

REPORT of the Meeting of the Town Development Committee held on 28th July 2016

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Alan Carman
Clare Fardell
Angela Symonds
Gail Whitehead
Helen Harrison
Bob Griffin
Lesley Tuck
Clive Parkinson
Guy Rawlinson
Shirley Holloway

Adrian Savery (Thornbury Chamber of Commerce)
Clare Nelmes (Town Clerk)
Sandra Richardson (Deputy Town Clerk)

For item 4: Lydia Whitaker (Linden Homes), Trevor Wright (Thrive Architects),
Andrew Ross (Turley Planning) and Tome Selway (Cadence PR)

1. APOLOGIES FOR ABSENCE

None

2. MEMBERS DECLARATIONS OF INTEREST

Cllr Maggie Tyrrell declared an interest in application number [PT16/4077/PDR](#) 51 Cumbria Close as a neighbouring resident and property owner.

3. PUBLIC PARTICPATION

Joan Hall spoke about the development on Morton Way and the impact and pressure this is putting on Gloucester Road. She commented that the new SLOW road marking that has been installed on the approach to Glos Rd mini roundabout is too close to the roundabout in a position where you are already slowing down and breaking for the junction. She felt that it would be more effective in slowing traffic if it was placed outside 24/26 Glos Rd. She also commented on the missing footpaths on Glos Rd by the George, Castle St by the vicarage and Kington Lane leading to the cemetery. It was agreed that these issues would be discussed at the next town council meeting.

Cllr Helen Harrison joined the meeting

4. PRESENTATION FROM LINDEN HOMES ON THE DEVELOPMENT OF LAND AT POST FARM ([PT16/4055/RM](#))

The Chair welcomed Lydia Whitaker (Linden Homes), Trevor Wright (Thrive Architects), Andrew Ross (Turley Planning) and Tome Selway (Cadence PR) to the meeting.

Linden Homes stated that they have taken over the site this year following the approval of outline planning permission and agreement of the s106. They have held initial pre-application meetings with South Gloucestershire Council, prior to submitting their reserved matters application. It is likely that

the planning application will be considered in Oct/Nov and if approved construction could begin in Spring 2017.

They provided an outline of the process to date and masterplan for the site which will include 125 dwellings, infrastructure and public open space. The reserved matters application provides more detail to the masterplan but the overall features and layout have not altered much from the outline application. The proposed street elevations are in a traditional style, using a range of materials, brick, stone and render. The east to west hedgerow that crosses the site would be maintained, landscape buffers provided around the perimeter of the site and the public open space has been further defined.

The public open space requirements are specified and detailed in the agreed s106 and include 800sqm of allotment provision and 750sqm play provision. The s106 also includes provision for affordable housing, highway works, public open space and an offsite open space contribution for sports pitches. Everything else will be covered by CIL at £80sqm (approx £2395 per dwelling).

The developer is currently drawing up the Construction and Environmental Management Plan (CEMP), which will include mitigation and measures taken to minimise impact of construction works. It is a requirement of the original application and needs to be approved by SGC before any works can take place on site.

The Chair then opened up the discussion for public participation.

Norman Wright asked about the affordable housing provision and quoted the 2014 SPG which states that affordable housing should be evenly distributed throughout the site and indistinguishable from other housing stock. He raised concerns that this was not the case with this application and that the current plans are out of character, distributed along the Butt Lane boundary and clearly distinguishable from other housing proposed for private sale. He requested that the affordable housing be better integrated and moved north away from the site frontage.

In response the developer confirmed that the affordable housing was the highest density housing on site and was provided along the frontages and lowest levels of the site. The housing officer has also commented upon the proposed provision and they will look to tweek proposals where possible.

Roger Hall commented upon the proposed 30mph speed limit on Butt Lane and Morton Street and requested that it be implemented as soon as possible and properly enforced.

He also requested that Thornbury Town Council consult local residents on the distribution of the local CIL contribution.

He also informed the council that a new Park Estate Residents Group has been formed and provided council with contact details to ensure all parties were kept informed on developments.

Both Council and the developers welcomed this development and committed to keeping the group informed.

Ruth Peel commented upon issues with construction workers parking in residential streets including Parkland Way and requested that parking for all workers was provided on site.

The developer responded by stating that these issues would be covered by the Construction & Environmental Management Plan. Contact details for any construction/site issues would be provided to local residents before works starts on site.

Vivien Pearce commented that they wanted the bluebells currently growing in and amongst the hedgerows to be retained and protected during construction works.

A member of the public commented upon the single access point to the development which was felt to be not enough and could cause future difficulties. It was also felt that the traffic assessment undertaken and used as supporting evidence was inadequate and was based on numbers and models rather than reality and local experience on the ground.

The Chair closed the public participation session and moved onto councillor questions and debate.

Cllr Shirley Holloway commented upon drainage and how the cumulative impact of neighbouring developments was proposed to be managed, particularly following issues on Park Farm.

In response the developer stated that their consultants are talking to other developers, SGC and Wessex Water. Their scheme design includes a range of technical measures to cope with 1 in 100yr flood events and will be covered by detailed conditions.

Cllr Guy Rawlinson asked about whether this included the Ainscough development and the developer confirmed that contact had been made with them.

Cllr Clive Parkinson requested that council be sent a copy of the final drainage design. He also asked about the situation regarding the sewer access agreement with Bloor Homes. The developer confirmed that sewer access was under construction and agreement with Wessex Water was yet to be finalised.

Cllr Shirley Holloway commented upon the surfacing and materials used for some of the access roads which implied that they were private drive areas. All the roads appear to have dead ends and there were also no through roads. The developer confirmed that some properties would have quite long access roads and turning circles in front of properties and that this was fairly standard in this type of development.

Cllr Maggie Tyrrell commented that it appeared that the roads were not designed as shared space. The developer confirmed that the estate roads would be 5.5m wide with pavements and not designed as shared use.

Cllr Clare Fardell commented that the roads within the site appeared to be very straight and were not designed with curves and bends to naturally slow traffic on site.

Cllr Clare Fardell commented upon the long distance from the play area to some of the houses on the development, especially the smaller properties and affordable housing units. She also felt that there was not much space for informal play located around the site.

Cllr Clive Parkinson commented upon the lack of provision for older children and teenagers on site and requested that this be addressed.

Cllr Maggie Tyrrell commented on the lack of smaller homes available for purchase particularly as starter homes or for those considering downsizing. She felt that the number of 3 bedroom plus properties does not meet the needs of Thornbury.

Cllr Clive Parkinson queried the lack of self build plots included within the development, which was against National and South Gloucestershire policies. The developer confirmed that there were no plans to include self build provision within the site.

Cllr Guy Rawlinson enquired about how the public open space would be managed and maintained and whether parking provision would be provided for use of allotment holders. The developer responded that it would be maintained by a management company and paid for by residents of the new homes. The remit was no specific parking for allotments but some on street parking would be available.

Cllr Maggie Tyrrell asked whether any research had been done on the demand for allotments and whether they are needed. She also asked what happens to them if they aren't used.

Cllr Guy Rawlinson asked about the proposal to demolish buildings to make way for the development, the developer confirmed that these were agricultural sheds and buildings of no historic value.

It was requested that council's response to this application was published on the council's website and Facebook pages. The chair thanked the developers for attending and answering questions.

5. CONSIDERATION OF PLANNING APPLICATIONS

The following planning applications were received and considered by the committee and it was RESOLVED to send the following consultation responses to South Gloucestershire Council.

- i. **Land at Post Farm [PT16/4055/RM](#)** Demolition of existing buildings and erection of 124 no. dwellings with public open space and associated infrastructure. Discharge of Conditions

It was requested that the Clerk draft a suitable consultation response based on the questions and discussion arising during the meeting and for this to be approved by the chair prior to submission.

Thornbury Town Council OBJECTS to this application until such a time as a proper strategic plan for new development around Thornbury is in place that incorporates the infrastructure needs and services required to support the existing community and those of any new residents.

Thornbury Town Council also objects to this application on the following grounds:

We feel that the affordable housing proposed to be provided, whilst welcomed is not well distributed around the site or indistinguishable enough from properties for private sale and needs to be better integrated. The town council would also like to see a better mix of properties provided on site which currently does not contain any smaller units suitable for first time buyers or those down-sizing, which fails to meet the needs of Thornbury.

We feel that the public open space provided should include features for older children and young people and should be more centrally located within the site to enable better access to all residents. We have concerns about how the public open space and allotments will be managed and maintained by a management company and available for ALL residents of the area, not just those on the development site.

We have serious concerns that the drainage measures proposed are inadequate following recent flooding issues on neighbouring development sites. The council would want to see careful examination of the drainage systems, flood management plans and surface water retention measures on site to ensure that they are adequate and can cope with significant weather events and climate change. We demand that a comprehensive drainage plan and associated agreements are drawn up that includes all the new developments within this area and approved by SGC, Wessex Water and the Environment Agency to ensure that surface water run-off, sewage and flooding is managed and does not cause future problems in the area or further downstream.

We feel that the single access to the development site and the lack of a through road around the site is inadequate. The road layout does not provide for any natural measures to slow traffic in line with safer streets design guidance. We would also want to see improved pedestrian and cycle access between this site, neighbouring developments and wider town facilities.

Due to existing problems associated with construction workers parking on residential roads in the vicinity, we would expect all construction traffic and workers to be accommodated on site throughout the construction period and for suitable measures to minimise disruption to residents to be incorporated into the Construction & Environmental Management Plan.

We welcome the retention of the East West hedgerow and green buffer between housing and the development boundary and would seek that all measures are taken to protect trees, hedgerows, protected plants, wildlife and bio-diversity during construction works.

- ii. **54 Gloucester Road** [PT16/4019/F](#) Erection of a single storey rear extension to form additional living accommodation.
NO COMMENT

- iii. **51 Cumbria Close** [PT16/4077/PDR](#) Erection of single storey rear extension to form additional living accommodation and application for a Certificate of Lawfulness for the proposed erection of a single storey rear extension. (PT16/4077/CLP)

Due to her declared interest, Cllr Maggie Tyrrell left the room and Cllr Clive Parkinson took over the Chair for the consideration of this application.

Due to the reduced nature of the revised scheme, councillors have NO COMMENT

Cllr Maggie Tyrrell returned to the Chair for the remainder of the meeting

- iv. **Cva House, 2 Cooper Road** [PT16/4031/ADV](#) Display of 2 no. externally illuminated fascia signs, 1 no. internally illuminated Totem sign and 3 no. flags and poles.
NO OBJECTIONS

- v. **Park Farm Phases 2,3 and 4 Butt Lane** [PT15/5528/RM](#) (Revised Plans dated 17 June 2016) Approval of the appearance, landscaping, layout and scale in relation to the erection of 374 Homes on Phases 2,3 and 4 of the Park Farm, Thornbury development, in addition to the discharge of pre-commencement conditions and S106 obligations. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT11/1442/O)

Following receipt of an email from SGC (dated 20/7/16) and advice from Marie Bath (case officer), confirming that further revised plans and associated consultation was expected in due course, consideration of this application was DEFFERRED to a future meeting.

Members of the public in attendance commented that construction of this development was causing a significant impact on neighbouring residential streets caused by contractors parking all day and there also did not appear to be a standpipe on site to allow the street cleaning vehicle to be serviced on site.

- vi. **Aldridge House, Morton St** [PT16/3885/F](#) Erection of two storey rear extension to form additional living accommodation.
NO OBJECTION

- vii. **Oak Leaf Nurseries, Oak farm, Oldbury-on-Severn** [PT16/3675/F](#) Conversion of agricultural barn to 1 no. new detached dwelling, access and associated works.
NO OBJECTION SUBJECT TO COMPLIANCE WITH SOUTH GLOUCESTERSHIRE BARN CONVERSION POLICY

- viii. **Crispin House, 2 Crispin Lane** [PT16/4223/F](#) Erection of side conservatory to exiting annexe.
NO OBJECTION SUBJECT TO CONSERVATION OFFICER ADVICE

- ix. **3 Easton Hill Rd** [PT16/3817/F](#) Erection of rear conservatory and side porch. (Amendment to previously approved scheme PT13/1144/F)
NO OBJECTION

The meeting closed at 8.45pm