

## THORNBURY TOWN COUNCIL

**REPORT** of the Meeting of the Town Development Committee held on 24 January 2017

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

Cllrs. Shirley Holloway  
Clare Fardell  
Angela Symonds  
Bob Griffin  
Helen Harrison

Cllr Pam Shipp was in attendance

Adrian Savery (Thornbury Chamber of Commerce)  
Clare Nelmes (Town Clerk)  
Mary Sealey (Administrator)

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**1. TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Cllr Gail Whitehead (out of Thornbury)  
Cllr Clive Parkinson (Indisposed)  
Cllr Guy Rawlinson (Indisposed)

Absent: Cllr Vincent Costello

**2. TO RECEIVE ANY MEMBERS DECLARATION OF INTERESTS**

None

**3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC**

Members of the public present informed the Chairman that they wished to speak after the presentation from Bovis Homes.

**4. TO RECIEVE A PRESENTATION FROM BOVIS HOMES LTD**

The Chairman welcomed the team from Bovis Homes Ltd who had requested the opportunity to introduce their development proposals for land to the south of Gloucester Road.

Victoria Trotman, Strategic Planning Director for Bovis Homes informed Council that they hold an option on 26.5 ha of land to the north of the Thornbury Fields development currently being constructed by Bloor Homes. There is potential for up to 400 homes on the site with a range of house types, sizes and tenures and a public exhibition is planned for late February to engage with the community. Denis Barry, Planning Associate Director said the proposal is still in its infancy but a specialist team have undertaken site surveys. Bovis have submitted a scoping request to South Gloucestershire Council and they have responded with a scoping opinion that is currently being studied.

**PUBLIC PARTICIPATION**

- Gill Dunkley said in her opinion Thornbury is already full and the town is struggling to assimilate hundreds of houses already given planning permission. People came to Thornbury because it was a small market town and that image will soon be destroyed.

- Roger Perrin, a resident of Upper Morton spoke of his serious concerns regarding road safety on this very narrow road with dangerous bends and this was also reiterated by Keith Woosnam.
- Colin Gardner, a member of the action group TRAPP'D (Thornbury Residents Against Poorly Planned Development) pointed out that the site would bridge the gap further between Thornbury and the proposed Buckover Garden Village creating a massive sprawl. He added if a town like Thornbury comes together and gives a universal no to more development at what point do you agree that this is bad press for us and walk away.
- Charles Eardley-Wilmot spoke on behalf of Concern for Thornbury and said it is national policy that controls these developments and all we can do is ensure that how and where the building takes places fits in with the Thornbury ethos.

The Bovis team responded to some of the comments made and said they have had initial dialogue regarding the impact of extra traffic that would be generated. At present they are getting some speed surveys and there is potential to reduce the speed limit on this stretch of road. A brief explanation was given on the Community Infrastructure Levy (CIL) and Denis Barry roughly calculated that 400 homes would generate a £1.7 million CIL payment.

Cllr Clare Fardell commented that although £1.7 million may sound a significant amount of money it would barely scratch the surface in funding major projects. Cllr Helen Harrison requested that traffic surveys are carried out at a sensible time to give an accurate picture not in the middle of the afternoon in August for example.

Cllr Maggie Tyrrell summed up by pointing out to the Bovis Team that the town has obviously been through this process a number of times because at some point Thornbury had been identified as sustainable and now it is growing at this ridiculous pace. She hoped the team would take on board all the comments that have been made.

The Clerk requested that a copy of the presentation and the dates of future public consultation be passed to the Town Council so that these could be made available to the public.

## **5. TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING PLANNING APPLICATIONS:**

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

[PT16/6940/F](#) 46 Oakleaze Road

*Erection of 1 no. semi-detached dwelling with new access and associated works.*

No objection.

[PT16/6954/FDI](#) Land at Park Farm, Butt Lane

*Diversion of footpath OTH/18, OTH/19, OTH/13.*

No objection.

[PT16/6910/PNA](#) Land at Mumbleys Lane, Thornbury

*Prior notification of the intention to erect a steel portal framed agricultural building.*

Withdrawn by the applicant.

**6. TO NOTE PLANNING DECISIONS**

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

**7. SITES INSPECTION – CLEEVE PARK PT16/3665/O**

Notification has been received of a Sites Inspection Sub-committee visit on 27<sup>th</sup> January to Cleve Park, land at Junction of Morton Way and Grovesend Road for a residential development of up to 350 dwellings and a 70 unit elderly care facility. Cllr Maggie Tyrrell confirmed that she will be attending on behalf of South Gloucestershire Council but as she is also the Town Council sites inspection representative for East Ward it would be helpful if another Councillor could also attend to represent Town Council, the Clerk agreed to e-mail this request to all members.

**8. PROPOSED NEIGHBOURHOOD PLAN**

The Clerk stated that it had been agreed at the last committee meeting to explore developing a neighbourhood plan. Assuming the budget for this will be approved later this week an initial public meeting will need to be held and a project plan developed. This will need to be registered with South Gloucestershire Council and approved at a Town Council meeting. A working group can then be established comprising of approximately one third Councillors and we will be looking to launch this at beginning of March.

**9. LOCAL PLAN 2018-2036 PROSPECTUS**

The Clerk had e-mailed a link to the Local Plan 2018-2036 Prospectus to members.

It was agreed that the prospectus be noted and a response provided to South Gloucestershire Council welcoming the refresh of the local plan. The Sustainable Access document produced by South Gloucestershire Council for each community has also been received. Unfortunately, it is full of inaccuracies regarding Thornbury which will need to be corrected as developers will refer to it. Councillors were asked to go through this document and make the Clerk aware of any inaccuracies found so that these could be reported back and corrected by SGC.

**10. PEDESTRAIN GATE AT CASTLE COURT**

Cllr Clare Fardell updated members regarding the locked gate that has been installed between the Newland Homes development at Castle Court and the lane that adjoins Stokefield Close, which residents have been using over many years as a short cut to the town centre. A planning officer has now visited the site and as the route is across private land and there has not been any breach of planning.

**11. CORRESPONDENCE**

No correspondence had been received.

PLANNING DECISIONS notified at the Meeting of 24<sup>th</sup> January 2017

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/2446/ADV PT16/2821/LB	Display of 2 no. halo illuminated signs, 1 no. externally illuminated projection sign, 1 no. internally illuminated fascia sign and menu sign. (Re-submission of PT16/1024/ADV)	14 High Street	OBJECT - the proposed signage is considered out of keeping with this listed building in the Conservation Area.	PERMISSION
PT16/2537/RVC	Removal of Condition 3 attached to planning permission PT05/3302/F to allow the existing annexe to be converted into a separate dwelling.	Four Winds Morton Street	OBJECT – the property is situated outside the town development boundary.	PERMISSION
PT16/4572/F	Erection of single storey pre-school building with enclosed external play area.	Crossways Infants and Junior School Knapp Road	No objection, but the Town Council would wish to see concerns about drainage, trees and highways considered.	PERMISSION
PT16/4823/F	Demolition of existing porch. Erection of a two storey front and side extension to provide additional living accommodation.	Redhill Cottage Pound Farm Lane		WITHDRAWN
PT16/5001/F	Erection of a single storey rear extension to form additional living accommodation.	12 Brookmead	No objection, subject to maintaining neighbouring amenities and a suitable party wall agreement.	PERMISSION
PT16/5135/F	Demolition of existing extension. Erection of a single storey side and rear extension to provide additional living accommodation.	3 Sibland Road	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT16/5139/TCA	Works to fell 1 no. tree situated in the Thornbury Conservation Area.	19 Pullins Green	No objection, subject to approval by the South Glos Tree Officer.	No objection
PT16/5184/PNC	Prior notification of a change of use of ground floor from Retail (Class A1) to restaurants and cafes (Class A3) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended).	7 High Street	Not notified	No objection
PT16/5272/F	Erection of rear conservatory.	22 Foxglove Close	No objection	PERMISSION
PT16/5323/TCA	Works to 1 no. Oak tree to reduce the radial spread to 2.5m on the north and east side. Situated in the Thornbury Conservation Area.	22 Gloucester Road	No objection	No objection
PT16/5395/F	Demolition of existing extension. Erection of a two storey and single storey side and single storey side and rear extension to provide additional living accommodation. (Resubmission of PT16/3631/F)	Willow Tree Cottage Old Gloucester Road	No objection, subject to suitable and safe on site vehicle access and turning space being provided.	PERMISSION
PT16/5408/PDR	Erection of single storey rear extension to provide additional living accommodation.	9 Dovedale	No objection.	PERMISSION
PT16/5546/TCA	Works to crown reduce and thin 1 no. Cercis to leave a finished height of 3.5 metres and a total spread of 2.75 metres and remove the lowest two branches. Situated in the Thornbury Conservation Area.	9 Stokefield Close	No objection	No objection

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/5548/TCA	Works to fell 1 no. Magnolia T(3) and crown reduce 1 no. Pear T(7) to leave a height of 4.5-5 mtrs and a total spread of 2.5-3 mtrs.	15 Castle Street	No objection, subject to approval by the South Glos Tree Officer and suitable compensatory planting if appropriate.	No objection
PT16/5627/TCA	Works to fell various trees as detailed on the tree plan and work schedule. Situated in the Thornbury Conservation Area.	Thornbury Castle Castle Street	OBJECT – due to the large number of healthy trees (covered by a TPO) proposed to be lost in the Conservation Area, which add to the overall character and setting of the area. The application provides insufficient information justifying their removal and other alternatives should be explored to assess the condition of the buildings. If SGC are minded to approve this application, it is requested that the minimum number of trees possible are felled and suitable alternatives provided on site.	No objection
PT16/5676/F	Erection of two storey side extension to form additional living accommodation. Alterations to existing vehicular access.	50 Gloucester Road	No objection, subject to neighbouring properties amenities not being adversely affected.	PERMISSION
PT16/5702/F	Installation of replacement windows and entrance door.	10 St. Mary's Way	No objection.	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/5967/TCA	Works to reduce crown by 4m to 1 no. White Mulberry, fell 1 no. Yew to 2m and crown lift by removing 7 lowest branches to 1 no. Tulip tree to 5m situated within TCA.	The Old Vicarage 29 Castle Street	No objection, subject to approval by the South Glos Tree Officer and suitable compensatory planting if appropriate.	No objection
PT16/6068/TRE	Works to reduce height of 1 no. Birch tree by 3m to leave total height of 12m and spread of 7m reduced by 4m to tree covered by SGTPO 15/05 dated 7 <sup>th</sup> March 2006.	Gloucester House 2 Gloucester Road	No objection	PERMISSION
PT16/5699/F	Erection of a two storey side and front extension to form additional living accommodation. Erection of front porch.	28 Woodleigh	No objection	PERMISSION
PT16/6481/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 3.46m and for which the height of the eaves would be 2.3m.	10 Raglan Place	No objection	No objection
PT16/6300/F	Change of use of ground floor from (Class A3) (Restaurant and cafe) to (Class A4) (Public House/Wine bar) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended)	8 High Street	No objection	PERMISSION
PT16/6468/LB	External sympathetic stone masonry repairs to ashlar stone. Cyclical maintenance to external gutters. Demolish and rebuild right hand gate pier in new stone to match existing. Re-point and make	16 The Plain	No objection	PERMISSION

	good left gate pier (including repairs around gate fixings).			
REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/4360/LB	Application to retain works carried out for the internal and external alterations to include refurbishment of ground floor internally. Proposed repainting of exterior finishes, and existing stained glass internal feature to be retained and relocated.	The Mezza 7 The Plain	<p>OBJECT on the following grounds:</p> <ul style="list-style-type: none"> <li>• The colour of the outside of the building is not in keeping with the conservation area and should be cream (not bright white).</li> <li>• Damage and loss of stain glass window features in the frontage and those previously removed, stored and displayed on the premises to protect them for the future.</li> <li>• Loss of original historic pub signage and inappropriate signage and advertisement on a listed building that is out of character.</li> <li>• Damage to internal historic layout and features.</li> </ul>	PERMISSION
PT15/5528/RM	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 development, in addition to the discharge of pre-commencement conditions and S106 Obligations. (Approval of Reserved Matters to be read in conjunction PT11/1442/O)	Park Farm Phases 2,3 and 4 Butt Lane	The Council continues to OBJECT to this application on the grounds previously stated. (Please see file for additional comments)	PERMISSION

