO CONSIDER A PROPOSAL FROM SOUTH GLOUCESTERSHIRE COUNCIL REGARDING IMPROVEMENTS TO 20MPH SIGNAGE IN CASTLE STREET**

The Committee agreed that it supported additional signage to enforce the 20mph limit but would want to bring attention to the incorrect description of locations.

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

None.

**PLANNING DECISIONS notified at the Town Development Committee meeting on Tuesday 4 July 2017**

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT17/1285/F	Erection of a two storey rear extension to form additional living accommodation.	11 Manor Walk, Thornbury, BS35 1SW	No objection, subject to neighbouring properties amenities not being adversely affected.	Approve with conditions.
PT17/1358/F	Erection of a single storey rear/side extension to form additional living accommodation.	12 Elizabeth Close, Thornbury, BS35 2YN	No objection.	Approve with conditions.
PT17/1823/PNH	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.3m, 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.	No objection.
PT17/0492/CLE	Application for a certificate of lawfulness for existing use of the Patcher House as an independent dwelling house (Class C3), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	The Hackett, Hacket Lane, Thornbury	No objection.	Approve with conditions.
PT17/1816/TCA	Works to fell 1 no. Holly Tree situated within the Thornbury Conservation Area.	Selwood, 22 Gloucester Road, Thornbury	OBJECT, as the reasons given for removal are contradictory and are not valid reasons for the removal of the tree.	No objection.
PT17/1349/LB	Internal and external alterations to amend previously approved ground floor layout (listed building consent PT16/1582/LB) to facilitate occupation by Prezzo (Class A3) restaurant.	12-14 High Street, Thornbury	No objection, subject to the Conservation Officer's recommendations and protection of the town clock.	Approve with conditions.

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT17/1002/F	Demolition of existing garage. Erection of single storey rear extension to form additional living accommodation.	9 Dovedale, Thornbury, BS35 2DU	No objection, subject to South Gloucestershire Council confirming to the neighbours that the extension is actually at the rear of the property and not the front.	Approve with conditions.
PT17/0945/F	Change of use from Class B1 (Business) and B8 (Storage and Distribution) to Class B2 (General Industry) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	11 Walker Way, Thornbury, BS35 3US	No objection, subject to noise control measures and protection of residential amenities.	Approve with conditions.
PT17/2132/PNH	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.	26 Hillcrest, Thornbury, BS35 2JA	No objection.	No objection.
PT17/1683/PNH	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.	120 Badger Road, Thornbury, BS35 1AD	No objection.	No objection.
PT17/1902/F	Erection of a two storey side extension to form additional living accommodation.	46 Oakleaze Road, Thornbury, BS35 2LN	No objection.	Approve with conditions.
PT17/2048	Subdivision of 1 no. existing industrial units to form 2 no. industrial units.	Unit 22-27, Cooper Road, Thornbury, BS35 3UP	No objection.	Approve with conditions.