

THORNBURY TOWN COUNCIL**REPORT** of the Meeting of the Town Development Committee
held on Tuesday 24 October 2017

Present: Cllr Maggie Tyrrell (Chairman)
Cllr Clare Fardell
Cllr Bob Griffin
Cllr Helen Harrison
Cllr Shirley Holloway
Cllr Clive Parkinson
Cllr Guy Rawlinson
Cllr Pam Shipp
Cllr Angela Symonds

Adrian Savery (Thornbury Chamber of Commerce)

Clare Nelmes (Town Clerk)
Wendy Sydenham (Administrator)

(Cllr Vincent Costello – absent)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Gail Whitehead (other commitments)

2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS

None.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

Cllr Maggie Tyrrell welcomed Mr Roger Hall, representing TRAPP'D, to the meeting. Mr Hall addressed Committee to invite members of the Council to a public meeting to discuss the Joint Spatial Plan. The meeting will take place on Friday 24 November 2017 at 7.15pm in the Armstrong Hall. The Clerk asked Mr Hall to provide posters and flyers which could be put up in notice boards to help publicise the meeting. Cllr Maggie Tyrrell thanked Mr Hall for attending.

4. TO CONSIDER THE FOLLOWING PLANNING AND LICENSING APPLICATIONS

Councillors considered the planning applications listed below and agreed the following responses:

PT17/4315/F 16 Eskdale, Thornbury, BS35 2DR

Alterations to vehicular access and creation of vehicular hardstanding. Alterations to roof of existing attached garage and erection of single storey side and rear extension to provide additional living accommodation.

No objection, subject to protection of neighbours' residential amenities.

PT17/4489/F 48 Park Road, Thornbury, BS35 1HR

Erection of single storey rear extension to provide additional living accommodation.

No objection.

PT17/4564/PDR 12 Mallow Close, Thornbury, BS35 1UE

Demolition of existing conservatory and erection of a single storey rear extension to form additional living accommodation.

No objection.

PT17/4396/F Land at Milbury Heath Road, Buckover, GL12 8QH

Retention of existing mixed commercial uses Class B2 (general industry), Class B8 (storage and distribution) and ancillary office use. Erection of 1 no. dwelling and associated works. (part retrospective)

OBJECT, Council would strongly suggest splitting this application into two applications – one for the business premises and one for the residential premises. Council requests further information on the business activities so that it can fully consider the impact on the area. Council would further express concern that it is outside the development boundary and is a very prominent development in a rural location.

PT17/4708/F Land adjacent to Pound Cottage, Old Gloucester Road, Thornbury

Erection of 1 no. detached dwelling with rear balcony and detached double garage, new access and associated works (resubmission of PT17/3582/RM).

OBJECT, Council continues to object and would reiterate its previous comments. (OBJECT, the proposed development is outside the town development boundary.)

PT17/2006/O Land South of Gloucester Road, Thornbury

Demolition of existing agricultural shed buildings. Residential development of up to 370 dwellings (Use Class C3), a flexible use building (Use Class D1), public open space, accesses onto Gloucester Road, and associated infrastructure. Outline with access to be determined. Further information, revisions and amendments.

Committee discussed the revised plans in detail but felt that the application was no more sustainable or acceptable than the previous submission. It was agreed that the Clerk would work with Cllr Maggie Tyrrell to draft a response on behalf of Council reiterating its previous concerns and highlighting the inadequacy of the revised plans in addressing those concerns. Particular areas of concern include – wildlife habitats, drainage, highway safety, distance to services, poor walking/cycling access, the lack of an adequate response to the Transport Officer's comments and housing heights. It was also agreed that the Clerk would contact South Gloucestershire Council as a matter of urgency to ensure that the timetable for responding to the developer was adhered to.

5. TO NOTE THE SCHEDULE OF PLANNING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL

The planning application decisions were received and noted as detailed in the attached schedule.

The Clerk highlighted that the application related to The Cottage, Hacket Lane, Thornbury (PT17/1379/F) had been reported as “Withdrawn” but had since been “Approved with Conditions”.

The Clerk gave an update on planning enforcement issues from South Gloucestershire Council on the Castle Street site. It was noted that construction traffic the site was using the High Street and Alveston Hill. The Clerk agreed to report this back to South Gloucestershire Council.

6. TO CONSIDER HOW TOWN COUNCIL WISHES TO BE REPRESENTED AT THE FORTHCOMING APPEAL REGARDING THE CLEVE PARK APPLICATION

The Clerk reported that she was meeting with Cllr Maggie Tyrrell tomorrow to draft a response. The deadline for responses had been extended to 30 November 2017. Cllr Maggie Tyrrell will attend the appeal to represent Council's views, although no date had been set for this yet.

7. TO RECEIVE AN UPDATE ON THE DEVELOPMENT OF A NEIGHBOURHOOD PLAN FOR THORNBURY

The Clerk reported that the Steering Group had met last week, and this meeting had also been attended by the planning consultants Lemon Gazelle. It had been agreed that Lemon Gazelle would run a training/focused workshop session on 22 November 2017 at the Armstrong Hall for all Steering Group and Working Group members. The aim of this session would be to clarify what an NDP could and could not include, and to avoid duplication between different groups and focus on future community engagement. The next ordinary Steering Group meeting would be on 6 December 2017.

8. TO CONSIDER REQUESTS FOR A ZEBRA CROSSING FOR CASTLE STREET AND FOR GLOUCESTER ROAD NEAR WHITFIELD ROAD

Both letters were noted by Council and it was agreed that they would be passed on to South Gloucestershire Council. Council understands the problem with safe crossing in each of the areas highlighted in the letters and supports local residents in their desire for improved safety when crossing. Council will ask South Gloucestershire Council to investigate safe crossing options in the town. The Clerk agreed to reply to the two letters to inform them of what action Council had taken.

9. TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS

(a) Development of South Gloucestershire Local Plan

Following discussion it was agreed that the Clerk would draft a response on behalf of Council and work with Cllr Maggie Tyrrell to finalise this. The response should include concerns about the lack of consultation over the inclusion of employment land, serious thought should be given to where employment opportunities should be located and disappointment in the lack of acknowledgment of local concerns about the pace of development. The Clerk confirmed that South Gloucestershire Council would be working with the Neighbourhood Development Plan Steering Group to ensure co-ordination between the two plans.

(b) South Gloucestershire Council Policies Site and Place Plan (inspector report and main modifications)

Council noted the amendments that had been made, in particular the designated green space areas.

(c) Boundary Commission Review of Parliamentary Boundaries and Constituencies

The consultation was noted and the Committee confirmed that they were in agreement with what was proposed.

10. TO CONSIDER ANY OTHER CORRESPONDENCE, CONSULTATIONS OR URGENT BUSINESS

The Clerk gave advance notice to the Committee that the Joint Spatial Plan would be discussed further at the Town Development Committee meeting on 12 December 2017 and the Council meeting on 9 January 2018 to allow time to examine the documents.

The Clerk reported that work would begin in November on the double yellow lines and disabled parking bay outside of St Marys School.

The Clerk reported that a letter had been received concerning pavement condition and access along Park Road by the Sheiling School. This would also be passed to South Gloucestershire Council for consideration.

PLANNING DECISIONS notified at the Town Development Committee meeting on Tuesday 24 October 2017

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/2342/RVC	Variation of condition 11 attached to planning permission PT15/5528/RM (read in conjunction with PT11/1442/O) to substitute approved drawings with those received by the Council on 16 May 2017 to make changes to some of the approved housetypes.	Park Farm, Butt Lane, Thornbury	No objection.	Approved with conditions.
PT17/3582/RM	Approval of access, appearance, landscaping, layout and scale in relation to the erection of 1 no. dwelling with garage and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT16/0519/O).	Land Adjacent to Pound Cottage, Old Gloucester Road, Thornbury	OBJECT, Council reiterates its previous comments – the proposed development is outside the town development boundary.	Withdrawn.
PT17/3611/F	Alterations to raise roofline by 225mm to allow insulation over existing roof.	14 Walker Way, Thornbury, BS35 3US	No objection.	Approve with conditions.
PT17/1379/F	Construction of new vehicular access and associated works.	The Cottage, Hacket Lane, Thornbury	OBJECT, as the works are necessary to facilitate development outside the settlement boundary and will increase traffic on rural roads.	Withdrawn. UPDATE – Approved with conditions.
PT17/1882/F	Erection of a two storey side extension to form additional living accommodation to include installation of a chimney.	Sherston, Crossways Lane, Thornbury	No objection.	Refusal.

PT17/2248/F	Demolition of existing conservatory and garage. Erection of single storey rear and two storey side extension to form additional living accommodation, garage, gym with terrace above. Installation of swimming pool and plant room.	The Laurels, Gloucester Road, Grovesend, Thornbury.	No objection.	Approve with conditions.
PT17/2786/F	Erection of rear conservatory rear extension to form additional living accommodation with associated works and raised terrace area with glazed balcony. First floor terrace with glazed balcony. Alterations to windows and doors.	Vilner Paddock, Gloucester Road, Grovesend, Thornbury	No objection.	Approve with conditions.
PT17/3692/F	Erection of a conservatory to front elevation.	Sevcot, Tytherington Road, Thornbury	No objection.	Approve with conditions.
PT17/3610/F	Alterations to raise roofline by 225mm to allow insulation over existing roof, replacement of window by full height roller shutter and infill existing first floor window.	15 Walker Way, Thornbury, BS35 3US	No objection.	Approve with conditions.
PT17/3655	Display of 1 no. replacement externally illuminated fascia sign and 1 no. replacement non-illuminated projecting sign.	21 High Street, Thornbury, BS35 2AE	No objection.	Approve with conditions.
PT17/3966/PNGR	Prior notification of a change of use from agricultural building to 1 no. residential dwelling (Class C3) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).	Mile End Farm, Old Gloucester Road, Thornbury, BS35 1LJ	OBJECT, the proposal is outside of the development area and there are concerns about access arrangements and highway safety.	Approve with conditions.

PT17/3362/F	Change of use from amenity land to residential curtilage.	21 Kingfisher Close, Thornbury, BS35 1TQ	OBJECT, Council would wish to reiterate its previous comments (<i>due to loss of site lines and visible change in the layout of the fence line which is out of keeping with the character of the area</i>). Should permission be granted, Council requests that there be a condition that no solid wall or fencing be erected, and only soft planting allowed.	
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