

**REPORT of the Meeting of the Town Development**  
**Committee held on 2<sup>nd</sup> June 2015**

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

Cllrs. Alan Carman  
Vincent Costello  
Clare Fardell  
Bob Griffin  
Helen Harrison  
Shirley Holloway  
Guy Rawlinson  
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.

**2. ELECTION OF VICE-CHAIR**

It was proposed, seconded and unanimously agreed that Cllr Vincent Costello be elected as vice chair for the ensuing year.

**3. MATTERS ARISING FROM LAST REPORT**

(a) Oldbury Power Station

There was nothing to report at the present time.

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

No further information had been received from South Gloucestershire Council and the Clerk had been informed that Alan Sherratt had left and that Tina Rainey now had responsibility for car parks.

It was agreed to e-mail Tina Rainey asking for an update on the current situation regarding the re-configuration of Rock Street car park and requesting a reply within 7 days. Cllr. Clare Fardell asked to be advised if a response had not been received within the specified time and said that she would pursue the matter in her capacity as a South Gloucestershire Councillor.

Cllr. Maggie Tyrrell reported that she had been advised by a South Gloucestershire Council Officer that the double yellow lines proposed for Midland Way would be installed towards the end of June. The information was noted.

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

No further information had been received from South Gloucestershire Council but in an email from Rob Wiltsher to Brian Gaches in March 2015 he stated that there was an item on the current signs and lines spreadsheet for refreshing the centre lines and introducing ‘SLOW’ markings on the Gloucester Road. The issue had been raised in January 2015 and given to Streetcare on Thursday 15<sup>th</sup> January 2015. It was agreed to pursue the matter with Rob Wiltsher and request an update on the current situation.

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

No further information had been received from South Gloucestershire Council’s Conservation Officer, Ian Gething. The Clerk would write again to him to ascertain if he had visited the properties and what action, if any, the owner of the buildings had been requested to take to ensure that the listed buildings were kept in good repair.

(e) Tower Hill Farm- Solar Farm

A response had still not been received from the new owners of Tower Hill Solar Farm, Hanwah Q Cells, concerning payment of the Community Benefit and the Clerk agreed to pursue the matter.

(f) Designated Coach Parking Outside Gillingstool School

No further information had been received from South Gloucestershire Council at the present time and the Clerk agreed to write to Brian Gaches again to request that consideration be given to designating the area adjacent to the bus stop outside Gillingstool School as a coach stop. The police had stated that, with Bristol City F.C. now promoted to the Championship League, it was anticipated more coaches would be parking in the town because it was outside the 12 mile limit around the Club’s ground at Ashton Gate.

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

A response had been received from First Bus in March advising that Council correspondence would be passed to its network planning team and that a response would be received shortly. A response was still awaited. No responses had been received from Four Towns and Vale Link Transport and South Gloucestershire Council’s Integrated Transport Unit. Cllr. Shirley Holloway advised that there was some Government funding available for community transport associated with health services and the Clerk was asked to ascertain whether Four Towns and Vale Link Transport had researched the possibility of obtaining funds from this source.

#### **4. MATTERS IN PROGRESS**

(a) Town Centre Partnership

Cllr. Maggie Tyrrell reported on her attendance at the Town Centre Partnership meeting on the 5<sup>th</sup> March 2015. The police had advised that only minor crimes had been committed in recent months. Cllr. Guy Rawlinson, Abdul Choudhury and Alan Cole had agreed to try and progress the provision of finger posts in the town centre.

Cllr. Maggie Tyrrell asked if copies of Town Centre Strategy were still available and was advised that a number of the leaflets were stored in the Town Hall. The Deputy Clerk agreed to place copies of Strategy in the Town Hall reception area.

(b) Land North of Castle Court – Amendments to Application PT14/4060/F

In accordance with Standing Orders the Clerk and Chairman of Town Development had reviewed the amendments during purdah and submitted an objection to the amended application, copies of which had been circulated with the agenda. Cllr. Clare Fardell advised that she had called the application in for consideration by South Gloucestershire Council’s Planning Committee and that a site visit would now be arranged. The information was received and noted.

- (c) South Gloucestershire Council – Publication of South Gloucestershire Local Plan, Proposed Submission: Policies Sites and Places Plan – Regulation 19 Consultation

South Gloucestershire Council was now publishing its proposed submission version of the Policies Sites and Places (PSP) Plan for a period of statutory, formal consultation. This was the final stage for making representations before the PSP Plan was submitted for independent examination by a Government appointed Planning Inspector.

Town Council had already submitted detailed comments on the plan but it transpires that the submissions by local councils on the section referring to Local Green Space had not been accepted by South Gloucestershire Council members. The responses from some Councils had been illogical and it was felt that the questionnaire sent out by South Gloucestershire Council was somewhat confusing.

It was agreed to await further details from South Gloucestershire Council.

## **5. PLANNING APPLICATIONS CONSIDERED DURING PURDAH**

Comments on Planning Applications submitted during the Purdah period had been circulated with the agenda and the information received and noted.

## **6. PLANNING APPLICATIONS**

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

## **7. PLANNING DECISIONS**

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

## **8. CORRESPONDENCE**

- (a) South Gloucestershire Council - Introduction of Community Infrastructure Levy in South Gloucestershire

Notification had been received from South Gloucestershire Council of its adoption in March of the SGC Community Infrastructure Levy Charging Schedule with an implementation date planned for no later than 1<sup>st</sup> August 2015. Details of the Schedule had been e-mailed to members prior to the meeting and the information was received and noted.

- (b) Brian Roberts – Application to Construct Wind Turbine – Stroat, Forest of Dean

A letter had been received from Brian Roberts who was concerned about an application to construct a 60m high wind turbine on Hanley Hill, Stroat adjacent to the river bank opposite Oldbury/Shepperdine and in direct line of sight of the road from Grovesend to Thornbury. It would also be visible from most parts of the town as it would stand on the knoll and would be above the forest skyline. Copies of the letter from Mr. Roberts to Committee and one from Mr. Barry Turner of Oldbury Parish Council to Forest of Dean District Council had been circulated, via e-mail, prior to the meeting.

Members discussed the matter at length but agreed not to make any comments at this time.

- (c) Newland Homes Development – Street Naming

An e-mail had been received from the Marketing Manager of Newland Homes seeking suggestions for the street name for the proposed housing and care home development in Midland Way. Adrian Savery advised that there was a lane with a white bridge called ‘Whitebridge Lane’ on the site of the development and it was unanimously agreed to suggest using name ‘Whitebridge’ in the street name.

(d) South Gloucestershire Council - Tree Preservation Notice – Chatsworth Gardens

Formal notice had been received from South Gloucestershire Council of a tree preservation order made on 2<sup>nd</sup> April 2015 covering one sycamore, one hawthorn and two ash trees at Chatsworth Gardens. The information was received and noted.

**THORNBURY TOWN COUNCIL**

**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATION considered on 2<sup>nd</sup> June 2015 (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
18.05.15	PT14/4060/F	(CONSIDERED OUT OF MEETING 22/05/15)  Land North of Castle Court	<i>(Revised Plans received by Sth. Glos on 15.05.15 – comments submitted on 22.05.15)</i>  Erection of two blocks to form 8 no. terraced dwellings with access and associated works.	P	OBJECT :- Whilst members appreciate that the amendments meet the requirement of the Conservation Officer they do not understand the logic of these requirements. The comments that the new building follows the line of the burgage plots in Castle Street is correct, but surely it should follow the line of the houses. The three storey section of the new plans overlooks the properties in Stokefield Close far more than the previous proposed construction. Apart from being a less imaginative design, the original plan provided a much better access route through the development.	

13.05.15	PT15/1975/PNH	21 Kingfisher Close	<i>(Neighbour Consultation Scheme)</i> Erection of single storey extension which would extend beyond the rear wall of the original house by 4.3m for which the height would be 3m and the height of the eaves would be 3m.	NP	Withdrawn	
13.05.15	PT15/1994/F	4 Colin Close	Demolition of existing detached garage and erection of two storey side extension to form garage and additional living accommodation.	P	No objection	
18.05.15	PT15/2056/PNH	100 Jubilee Drive	<i>(Neighbour Consultation Scheme)</i> Erection of rear conservatory which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.3m and the height of the eaves would be 2.3m.	NP	No objection	
19.05.15	PT15/2007/PDR	78 Knapp Road	Conversion of integral garage into additional living accommodation.	P	No objection	
20.05.15	PT15/2117/F	10 Cossham Close	Erection of first floor side extension to form additional living accommodation	P	No objection	
22.05.15	PT15/1573/F	Kyneton House Mumbleys Lane	<i>(Adjoining Parish Consultation)</i> Erection of 2 no. agricultural barns, fencing and gate and associated works.	P	No objection	

**THORNBURY TOWN COUNCIL****CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 2<sup>nd</sup> June 2015 (to be tabled)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>CODE</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
29.05.15	PT15/2074/LB	Laburnum Cottage 16 Gloucester Road	Erection of single storey rear extension to form additional living accommodation (amendment to previously approved scheme PT11/2360/LB)	P	No objection, subject to approval by the Conservation Officer.	
01.06.15	PT15/1952/LB	4A The Close	Demolition of rear lean to and boiler housing to facilitate erection of single storey rear extensions to form garden room, utility room and porch.	P	No objection, subject to approval by the Conservation Officer.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the Meeting of 2<sup>nd</sup> June 2015

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT14/2063/F	Erection of 2 no. pig rearing buildings and ancillary works.	Parkmill Farm Oldbury Lane	OBJECT – There is dissatisfaction with the quality of both the plans and details of the proposed buildings that have been provided for this development. There are also concerns that this proposal may have an impact on other commercial activities in the area.	PERMISSION
PT14/3838/F	Demolition of existing outbuilding and boundary wall to facilitate erection of 4 no. two bedroom apartments with associated works. (resubmission of PT14/0440/F)	The Old Fire Station High Street	No objection, subject to close scrutiny of the Conservation Officer.	PERMISSION
PT14/4844/F	Erection of a two storey detached building to form 2 no. self-contained flats with parking and associated works. (Resubmission of PT14/1697/F)	3 Upper Bath Road	No objection	PERMISSION
PT14/4483/F	Change of Use of a storage unit (Use Class B8) to mixed use fitness personal training gym/cross fit gym and storage space. (Use Class D2 and B8).	Pool Farm Oldbury Lane	No objection	PERMISSION
PT14/4907/PDR	Erection of single storey rear and side extension to form additional living accommodation.	18 Finch Close	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT15/0084/LB	Erection of replacement rear conservatory.	Park Farm Butt Lane	No objection	PERMISSION
PT15/0100/PDR	Erection of rear conservatory.	18 Finch Close	Not notified	PERMISSION
PT15/0165/F	Replace existing bay window.	3 Pullins Green	No objection in principle, subject to approval of the materials to be used by the Conservation Officer.	PERMISSION
PT15/0194/F	Installation of new automatic doors and alteration to shop front. Installation of refrigeration plant unit to rear.	9 High Street	No objection, subject to neighbours' amenities not being affected by noise generated by refrigeration unit.	PERMISSION
PT15/0229/TCA	Works to reduce the branches of 2 no. Lime trees, of which are in contact with, or are likely to make contact with BT telephone wire within Thornbury Conservation Area.	West Shen 28 Gloucester Road	No objection	No objection
PT15/0350/F	Erection of single storey rear extension, replacement of existing flat garage roof with pitched roof, and conversion of garage to form additional living accommodation.	12 Derwent Court	No objection	PERMISSION
PT15/0391/PNH	Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.6m and the height of the eaves would be 2.5m.	21 Brookmead	No objection	No objection
PT15/0524/F	Erection of two storey extension and single storey rear extension to form additional living accommodation. (Re-submission of PT14/4222/F	38B St. David's Road	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT15/0545/TRE	Works to fell 1 no. Ash tree and works to 1 no. Holm Oak tree to remove all branches from decayed stem covered by the South Glos Council TPO402 dated 12 <sup>th</sup> April 1989.	NGM Lancaster House Bristol Road	Not notified.	REFUSAL
PT15/0564/PNGR	Prior notification of a change of use from Agricultural Buildings to 2 no residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Kington Mead Farm Kington	Not notified.	PERMISSION
PT15/0672/LB	Internal and external works to include installation of en-suite bathroom with tie vent, installation of replacement window and rooflights, conversion of garage to workshop and repair and re-wiring works.	12 Castle Street	No objection, subject to the approval of the Conservation Officer.	PERMISSION
PT15/0680/F	Creation of a new vehicular access onto Oldbury Lane.	Oak Barn Oldbury Lane	No objection.	PERMISSION
PT15/0686/PNH	Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 7.52m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m.	Inglenook Cottage Thornbury Road	No objection	No objection.
PT15/0703/CLP	Certificate of Lawfulness for the proposed erection of a single storey rear extension.	17 Pullins Green	No objection	WITHDRAWN
PT15/0749/PNOR	Prior notification of a change of use from offices (Class B1a) to 6 no. flats (Class C3) as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended).	Unit 1 Midland Way Business Park	OBJECT to the loss of commercial premises and employment potential in the town.	PERMISSION
PT15/0881/LB	Installation of woodburner. Re-rendering, re-pointing, repair to doors, windows and chimney stack.	Gloucester House 2 Gloucester Road	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT15/1057/PNA	Prior notification of the intention to erect an extension to existing agricultural building.	Merry Heaven Farm Old Gloucester Road Alveston	Noted	No objection
PT14/4486/F	Erection of a steel barn for the storage of agricultural equipment, machinery and feedstuffs.	Land at Mumbleys Lane	No objection	PERMISSION
PT15/0837/F	Replacement of external ATM and associated works.	23 High Street	No objection	PERMISSION
PT15/0838/ADV	Display of 1 no. non illuminated fascia sign.	23 High Street	No objection	PERMISSION
PT15/0777/F	Proposed conversion of former public convenience to form 2 no. one bedroom apartments.	Former Public Conveniences. Quaker Lane	No objection	WITHDRAWN
PT15/1131/F	Installation of front dormer window.	75 Jubilee Drive	No objection	PERMISSION
PT15/0349/F	Erection of 50 metre wind turbine with associated works including track and crane pad. (Amendment to previously approved scheme PT13/2618/F)	Pound House Farm Old Gloucester Road	OBJECT	WITHDRAWN
PT15/0319/F	Alterations including raising the roofline of existing outbuilding to facilitate conversion to residential annexe.	Whitewall House Whitewall Lane Buckover	OBJECT – the property is situated outside the town development boundary.	PERMISSION
PT15/0874/F	Demolition of existing garage and conservatory. Erection of two storey rear and single storey side and rear extension to form garage & additional living accommodation.	Landsdown Cottage Crossways Lane	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT14/2462/F	Demolition of existing dwellings and erection of 2 no. detached dwellings with access, parking, landscaping and associated works.	1-2 Green Lane and adjoining land Milbury Heath	No objection	WITHDRAWN
PT15/1089/F	Demolition of an existing external WC and construction of a single storey extension to form additional living accommodation.	17 Pullins Green	No objection	PERMISSION
PT15/1072/ADV	Display of 3 no. internally illuminated fascia signs and 2 non-illuminated vinyls.	Lloyds Pharmacy 8 Horsehoe Lane	OBJECT – internally illuminated fascia signs are contrary to established policy for signage adjacent to the Conservation Area.	PERMISSION
PT15/1463/TRE	Works to 1 no. Black Walnut tree to crown reduce by 3m covered by TPO 03/99 dated 3/6/99	Thornbury Hospital Gloucester Road	No objection	PERMISSION
PT14/2346/TCA	Works to remove 1 no. Yew tree in Thornbury Conservation Area.	17 Castle Street	No objection, subject to inspection by and agreement of the Tree Officer.	No objection
PT15/1123/F	Minor external alterations to replace 2 existing external ATMs with new ATMs.	16 The Plain	No objection	PERMISSION
PT15/1165/F	Erection of single storey extension to existing changing facilities.	Thornbury Rugby Club Newton	No comment	PERMISSION
PT15/1086/F	Change of use from amenity land to residential (Class C3). Demolition of existing wall & fence. Erection of 1.8m fence to highest point.	16 Armstrong Close	OBJECT to the realignment of the garden boundary that would enclose an area of open space. Such development is contrary to both Councils policy on enclosing open space.	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT15/1161/F	Erection of two storey rear extension to provide additional living accommodation.	29 Hazel Crescent	Erection of two storey rear extension to provide additional living accommodation.	PERMISSION
PT14/4961/F	Demolition of existing building to facilitate erection of 23 no. dwelling and a care home with associated works.	Alexandra Midland Way	No objection subject to: (4 conditions - please see file)	PERMISSION
PT15/1115/F	Demolition of existing dwelling and erection of replacement dwelling. Alterations to existing detached garage including the raising of ridge height. (Resubmission of PT09/0386/F & PT12/0454EXT)	High Point Milbury Heath	No comment	PERMISSION
PT15/1467/HED	Removal of 1 no. 5m length of hedgerow to enable access of construction vehicles into temporary construction compound.	Land at Gloucester Road	No objection	PERMISSION
PT15/1975/PNH	Erection of single storey extension which would extend beyond the rear wall of the original house by 4.3 metres for which the height would be 3 metres and the height of the eaves would be 3 metres.	21 kingfisher Close	Not notified	WITHDRAWN
PT15/1503/PNH	Erection of single storey rear extension which would extend beyond the rear wall of the original house by 2.2 metres, for which the height would be 3.525 metres and the height of the eaves would be 2.4 metres.	Landsdown House Whitewall Lane	No objection	No objection

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT15/1444/TCA	Works to fell 1 no. Horse Chestnut tree in Thornbury Conservation Area,	16 The Plain	OBJECT to the loss of a healthy tree.	No objection
PT15/1025/F	Erection of 1 no. attached dwelling to include demolition of existing garage with new access and associated works.	Land adjacent to 45 Cumbria Close	OBJECT – the development is contrary to T.T.C. and S.G. Council’s policies on enclosing open space and would detract from the visual amenity and open character of the area. The loss of parking space would result in more on road parking.	WITHDRAWN
PT14/2183/F	Erection of two storey live/work unit with detached garage and associated works.	Unique Garden Centre Milbury Heath	No objection	WITHDRAWN
PT15/1466/LB	Minor internal alterations to ground and first floor level and conversion of loft space to second floor level to form additional bedroom and bathroom accommodation.	The Close House The Close	No objection	PERMISSION
PT15/0492/CLE	Certificate of lawfulness for the existing residential use (Class C3) of Milbury Cottage	Milbury Cottage Whitewall Lane	Noted	PERMISSION
PT15/1406/CLP	Application for Certificate of Lawfulness for the proposed demolition of existing conservatory and replacement with single storey rear extension.	Thornfield Gloucester Road	No objection	PERMISSION