

**REPORT of the Meeting of the Town Development
Committee held on 8th December 2015**

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Alan Carman
Vincent Costello
Clare Fardell
Shirley Holloway
Gail Whitehead
Adrian Savery (Thornbury Chamber of Commerce)
Judith Payne (Town Clerk)
Sandra Richardson (Deputy Town Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs. Bob Griffin (Indisposed)
Helen Harrison (Out of Thornbury)
Guy Rawlinson (Other Meeting)

2. MATTERS ARISING FROM LAST REPORT

(a) Oldbury Power Station

(i) General Report

Copies of the Horizon Nuclear Power Community Update Newsletter for November had been circulated to members, via email, prior to the meeting. The information was received and noted.

(ii) Public Consultation on National Geological Screening Guidance

This matter had been deferred from the last meeting to give members an opportunity to consider the contents of the consultation. It was agreed not to comment on the document at the present time and the information was noted.

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

Cllr. Maggie Tyrrell reported that South Gloucestershire Council officers had looked again at the plans for the re-alignment of the car park and would be costing the proposals and reporting back in January.

It would be necessary to burn off the existing lines which would result in a need to resurface the whole area. Mark King, South Gloucestershire Council's Head of Streetcare, had been made aware of the situation.

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

The Clerk had nothing further to report on this matter at the present time. Cllr. Maggie Tyrrell said she would endeavour to progress the matter and asked the Clerk to forward previous relevant correspondence to Brian Gaches.

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

The Clerk had received no further information from South Gloucestershire Council since the last meeting and it was agreed to send a reminder to Ian Gething, South Gloucestershire Council's Conservation Officer.

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

The Clerk had written to First Bus complaining that the company should have consulted Town Council on the proposed changes to the bus services particularly as some of the changes disadvantaged local residents. A response had still not yet been received.

It was agreed to write to First Bus and request that consideration be given to reviewing the times of the Southmead Bus (No.77) to provide an earlier morning service for workers and patients with early appointments.

(f) South Gloucestershire Council - Policies Sites and Places Plan

Members had been advised, by e-mail, that there would be two public consultations on planning documents due to commence in November. One document was the Joint Spatial Plan which was being developed by four Unitary Authorities to cover the old Avon boundaries. The consultation period would be 12 weeks and would consist of 2 strands, housing and transport,

The other planning document was the Policies, Sites and Places Development Plan Document (PSP DPD) which would have a consultation period of six weeks. The last submission date for comments was the 8th January 2016 so members would have to agree comments at the next Full Council meeting on the 7th January 2016.

Cllrs. Gail Whitehead and Clive Parkinson had attended a briefing session on the 1st December, arranged by South Gloucestershire Council to provide the background, context and process for both plans.

Cllr. Maggie Tyrrell advised that the completion of the Policies, Sites and Places Development Plan Document (PSP DPD) had been delayed as South Gloucestershire Council had made the decision to undertake additional work, with supporting public consultation, to review the Council's 5 year housing land supply position.

Unfortunately South Gloucestershire Council cannot demonstrate a 5 year housing land supply, nor is it likely to be able to until work on the PSP DPD is completed and the Plan independently examined. This means that relevant housing supply policies in the Council's adopted Core Strategy continue to be regarded as out of date.

South Gloucestershire Council should be delivering 10,500 new housing within the next 5 years but there is an anticipated shortfall of 1,400 and without an adopted PSP DPD South Gloucestershire was at risk from any speculative applications.

Cllr. Tyrrell advised that the types of sites that would be considered for development would be as follows:-

1. Urban Areas within settlement boundaries,
2. Area adjoining market towns on green land but not on the green belt.
3. Areas in the green belt adjoining settlement boundaries.

Accessibility to sites, access to retail, health services, public transport and education would also be important factors.

The timeline for adopting the new plan would be March 2017 and it was a foregone conclusion that developers would be aiming to obtain planning approval for development sites prior to that date.

After lengthy discussion it was agreed that it was imperative for Council to comment on the consultation and that a Working Group be set up to produce a detailed submission for presentation at the next Full Council meeting on 7th January.

(g) Request for Pedestrian Crossing Outside Grace Lodge

The Clerk had written to Rob Wiltsher, South Gloucestershire Council, asking him to investigate measures that could be put in place to protect the elderly residents when crossing Rock Street and a response had now been received.

Mr. Wiltsher advised that, with a signalised Pelican crossing in Rock Street approximately 40 metres away, he could not justify the cost of another crossing so near the existing one. A simple zebra crossing would cost between £65-70,000 and there were many other competing demands for highway schemes where there was a high level of personal injury accidents or a complete lack of any crossing facility where it was needed.

Mr. Wiltsher had not addressed the other aspect to Council's request which was for consideration to be given to any other measures that could be installed to protect Grace Lodge's elderly residents. The Clerk would write again to Mr. Wiltsher.

3. MATTERS IN PROGRESS

(a) Town Centre Partnership – Report of Meeting of 3.12.15

Copies of the report had been e-mailed to members prior to the meeting and the information was received and noted.

Members were advised that the Tourist Directional signs would not require planning permission and a meeting was being held this week to ascertain what signs were required.

The information was noted.

4. PLANNING APPLICATIONS

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

5. PLANNING DECISIONS

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

6. CORRESPONDENCE

(a) South Gloucestershire Transport to Health – Total Transport Project - Update

Copies of the update had been circulated to members, via e-mail, prior to the meeting. The information was received and noted.

(b) Cannon Consulting Engineers – Welbeck Lane – Flood Information Request

Copies of the request for information had been circulated to members prior to the meeting and it was agreed that Council did not have any relevant information.

(c) South Gloucestershire Environment Forum – Consultation on the West of England Joint Spatial Plan and Strategic Transport Study

Copies of the Consultation had been circulated to members, via e-mail, prior to the meeting. The information was received and noted.

(d) South Gloucestershire Council – Temporary Closure of Chapel Street

Copies of the notice of Temporary Closure of Chapel Street had been circulated to members, via e-mail, prior to the meeting and the information was received and noted.

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 8th December 2015 (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
13.11.15	PT15/4878/F	8 Severn View Road	Two storey and single storey side extensions to provide additional living accommodation.	NP	<i>Considered out of meeting due to time allowance.</i> No objection.	
01.12.15	PT15/5063/F	Croft House Hacket Lane	Erection of first floor side, two storey front/side and single storey rear extensions to provide additional living accommodation and garage space.	P	No objection.	
30.11.15	PT15/5060/RM	Land at Morton Way - Phase 2	Erection of 110 no. dwellings with landscaping (including a country park), car parking and associated works (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT12/3809/O)	P	No objection in principle but members expressed concern that the access to the proposed football pitches was difficult. If the pitches were used by local clubs, parking would also be an issue. Members also questioned the need for the provision of more football pitches in the town and suggested that the area should be kept as informal green space and that residents should be consulted on their preference for this area of open space.	

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 8th December 2015 (to be tabled)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
07.12.15	PT15/4571/F	Milbury House Whitewall Lane Buckover	Conversion of existing barn and ancillary storage buildings to form 1 no. dwelling with associated works.	P	No objection, subject to the development adhering to the current criteria for barn conversions.	
07.12.15	PT15/4972/F	1 & 2 Green Lane Corbetts and Adjoining Land Milbury Heath	<i>Adjoining Parish Consultation</i> Construction of a new dwelling and associated district heating centre. Alterations and extension to 1 and 2 Green Lane. Engineering works and landscape improvements.	P	No comment.	
07.12.15	PT15/5208/O	East End House Grovesend Road	Erection of 1 no. dwelling (Outline) with access, layout and scale to be determined. All other matters reserved.	P	No objection	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the Meeting of 8th December 2015.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/3504/F	Raising of roofline and installation of 2 no. front and 3 no. rear dormer windows to facilitate loft conversion.	35A Gloucester Road	No objection	PERMISSION
PT15/3642/F	Erection of 1 no. detached dwelling with associated works. (Resubmission of PT15/2434/F)	13 St. David's Road	<p>OBJECT – This is overdevelopment of the site and there are concerns about increased traffic in an area where vehicle movements are restricted. The design is out of keeping with the area by virtue of its scale, style and setting. The proximity of the development to the neighbouring property in Blakes Road will restrict the access of the resident to carry out maintenance work on their property thereby affecting this neighbour's amenities.</p> <p>The members of Thornbury Town Council have received a representation from local residents and would fully support their objections.</p> <p>There is no justification in putting a building in this location.</p>	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/3998/F	Erection of front porch.	33 Waterford Close	Not notified.	PERMISSION
PT15/4091/O	Erection of 1 no. detached dwelling (outline) with all matters reserved.	46 Oakleaze Road	OBJECT – the site is too small and the proposed development would be inappropriate to the area. It is also a statutory requirement to provide off road parking and the size of the site appears to be inadequate for this purpose.	REFUSAL
PT15/4095/F	Erection of two storey side and single storey rear extension to form garage and additional living accommodation.	2 Eskdale	No objection	PERMISSION
PT15/4142/F	Erection of two storey side and single storey rear extensions to form additional living accommodation.	9 Finch Close	No objection	PERMISSION
PT15/4463/TRE	Works to crown thin by 20% and crown lift to 3m 1 no. Copper Beech tree covered by TPO 29 dated 4 th May 1972.	43 Chatsworth Park	No objection, subject to the approval of the Tree Officer.	PERMISSION
PT12/2644/O	Creation of balancing pond and associated drainage infrastructure to serve proposed residential development on Land at Park Farm, Thornbury. Outline application with no matters reserved.	Land at Park Farm Butt Lane	See comment sheets dated 5/9/12 and previously submitted for application PT11/1442/O (revised master plan dated 6 June 2012)	PERMISSION S106 Signed.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/4068/RVC	Variation of Condition PT14/4961/F listing approved plans (added by PT15/2629/NMA) to substitute approved drawings with those received by the Council on 17 th September 2015.	Alexandra House Midland Way	No objection	PERMISSION
PT15/4304/F	Erection of two storey side and single storey rear extensions to provide additional living accommodation.	10 The Paddocks	No objection	PERMISSION
PT15/3662/F	Erection of 1 no. dwelling (amendment to previously approved scheme P85/1978)	Milbury House Whitewall Lane Buckover	OBJECT – the proposed development is outside the town development boundary.	PERMISSION
PT15/3870/F	Change of use of farm office to 1 no dwelling (Class C3) as defined in Town and Country Planning (Use Classes) order 1987 (as amended). (Resubmission of PT14/3911/F).	Eastwood Farm Gloucester Road Whitfield	No objection in principle, but change of use should be subject to the rules for conversion of an agricultural building.	PERMISSION
PT15/4140/CLE	Application for the Certificate of Lawfulness for the existing use of residential children's home to allow extended placements from 295 days per year to 365 days per year.	Copper Beech and Park Lodge Sheiling School Park Road	No objection	PERMISSION