

THORNBURY TOWN COUNCIL**REPORT** of the Meeting of the Town Development Committee
held on Tuesday 12 December 2017

Present: Cllr Maggie Tyrrell (Chairman)
Cllr Vincent Costello
Cllr Clare Fardell
Cllr Bob Griffin
Cllr Shirley Holloway
Cllr Clive Parkinson
Cllr Pam Shipp
Cllr Angela Symonds

Adrian Savery (Thornbury Chamber of Commerce)

Clare Nelmes (Town Clerk)
Wendy Sydenham (Administrator)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Helen Harrison (work commitments)
Cllr Guy Rawlinson (another meeting)

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:

- (a) PT17/5061/ADV 7 High Street
Consent to display 1 no. internally illuminated static fascia sign.
The level of illumination is not clear from the application so unless more detail is provided, Council OBJECTS due to this not being in line with the Conservation Area Policy and is out of keeping with the area.
- (b) PT17/5163/F Mundy Playing Fields, Kington Lane, Thornbury
Demolition of existing dugout shelters and erection of spectator stand, ticket booth and 2 no. replacement dugout shelters.
- (c) PT17/5162/F Mundy Playing Fields, Kington Lane, Thornbury
Installation of 6 no. floodlights and erection of 2m high perimeter fence with associated works.
Council was consulted about the applications on our land and as land owner we support the submission of the applications.

- (d) PT17/4979/LB First Floor Flat, 26 High Street, Thornbury
Internal alterations. Installation of replacement window to side elevation.
No objection.
- (e) PT17/5414/F Pool Farm, Oldbury Lane, Thornbury, BS35 1RE
Change of use of land from agricultural to mixed agricultural and equestrian use (sui generis) as defined in the Town and Country (Use Classes) Order 1987 (as amended).
No objection.
- (f) PT17/5471/F & PT17/5472/LB 10 The Plain, Thornbury, BS35 2AG
Change of use to ground floor from an osteopath clinic (Class D1) to a residential use (Class C3) in connection with the residential use of the upper floor (as defined in the Town and Country (Use Classes) Order 1987 (as amended)).
OBJECT, due to loss of employment site.
- (g) PT17/5511/F 9 Clare Walk, Thornbury, BS35 1EN
Raising of roof line and installation of 2 no. dormers to facilitate first floor extension and erection of single storey rear extension to form additional living accommodation.
No objection, subject to the Highways Engineer being satisfied that the plans meet residential parking standards.
- (h) LI17/3466/STS Sizzlers, Thornbury Industrial Estate, Cooper Road, BS35 3UW
Application for Renewal Street Trading Consent in South Gloucestershire.
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 are working on a residents survey which should be out in January. This will ask for more detailed views on areas highlighted in the initial consultation. Consultant support is in place to assist the process and a funding application for financial support is being submitted next week. It has been agreed that work will continue through the Steering Group rather than through separate working groups. The minutes of the last meeting will be circulated shortly.

7. TO CONSIDER SOUTH GLOUCESTERSHIRE COUNCIL'S RESPONSE TO REQUESTS FOR A ZEBRA CROSSING FOR CASTLE STREET AND FOR GLOUCESTER ROAD NEAR WHITFIELD ROAD

The Clerk reported that we had received a response from Mr Rob Wiltshire of South Gloucestershire Council to recent requests to look at road safety concerns and consider the need for zebra crossings in four separate areas in Thornbury. Council had supported these requests from residents.

The response from South Gloucestershire Council was discussed and it was agreed that the Clerk should write back to Mr Wiltshire requesting that the significant concerns around Gloucester Road/Whitfield Road be given a higher priority on the Investigation Scheme on the Local Transport Priority List, and some improved signage in the interim. It was also

agreed that the Clerk should confirm to Mr Wiltshire that Council did in fact formally request that South Gloucestershire Council investigate the feasibility of installing a zebra crossing on Castle Street.

8. TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS

(a) West of England Joint Spatial Plan

The revised plan was discussed and Council was disappointed that sufficient changes had not been made in relation to areas of concern previously highlighted, specifically infrastructure, the pace of development, Buckover Village and the lack of employment opportunities near housing. It was agreed that the Clerk would draft a response to be agreed at the next Council meeting on 9 January 2018, with the closing date for responses being 10 January 2018.

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

- (a) The Clerk reported South Gloucestershire Council had provided details of signage that would be painted on roads around Castle School (Church Road/Tilting Road/Park Road) as part of the School Travel Plan. The aim would be to increase awareness of drivers that cyclists should be expected in the area. The Clerk advised that she would email details around to Councillors and any comments should be emailed to her.
- (b) The Clerk reported that we had received details of two footpath orders from South Gloucestershire Council – OTH68 Butt Lane and OTH19 Park Farm.
- (c) The Clerk reported that we had received details from South Gloucestershire Council of a Notice of Proposal to make a Traffic Order for parking restrictions (including double yellow lines and no waiting times) on St John Street, Elmdale Crescent, Oakleaze Road and St Davids Road. The Clerk asked for any comments to be emailed to her.

PLANNING DECISIONS notified at the Town Development Committee meeting on Tuesday 12 December 2017

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/4475/TCA	Works to fell 1 no. Sycamore tree situated in the Thornbury Conservation Area.	9 High Street, Thornbury, BS35 2AE	OBJECT, Council would recommend trimming the tree rather than felling.	Objection.
PT17/3758/F	Demolition of existing detached garage. Erection of two storey side extension and single storey side and rear extension to provide additional living accommodation.	48 Elmdale Crescent, Thornbury, BS35 2JQ	No objection, subject to maintaining neighbours' current amenities.	Approve with conditions.
PT17/4041/F	Erection of single storey front side link extension to form additional living accommodation.	7 Mallow Close, Thornbury, BS35 1UE	No objection.	Approve with conditions.
PT17/4320/TRE	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 SGTOP 32/06 dated 13.03.07.	The Orchard, 61 Gloucester Road, Thornbury, BS35 1JH	No objection, subject to Tree Officer's approval.	Approve with conditions.
PT17/4564/PDR	Demolition of existing conservatory and erection of a single storey rear extension to form additional living accommodation.	12 Mallow Close, Thornbury, BS35 1UE	No objection.	Approve with conditions.
PT17/4315/F	Alterations to vehicular access and creation of vehicular hardstanding. Alterations to roof of existing attached garage and erection of single storey side and rear extension to provide additional living accommodation.	16 Eskdale, Thornbury, BS35 2DR	No objection, subject to protection of neighbours' residential amenities.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/3967/F	Erection of a two storey side and rear extension to provide additional living accommodation.	Cleve Wood Farm, Grovesend Road, Thornbury	No objection.	Approve with conditions.
PT17/3752/F	Creation of new vehicular access onto Gloucester Road. Installation of vehicular hardstanding and erection of access gates and fencing with a highest point of 1.2m.	46 Gloucester Road, Thornbury, BS35 1JQ	No objection.	Approve with conditions.
PT17/4822/CLP	Certificate of Lawfulness for proposed single storey rear extension and conversion of roof to form additional living accommodation.	Site Adjacent to Grey Gables, Old Gloucester Road, Thornbury	No objection.	Withdrawn.
PT17/4819/F	Removal of chimney and 2 no. side elevation windows and installation of 1 no. roof light to front elevation, 2 no. roof lights to rear elevation and 5 no. roof lights to side elevations.	2 Severn Drive, Thornbury, BS35 1EX	No objection.	Approve with conditions.