

**REPORT of the Meeting of the Town Development  
Committee held on 1<sup>st</sup> March 2016**

*Present:-* Cllr. Maggie Tyrrell (Chairman)

Cllrs. Guy Rawlinson  
Helen Harrison  
Vincent Costello  
Shirley Holloway  
Clare Fardell  
Bob Griffin  
Gail Whitehead

Adrian Savery (Thornbury Chamber of Commerce)  
Judith Payne (Town Clerk)  
Sandra Richardson (Deputy Town Clerk)

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**1. APOLOGIES FOR ABSENCE**

None received

*With representatives of the Camphill Community in attendance it was agreed to take Item 4 as first business.*

**4. PLANNING APPLICATIONS**

Nico Sialelli, CEO and Principal of the Sheiling School, drew members' attention to a letter sent to South Gloucestershire Council Planning Department recently from the Camphill Community Resource Planning concerning Planning Application PT15/5528/RM, (Land at Park Farm Phases 2,3 &4) and the impact it would have on the Sheiling School. Copies of the letter had been sent to members, via e-mail, prior to the meeting. Although comments had already been submitted on the application to South Gloucestershire Council on the 28<sup>th</sup> January, members had been unaware of the issues raised by the Camphill Community Thornbury Ltd.

My members considered the contents of the letter and expressed concern at the points raised highlighting the impact and the implications that the application would have on the vulnerable adults and children adjacent to the construction site. My members agreed to support, fully, the Camphill Communities objections as set out below:

- The potential increase in foot traffic along footpath OTH 19, caused by the addition of 500 dwellings at Park Farm, is likely to put CCT in breach of the regulations and therefore undermine the Charities whole operation;
- No improvement or reinforcement of the landscape boundary has been proposed as a means of improving security and mitigating the potential impact of the development on CCT's grounds;
- No consideration appears to have been given to the re-routing of footpath OTH19, e.g. is there scope to extinguish the footpath or re-route it to avoid Sheiling School Grounds.
- Further proposals for residential development and/or other uses beyond phase 4 need to be clarified as part of this application;

- Noise impacts on CCT facilities need to be established to ensure appropriate mitigation is provided. We request that a noise assessment is submitted prior to determination.
- Detailed proposals for the improvement of landscape boundary between development site and Sheiling School need to be provided by the applicant as part of this application to ensure that the security and residential amenity of the School is not undermined to the detriment of the whole operation;
- The potential impacts from use of field adjacent to Sheiling School during the construction of phase 4 should be set out and controlled via a Construction Environmental Management Plan as a pre-commencement condition;
- The height of proposed concrete culvert storage and raised ground level needs to be clarified as it appears to create a prominent landscape to the detriment of the landscape setting of Thornbury Park Estate and Listed Thornbury Park House;
- Increased traffic along Park Road will increase the likelihood of potential accidents near the access to Sheiling School due to the existing restricted access. What migration is planned by the applicant/Council to address this?
- CCT are concerned that the proposal will increase downstream flooding to the detriment of the CCT site. Can the Council provide evidence and reassurance that the proposed drainage strategy for the development is fit for the task?

Members would wish to see the footpath retained whilst providing the Sheiling School with suitable protection. However, if this is not possible then the needs of the School should take precedence.

The remaining planning applications were received and noted as detailed in the attached schedule.

## **PUBLIC PARTICIPATION**

Mr. Brett Harrison of the Thornbury Composting Site expressed his concern and disappointment at South Gloucestershire Council's plans to develop the woodland at Vilner Lane. He stated that the proposed development of the woodland was surprising after South Gloucestershire Council's declaration of the importance of infrastructure and it was assumed that the area would be unimportant except as a buffer. The area had been neglected for 20 years and Mr. Harrison suggested that it should be deemed as a community asset and should not be destroyed. He also stated that volunteers could form a group to maintain the area and create an attractive woodland area that would be open to the public and fully accessible.

Members were advised that the Environment Committee was dealing with this matter.

## **2. MATTERS ARISING FROM LAST REPORT**

### **(a) Oldbury Power Station - Site Stakeholders' Group Meeting**

Copies of the Minutes of the Site Stakeholders' Group meeting held on the 27<sup>th</sup> January 2016 had been e-mailed to members prior to the meeting. The information was received and noted.

### **(b) Car Parking - Reconfiguration of Layout in Rock Street**

Cllr. Maggie Tyrrell advised that she was still awaiting a response from South Gloucestershire Council Officer, Tina Rainey. Members stated that the parking situation was already difficult without the proposed increase in the number of new homes planned for the town. It was agreed to request a meeting with Senior South Gloucestershire Council officers to obtain a statement on the future provision of parking in the town centre. Cllr. Tyrrell said that as she was awaiting a call back from Tina Rainey she would ask her to come and talk to members at the next Town Development Committee meeting.

(c) Traffic Calming Measures to and From Mini Roundabout – Gloucester Road

There had been no progress to report on this matter and it was agreed to write to Mark King and ask if just the word ‘SLOW’ could be painted on the exit and entrance to Gloucester Road from the mini-roundabout.

(d) Deterioration of Listed Buildings in the High Street and the Plain

The Clerk had received no further correspondence from South Gloucestershire Council since the last meeting although information had been received that improvements were being made to the High Street premises by the current tenants.

The Clerk would write again to Ian Gething, South Gloucestershire Council’s Conservation Officer, about the dilapidated state of the listed building on The Plain.

The information was noted.

(e) Bus Services for Thornbury and Travel to Southmead Hospital

The Clerk had still not received a response from First Bus and it was agreed to remove this item from the Agenda until further changes were proposed. It was agreed to request that in future Council be consulted before any timetable changes are implemented.

(f) Joan Hall - Various Matters

A response had been received from Mark King, Senior Officer in charge of Streetcare, addressing the three problems raised by Mrs. Hall. The Clerk had sent a copy of the reply to Mrs. Hall.

The information was noted.

(g) Consultation on Street Lighting – Gillingstool to Alexandra Way

The Clerk and Cllr. Maggie Tyrrell had obtained more information on the above consultation and discovered that it was a proposal to install lighting on the footpath from Gillingstool to Alexandra Way. Members welcomed the scheme.

(h) Cleve Park – Report of Presentation and Subsequent Feedback Session

Cllr. Clare Fardell reported that the presentation had been well organised and well attended with approximately 200 members of the public taking part. Everyone present was given an opportunity to comment on the proposals by attaching post-it notes to specific items displayed on a board. It seemed that most of the comments were noted by the organisers.

The Feedback Session on the 17<sup>th</sup> February was well stage-managed but there was no question and answer session which was disappointing. All those present were divided into smaller groups and given plans of the proposed development and this enabled people to discuss the plans in depth with other members of their group. It appeared that every issue had a solution such as a new health centre, ponds, green space, woods, connecting paths etc.

Cllrs. Maggie Tyrrell, Clare Fardell and Shirley Holloway had met with the representatives of Landform Estates and JTP Ltd. to receive a feedback report as they had been unable to attend the 17<sup>th</sup> February session because of South Gloucestershire Council commitments. The three members raised many issues including some that had been highlighted by local residents. It was apparent from the plans that the provision of green spaces was dictated by the topography of the area.

Members also questioned the need for another nursing home in the town and enquired whether the local General Practitioners had been consulted about the proposal to provide a new Health Centre on the site. There was not a shortage of land to build a new Health Centre as plenty was available around the hospital site.

The layout of housing on the plans were indicated by blocks stating size of the proposed houses and the ones described as small terraced and semi-detached affordable homes had created an interest. With the rules now changed on affordable housing, developers will have fulfilled their obligations to a council if they build homes for purchase at 80% of the market value.

Members also reported that no consideration had been given to the problems of increased traffic going into Thornbury. Cllr. Maggie Tyrrell had expressed an opinion to the Consultants that the blocks of house fronting Morton Way were an inappropriate design on the rural edge of Thornbury and that no other developers had adopted this layout.

Cllr. Tyrrell hoped to get an indication of a timetable from South Gloucestershire Council Planning Officers and stated that investigation on the linkage between woodlands and biodiversity was necessary.

### **3. MATTERS IN PROGRESS**

#### **(a) 29 Foxglove Close – Planning Application PT16/0432/F**

A copy of a letter sent to South Gloucestershire Council's Planning Department concerning Town Council objection to the above application had been received from Mr. Dodridge, a Chartered Architectural Technologist and circulated to members, via e-mail, prior to the meeting. Mr. Dodridge had challenged Council's objection stating the reasons why and, after consideration of the contents of the letter, members did not wish to change their objection.

### **4. PLANNING APPLICATIONS**

This matter was dealt with as first business

### **5. PLANNING DECISIONS**

Planning decisions were received and noted as detailed in the attached schedule.

### **6. CORRESPONDENCE**

No correspondence had been received.

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 1<sup>st</sup> March 2016 (Circulated)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
10.02.16	PT16/0610/PNH	24 Malvern Drive	Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.45 metres for which the height would be 3.5 metres and the height of the eaves would be 2.4 metres.	Application Withdrawn	Withdrawn
12.02.16	PT16/0548/TCA	13 Warwick Place	Works to fell 1 no. Cherry tree in Thornbury Conservation Area.	No Objection subject to approval of South Gloucestershire Council Tree officer and compensatory planting	
12.02.16	PT16/0606/F	22 Ribblesdale	Erection of two storey side extension to form additional living accommodation.	No Objection	
15.02.16	PT16/0661/F	6 Regents Close	Erection of single storey front extension to form porch.	No Objection	

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
15.02.16	PT16/0612/F	'Fairway' Bristol Road	Erection of detached garage and store.	No Objection	
16.02.16	PT16/0518/F	Grove Farm Grovesend	Demolition of existing agricultural buildings and erection of new agricultural livestock building.	No Objection	
17.02.16	PT16/0683/F	29 Hatchmere	Erection of single storey front and two storey side extension to form additional living accommodation and front porch.	No Objection	
18.02.16	PT16/0722/PDR	97 Osprey Park	Erection of rear conservatory.	No Objection	

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 1<sup>st</sup> March 2016 (to be tabled)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
24.02.16	PT16/0726/F	13 St. David's Road	Installation of 12 no. solar panels to front elevation roof and erection of rear flue.	No Objection	
29.02.16	PT16/0863/PDR	16 Sorrell Close	Certificate of Lawfulness for the proposed erection of a front porch. Conversion of garage to form additional living accommodation with additional windows and rooflight.	No Objection	
29.02.16	PT16/0748/F	White Cottage, Crossways Lane	Erection of two storey side and single storey rear extension to form additional living accommodation	No Objection	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the Meeting of 1<sup>st</sup> March 2016.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT14/4904/F	Conversion of existing barns to provide 4 residential dwellings and construction of acoustic bund and associated planting.	Barmers Land Farm Woodlands Road Tytherington	<i>(Neighbouring Parish)</i> No comment	PERMISSION
PT15/4959/F	Display of 1 no. non-illuminated fascia sign and keyline lighting on front elevation.	5 High Street	OBJECT – The scale of the sign is too large in relation to the building and is, therefore, visually obtrusive in the Conservation Area.	PERMISSION
PT15/5203/F	Erection of single storey front extension to form porch and additional living accommodation.	22 Jubilee Drive	No objection	PERMISSION
PT15/5218/RVC	Variation of condition listing approved plans added by PT15/4697/NMA to allow substitution of plans for proposed elevations and proposed floor plans.	65 High Street	Not notified.	PERMISSION
PT15/5254/F	Erection of two storey side extension and two storey rear extension to provide additional living accommodation.	25 Hazel Crescent	No objection	PERMISSION
PT15/5285/F	Erection of single storey rear extension to form additional living accommodation.	60 Charles Close	No objection	PERMISSION
PT15/5409/F	Erection of two storey front and first floor side extension to form additional living accommodation.	11 Fulmar Close	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT15/5456/F	Erection of first floor rear extension to form additional living accommodation.	9 Pullins Green	No objection	PERMISSION
PT15/5470/F	Erection of detached garage. Creation of new vehicular access and installation of new entrance gates.	Crossways Cottage Hacket Lane	No objection	PERMISSION
PT15/5507/PDR	Erection of single storey rear extension to provide additional living accommodation.	26 Pentland Avenue	No objection	PERMISSION
PT16/0044/TCA	Works to reduce crown to leave a height of 4.5 metres and radial spread of 3 metres to 1 no. Holly tree and crown thin by 30% to 1 no. Laburnum tree situated within the Thornbury Conservation Area.	24 Castle Street	No objection, subject to approval by the South Glos. Tree Officer.	No objection
PT16/0093/TCA	Works to reduce crown to leave a height of 4.5 metres and radial spread of 3 metres to 1 no. Purple Leaved Crab Apple situated with the Thornbury Conservation Area.	9 Stokefield Close	No objection, subject to approval by the South Glos. Tree Officer.	No objection
PT16/0094/TCA	Works to 1 no. Ash tree to re-pollard to 6 mtrs above ground just above where it forks and remove one other lower limb, tree situated within the Thornbury Conservation Area.	Daggs Allotments High Street	No objection, subject to approval by the South Glos. Tree Officer.	No objection
PT16/0250/TCA	Works to pollard back 6 no. Lime trees situated within a Conservation Area.	Rosemont House 66 High Street	No objection, subject to approval by the South Glos. Tree Officer.	No objection
PT16/0169/PDR	Erection of rear conservatory	84 Jubilee Drive	No objection.	PERMISSION