

**REPORT of the Meeting of the Town Development  
Committee held on 12<sup>th</sup> April 2016**

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

Cllrs. Alan Carman  
Vincent Costello  
Clare Fardell  
Bob Griffin  
Shirley Holloway  
Gail Whitehead

Adrian Savery (Thornbury Chamber of Commerce)  
Sandra Richardson (Deputy Town Clerk)  
Mary Sealey (Senior Administrator)

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**1. APOLOGIES FOR ABSENCE**

Cllrs. Helen Harrison (out of Thornbury)  
Guy Rawlinson (other meeting)

*With representatives of Ainscough Strategic Land Ltd in attendance it was agreed to take Item 4 as first business.*

**4. MATTERS IN PROGRESS**

(a) Development of land at Gloucester Road

Rachael Ainscough gave members a brief introduction to the company, Ainscough Strategic Land Ltd explaining that they were involved in the potential planning and design of the site which, if it gained planning permission would then be sold to a developer. The land in question, covering 8 hectares, lies to the West of Thornbury between the Post Farm development on Butt Lane and the Bloor Homes development on Morton Way. Ainscough had designed the development to hold 180 houses with 35% being affordable housing along with green open space. All hedgerows and public footpaths would be retained and ecological surveys had shown that there would be no significant impact on the area. Consideration had also been given to drainage and the company were working with South Gloucestershire Council, Wessex Water and the Environment Agency to ensure that there would be no increased risk of flooding in the area. Attenuation ponds created as attractive water features had been included in the design of development. The company felt that this development would make a valuable contribution towards the shortfall in housing supply in South Gloucestershire. The company would be engaging with the public and an exhibition is to be held on Thursday 14<sup>th</sup> April in the Chantry between 3.00pm and 7.00pm for all townsfolk who wished to attend.

Other members of the company then gave short presentations on design and planning of the site which it felt with the planned gateway would make a good visual impact on visitors entering the town from the north. The site had been designed to retain as much as possible of the green area around the perimeter of the development and housing would be setback from the boundary where possible to minimise the visual impact and prevent any potential overlooking to nearby neighbours. They identified a large open space area on the edge of the development which the landowner had requested

be retained as open space and Ainscough asked Council for its feedback on how they would wish to see it utilised and retained for future generations.

James of Ainscough finished the presentation by assuring members that the company had engaged closely with the Highways Authority to ensure that access to the development had been correctly sited and they would continue this work to ensure that the proposal will have no significant impact on the existing highway network. An emergency cycle and pedestrian access had been provided onto Butt Lane. It was felt that there would be good access to local public transport from the site with links on Morton Way and Gloucester Road which it was hoped would enable the residents of the development to leave their car at home if they so wished. Parking on site had been accounted for in line with government guidelines.

Cllr Clare Fardell made comment that Ainscough were the 5<sup>th</sup> development to be presented to Thornbury and she felt that this left the company in a difficult position as the other builders who had not developed their sites quickly made it appear that South Gloucestershire Council were not fulfilling their quota.

She did question why the entrance would be such a benefit to the town and members were informed that it would slow traffic that was entering the town and also it had been designed to match part of the Bloor Homes open space opposite which would make quite an entrance to the town.

Cllr Maggie Tyrrell stated there as far as she was aware there would not be any further bus routes planned for the area and this left some distance to the nearest bus stop. Also the site was some considerable distance if a resident had to walk to the Health Centre or even further into the centre of the town. She continued that it was possible that most of these homes would be sold as commuter homes as there was no potential employment at present to cover any further housing. This would lead to a larger number of commuters coming out of the proposed development and turning left eventually travelling on the already congested A38.

Ainscough agreed to discuss the potential problem of the A38 with the highways authority.

Cllr Maggie Tyrrell also requested a breakdown on the 63 affordable homes and was informed that the 35% was in line with government policy and their distribution etc would be negotiated with housing associations but that at present time the associations were struggling under new government guidelines and lack of funding which had led to many pulling out of other sites.

Cllr Bob Griffin made reference to the fact that a piece of land had been left undeveloped and Ainscough had made references to various uses for the land which would be discussed with Council at a later date but he asked where was the money coming from to develop any plans. He asked would Ainscough be funding them. Rachael Ainscough informed him that they would gift the land to the town for use as they wished and that her company would assist where possible in any plans that Council may have for this area.

Cllr Vincent Costello observed that at present there was a mini bus which would travel through the new development at Park Farm running into Alexandra Way and travelling on up to the town. He asked Ainscough if they had made any provision for a bus to encompass their proposed development. Members were informed that Ainscough would carry out full traffic analysis and be compiling a travel plan which it would discuss with South Gloucestershire Council.

Cllr Gail Whitehead enquired that following information that other developers in the area had not built quickly following having been granted planning permission, could Ainscough give a guarantee that this site would be built quickly and was there a penalty system that could be enforced.

Paul Martin the managing director of Ainscough reiterated that their remit was to identify the land, design the development and gain planning permission. If planning permission was granted it would

then be sold to a builder to develop but as this was a small site it was in the best interest of the builder to carry out the works as quickly as possible. He informed that bigger sites took longer to install utilities etc and were obviously more costly and the developer was not so quick to begin the works whereas this was a small site and should be developed much quicker.

Cllr Maggie Tyrrell summed up the meeting by informing Ainscough that as they were the fifth developer in the town the comments made had been replicated many times and whilst Council did not wish to see any more housing in the area it appreciated that it was in everyone's best interests if Council engaged with developers.

Cllr Shirley Holloway stated that the people of Thornbury did not want any more housing and are exasperated by it all and all the problems such as parking and traffic on the A38 that yet another development would bring.

## **2. PLANNING APPLICATIONS**

Planning applications were received and noted as detailed in the attached schedule

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

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

A meeting of the Sites Stakeholders group was to be held on Wednesday 27<sup>th</sup> April at 12.30pm. Cllr Guy Rawlinson, as council's representative on this group had been informed.

### **(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.

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

The deputy clerk informed members that a response to committees request for SLOW to be painted on the exit and entrance to Gloucester Road from the mini-roundabout was awaited.

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

There had been no further communication from Ian Gething, South Gloucestershire Council's Conservation officer about the dilapidated building listed building on The Plain and it was agreed to remove this item from the agenda.

### **(e) Cleve Park – Pre-Submission Exhibition 14.4.16**

Members were informed that there would be a pre-submission exhibition by Landform Estates for the Cleve Park development on Wednesday 13<sup>th</sup> April in the Armstrong Hall. There would be two sessions from 12.00pm until 3.00pm and 5.00pm until 8.00pm. It was an opportunity to view the proposal prior to an outline planning permission application being submitted. The information was noted.

## **4. MATTERS IN PROGRESS**

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**

(a) South Gloucestershire Council – Notice of Footpath Closure

Notice of the footpath closure for the footpath that runs between Church Road and Park Road had been emailed and the information was noted.

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 12<sup>th</sup> April 2016 (Circulated)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
23.03.16	PT16/1177/LB	Park Farm Butt Lane	External alterations to remove cement pointing from stable stone walls and two storey section of the building and replace with lime mortar pointing. Raise north boundary wall to 1.7 metres and remove cattle fence and replace with wooden post and rails.	No objection.	
01.04.16	PT16/1405/F	31-33 High Street	Change of use from Bank (Class A2) to mixed use cafe (Class A1, A3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) and creation of outdoor seating area.	No objection.	
04.04.16	PT16/1419/F	Building to the North of The Chilterns, Newton.	Conversion and extension of agricultural building and stables to form 1 no. dwelling with access and associated works (amendment to previously approved scheme PT15/1272/F)	No objection.	

**THORNBURY TOWN COUNCIL**

**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 12<sup>th</sup> April 2016 (to be tabled)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
11.04.16	PT16/1512/F	34 Chiltern Park	Erection of single storey rear and side extension, and single storey front extension to form additional living accommodation.	<p>OBJECT to the new side wall of the property forming a wall along the footpath that may appear overbearing to walkers.</p> <p>The fence replacing a wall is inappropriate alongside the footpath, which could be easily damaged and could become unsightly very quickly. Where a fence has been allowed in another application on this estate it was in a location that is set back from the footpath and is masked/enhanced by soft planting in front of it. This is not possible in this location. If fences replaced walls alongside more of the many footpaths on the estate it would adversely affect the cohesive design of the area and could rapidly lead to a very untidy landscape.</p> <p>This is a large plot but the property is nearly doubling in size and this should be carefully considered.</p>	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting of 12<sup>th</sup> April 2016

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/0066/TRE	Works to remove 1 no. Cappadocian Maple, remove 1 no. Oak, remove epicormic growth to 8 no. common Lime trees and crown lift 1 no. Liquidambar to 2 metres tree covered by TPO 38 dated 18 <sup>th</sup> July 1972.	Sheiling School Park Road	No objection, subject to inspection by and agreement of the Tree Officer. Consideration should also be given to compensatory planting.	PERMISSION
PT15/5429/F	Construction of drainage mound (retrospective)	Wellfield Cottage Kington Lane	No objection.	PERMISSION
PT16/0439/TCA	Works to fell 1 no. Cherry tree situated within the Thornbury Conservation Area.	The Vicarage 27 Castle Street	No objection, subject to inspection by and agreement of the Tree Officer. Consideration should also be given to compensatory planting.	No objection
PT15/3803/F	Change of use of 3 no. buildings to general industry and storage and distribution (Class B2 and B8) as defined in the Town and County Planning (use Classes) Order 1987 (as amended) and 3 no buildings to agricultural use (part retrospective).	Morton Farm Old Gloucester Road	No objection, provided the application conforms to current regulations.	PERMISSION
PT15/4159/CLE	Application for Certificate of Lawfulness for the existing use of building for (Class B2) for business premises, workshop and storage of materials.	Pool Farm Oldbury Lane	Not notified.	PERMISSION
PTPT16/0483/PNGR	Prior notification of a change of use from Agricultural Building to 1 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Hackett Stables Hacket Lane	No objection, but there are concerns about the surface water drainage.	REFUSAL

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/4279/RVC	Variation of Condition No. 16 attached to planning permission PT14/4060/F to replace Site layout plan. Floor plans and Elevation plans.	Former Car park Castle Court	No objection.	PERMISSION
PT16/0683/F	Erection of single storey front and two storey side extension to form additional living accommodation and front porch.	29 Hatchmere	No objection.	PERMISSION
PT16/0661/F	Erection of single storey front extension to form porch.	6 Regents Close	No objection.	PERMISSION
PT16/0432/F	Demolition of existing garage and erection of two storey side, two storey and single storey rear extensions to provide additional living accommodation.	29 Foxglove	OBJECT to overdevelopment of the site and the rear dormer window is considered to be out of character with area.	PERMISSION
PT16/1041/F	Erection of 1 no. semi-detached dwelling with new access and associated works.	56 Wharfedale	No objection.	WITHDRAWN
PT16/1026/F	Erection of detached single garage.	16 Sorrel Close	No objection.	PERMISSION
PT16/0863/PDR	Conversion of garage to form additional living accommodation with additional windows and rooflight.	16 Sorrel Close	No objection.	PERMISSION
PT16/0722/PDR	Erection of rear conservatory.	97 Osprey Park	No objection.	PERMISSION
PT16/0726/F	Installation of 12 no. solar panels to front elevation roof and erection of rear flue.	13 St. David's Road	No objection	PERMISSION