

THORNBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee held on 28 February 2017

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Guy Rawlinson
 Vincent Costello
 Angela Symonds
 Clare Fardell
 Gail Whitehead
 Clive Parkinson
 Bob Griffin
 Helen Harrison
 Shirley Holloway

Adrian Savery (Thornbury Chamber of Commerce)
 Clare Nelmes (Town Clerk)
 Wendy Sydenham (Administrator)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

None

2. TO RECEIVE ANY MEMBERS DECLARATION OF INTERESTS

None

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

No members of the public were present.

4. TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING PLANNING APPLICATIONS:

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

[PT16/4774/O](#) Land West of Gloucester Road

Revised Plans and Documents - erection of 180 no. dwellings on 8.00 hectares of land with public open space, drainage, associated works and access. Outline application with access for consideration, all other matters reserved.

The Clerk confirmed that this was a further revised outline plan including responses back from the developers in more detail including access, drainage, levels and building heights. The access plan was discussed in detail and concerns were raised regarding several aspects of the plan.

Following a lengthily discussion it was AGREED to write a response objecting to this application, reiterating our previous objections and making further comments as follows:

Thornbury Town Council continues to object to this application and in its response to the revised plans would like to reiterate the points already submitted. The town council is

disappointed that these revised plans fail to account for the landscape and urban designs officers comments regarding this application.

With regards to highway access, the committee feel that the design and access to the site is inherently dangerous and inadequate for the number of properties to be served from a single estate access with no emergency access alternative. The entrance to the development on a bend, on a road with high speeds and flooding will endanger road users, restrict visibility and negatively impact upon highway safety. The width of the road is insufficient to accommodate a right hand turn lane and queuing traffic into the proposed estate.

The cumulative impact of the developments in this area all accessing the town centre through the Glos Rd/Butt lane/Morton Way junction along the Gloucester Road to the town centre needs to be evaluated as there are concerns about the narrow road at Glos Terrace and highway safety past the school and hospital sites. Town Council would like to see a complete review of the design and operation of the Glos Rd/Moreton Way/Butt Lane junction and its operation to ensure that a coordinated approach is taken on the cumulative effect of development in this area rather than the current piecemeal approach.

Town Council were concerned to hear about the loss of significant mature hedgerows, planting and habitat to create a cycleway and feel that these proposals are ill conceived and flawed.

The drainage proposals were discussed. The Chairman highlighted that the Committee did not have the technical knowledge to consider these in detail but that there remained serious concerns about drainage and flooding in the area and scepticism that the SUDs would be adequate enough.

[PT17/0606/TRE](#) 1 Castle Mews
Works to reduce crown by 2.2m 1 no. Beech tree covered by SGTPO 09/07 dated 4th December 2007.

No objection, subject to approval by the South Gloucestershire Tree Officer.

[PT17/0706/F](#) Maypole Farm Morton Street

Erection of single storey front extension, alterations to rear to include new roofline and rear dormers to form additional living accommodation.

No objection, subject to neighbouring properties amenities not being adversely affected.

[PT17/0482/TCA](#) 11 The Plain
Works to fell 1no. Apple tree situated within Thornbury Conservation Area

No objection, subject to approval by the South Gloucestershire Tree Officer.

[PT17/0492/CLE](#) *The Hackett Lane Application for a Certificate of Lawfulness for existing use of the Patcher House as an independent dwelling house*

No objection.

[PT17/0405/F](#) 4 Charles Close
Erection of front porch and single storey rear extension to form additional living accommodation.

No objection.

[PT17/0461/F](#) 55 Knapp Road

Demolition of existing garage and conservatory. Erection of two storey side extension to form annexe ancillary to main dwelling house. Erection of single storey rear extension.

No objection.

[PT17/0639/PNH](#) 4 Thicket Walk

The erection of a 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 3.65m, and for which the height of the eaves would be 2.5m.

No objection.

[PT17/0095/F](#) Tytherington Road Nursery

Demolition of existing glasshouse, change of use of land to gypsy/traveller site and erection of day room. Siting of additional mobile home and transit pitch.

This application was discussed in detail. Cllr Clare Fardell raised concerns about the sewerage and drainage and whether the waste facilities are appropriate. It was agreed by the Committee that there were also some concerns about the scale of the building and its use. It was agreed that there was no objection, as long as it pertained to the policy on travellers' sites.

Premises Licence for Bramley & Gage, Units C6 & C7, Ashville Park, Short Way, Thornbury

It was agreed that this should be left to the Licensing Committee to investigate.

5. TO NOTE PLANNING DECISIONS

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

6. TO RECEIVE AN UPDATE ON NEIGHBOURHOOD PLAN FOR THORNBURY

The Clerk informed the Committee that she had formally made the request to South Gloucestershire Council to set up an NDP and was in the process of setting up a public meeting, including arranging an appropriate speaker for this. The Clerk stated that South Gloucestershire Council would also attend this meeting. The Clerk is looking at recruiting people to take part in this process and some people had shown an interest already. The Planning Bill would extend the funding/support available for a few more years which was good news.

7. TO NOTE HOT NAILS SIGNAGE PLANNING ENFORCEMENT

It was agreed that this would be left in the hands of the Enforcement Officer and the Committee would look forward to receiving another signage application in due course.

8. TO CONSIDER ANY OTHER CORRESPONDENCE OR URGENT BUSINESS

None.

PLANNING DECISIONS notified at the Meeting of 28th February 2017

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|---------------|---|---------------------------------------|--|--------------|
| PT16/6246/F | Demolition of existing building. Erection of agricultural building. | Crossways Farm Crossways Lane | No objection | PERMISSION |
| PT16/6360/F | Erection of single storey rear extension to provide additional changing rooms and side extension to form covered porch area. | Thornbury Golf Centre Bristol Road | No objection | PERMISSION |
| PT16/6366/LB | External works and alterations to windows to include secondary glazing as stated in submitted schedule of works. | Thornbury Golf Centre Bristol Road | No objection | PERMISSION |
| PT16/6469/ADV | Display of 1 no. externally illuminated hanging sign, 2 no. externally illuminated letters sign, 1 no. non-illuminated letters sign, 3 no. non-illuminated wall signs and 1 no. non-illuminated A board sign. | The Knot of Rope 59 High Street | No objection | PERMISSION |
| PT16/6480/TCA | Works to crown reduce 1 no. Ash (T1) by 1.2m, fell 1 no. Ash (T2) and coppice 1 no. Hazel (T3). Trees situated in the TCA. | 10 Castle Street | No objection, subject to approval by the South Gloucestershire Tree Officer. | No objection |
| PT16/6573/LB | Installation of replacement signage. | The Knot of Rope 59 High Street | No objection | PERMISSION |
| PT16/6458/LB | External alterations to include repainting of exterior window frames and entrance portico, additional lighting and floor finish to front patio area. | The Royal George 7 The Plain | No objection | PERMISSION |

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|---------------|---|---|--|----------------|
| PT16/6544/ADV | Display of 1 no. non-illuminated letters and logo fascia sign, 1 no. non-illuminated projecting roundel sign and 1 no. non-illuminated branch nameplate sign. | 23 High Street | No objection | PERMISSION |
| PT16/5989/F | Demolition of existing extensions and erection of single storey rear extension to form additional living accommodation and installation of rear dormer to facilitate loft conversion. | 10 Church Road | OBJECT – the scale and design of the dormer window is disproportionate and out of keeping with the area and the addition of the dormer changes the roof profile above the existing roofline. | PERMISSION |
| PT16/6402/CLP | Application for Certificate of Lawfulness for the proposed erection of a front porch and creation of new vehicular hardstanding. | 10 Raglan Place | No objection | PERMISSION |
| PT16/6470/F | Demolition of existing garage and conservatory. Erection of a single storey rear and a two storey side extension to provide additional living accommodation. | 3 Colin Close | No objection to the principle of an extension, subject to neighbouring properties amenities not being adversely affected. However, the flat roof design is out of keeping with the area. | PERMISSION |
| PT16/6701/R3F | Erection of modular classroom with ramped access. | Christ the King RC School, Easton Hill Road | No objection | DEEMED CONSENT |
| PT16/6793/F | Erection of two storey front extension to form additional living accommodation. (Re-submission of PT16/4823/F) | Redhill Cottage Lower Morton | No objection | PERMISSION |
| PT16/6940/F | Erection of 1 no. semi-detached dwelling with new access and associated works. | 46 Oakleaze Road | No objection | WITHDRAWN |
| PT16/6846/PDR | Erection of a single storey rear extension to form additional living accommodation. | 8 Lavender Close | No objection | PERMISSION |

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|---------------|--|------------------------------------|---|------------|
| PT16/6661/F | Erection of a single storey side and first floor extension to include a roof terrace to form additional living accommodation. | The Winnocks Thornbury Hill | No objection | WITHDRAWN |
| PT16/6574/F | Change of use of land from Woodland to Residential (Class C3) and erection of 2 no. wooden holiday lodges with parking and associated works. | Lodge Farm Cutts Heath Road | No objection | PERMISSION |
| PT16/6789/F | Replacement and repositioning of external ATM and associated works. | 23 High Street | No objection | PERMISSION |
| PT16/6790/ADV | Display of 1 no. non illuminated sign. | 23 High Street | No objection | PERMISSION |
| PT16/6320/F | Conversion of existing forge, demolition of conservatory and erection of single storey extension to form 1 no. dwelling and associated works. | The Forge 13 Pullins Green | No objection, subject to approval by the Conservation Officer. | PERMISSION |
| PT16/6916/F | Erection of single storey front and rear extension and alteration to roofline of existing side extension. | 10 Tilting Road | No objection | PERMISSION |
| PT17/0216/F | Erection of a detached car port/workshop and store. | Corner Barn Morton Street | No objection | PERMISSION |
| PT16/6641/F | Installation of air source heat pump and repositioning of velux window (retrospective). | 13 St. David's Road | No objection, subject to neighbouring properties amenities not being adversely affected. | PERMISSION |
| PT16/2639/LB | Erection of extension to provide 15no. additional hotel rooms, spa, restaurant and function room. Relocation of car park and 'back of house' functions and associated works. | Thornbury Castle, Castle Street | No objection, subject to approval by the Listed Buildings Officer, English Heritage and the Ecology and Tree Officer. | REFUSAL |

| REF NO | PROPOSAL | ADDRESS | TOWN COUNCIL COMMENT | DECISION |
|---------------|--|--------------------|--|---------------------------|
| PT17/0326/TCA | Works to reduce crown to 2 no. Sycamore and 1 no. Birch tree to a height and lateral spread as stated on the application form all situated within TCA. | 1-13 Warwick Place | No objection, subject to the approval of the South Gloucestershire Tree Officer. | Split Decision See D/N |