

THORNBURY
TOWN COUNCIL

Minutes of the Meeting of the Town Council
held on Tuesday 10th February 2015 in the Council Chamber

Present: Cllr. Guy Rawlinson (Chairman and Town Mayor)

Cllrs. Bob Griffin
Benj Emmerson
Pam Shipp
Vincent Costello
Gareth Davies
Neil Halsall
Graham Lanfear
Maggie Tyrrell
Clive Parkinson
Gill Brooks
Matthew Stringer
Chris Clifford
Helen Harrison

Mrs J M Payne (Town Clerk)
Mrs S Richardson (Deputy Town Clerk)

Apologies: Cllrs. Emma Bone (Other Commitment)
Phyllida Parsloe (Indisposed)

26/15. The Chairman opened the meeting and informed members and the public, that a presentation by Newland Homes and Castleoak Care Developments Ltd will be taken as first business and then members of the public will be given the opportunity to ask questions during public participation immediately after the presentation.

PRESENTATION
BY NEWLAND
HOMES &
CASTLEOAK
CARE LTD

Mr. Tom Sheppard, Design Manager from Newland Homes outlined the history of the site at Alexandra Workwear, Midland Way on which they have submitted a planning application in conjunction with Castleoak Care Developments Ltd for demolition of the existing building to facilitate the erection of 23 number dwellings and a 70 bed Care Home. The proposed development will use the existing access with improvements proposed to the junction and extensive screening to offer privacy to the existing properties in Hopkins Close. As part of the consultation process with residents of Hopkins Close they have also reduced the design of the houses from 3 to 2 storeys and moved them further away from the boundary.

Mr. Mo Hassan from Castleoak Care Developments Ltd said there is a proven need for more care facilities in the town and they seek to provide 70 single en-suite bedrooms with 24 hour care. With regard to the design, they have tried to combine various elevations to improve the appearance and the home will have 29 car parking spaces. They anticipate that the care home facility will create 70-90 jobs.

PUBLIC PARTICIPATION

Residents in attendance from Hopkins Close raised the following points:-

- *How many parking spaces will be provided with the houses and for visitors?*

N.H. We have tried to be as generous as possible with the parking. The larger houses will have garaging and at least two parking spaces.

- *Please can the Council be aware of the problems with parking on Midland Way.*

- *One of the original comments was the high level of the houses and this has now been addressed by reducing to 2 storeys, but what about permitted development rights?*

N.H. We will mention this to the planning officers so that it doesn't happen.

South Gloucestershire Councillor, Mrs Clare Fardell commented that permitted development rights can be removed and therefore urged residents to include this provision in their comments to the planning department.

- *What about screening from trees, how do you ensure it cannot be removed?*

N.H. Our proposals are to enhance the site and fill any existing gaps in the screening. This will form part of the planning permission and we cannot deviate from this.

- *Which will be built first the care home or the houses?*

N.H. The intention is to build concurrently and we plan to complete in 12-18 months from the start date.

- *What degree of affordable housing will be required on the site?*

N.H. The fact that a Care Home is within the site takes away the affordable housing commitment and therefore they will all be market houses.

PLANNING APPLICATION

27/15. The Chairman suggested that the planning application submitted by Newland Homes on the circulated schedule be considered at this point in the meeting. Members were pleased that Newland Homes had engaged so well with local residents. Cllr Maggie Tyrrell commented that we are now facing the reality that there is no requirement for large office space in the town and the nursing home element of the plans is welcomed. Council's comments on the attached Circulated Schedule to be forwarded to South Gloucestershire planning were proposed by Cllr Maggie Tyrrell, seconded by Cllr Bob Griffin and carried with 11 members voting in favour and three abstentions.

CHAIRMAN'S REMARKS

28/15. Cllr Guy Rawlinson gave details of the following Mayoral events he had attended since the last full Council meeting:-

- (i) Presentation of certificates at Thornbury Air Cadets Squadron Enrolment Evening.
- (ii) Thornbury & District Heritage Trust's Salmon Supper and talk held in the Armstrong Hall.
- (iii) A concert by Pendyrus Male Choir organised by Thornbury & District Cymrodorion in the Armstrong Hall

MINUTES OF COUNCIL MEETING

29/15. The minutes of the Council Meeting held on 8th January 2015 were proposed as a correct record by Cllr Matthew Stringer, seconded by Cllr Chris Clifford and signed by the Chairman.

MATTERS ARISING

30/15. None

CORRESPONDENCE Acknowledgement Letters from Grant Recipients

31/15. The Clerk informed members that thank you letters have been received from the following organisations in respect of grants given:- Thornbury in Bloom and Thornbury Pensioners Drop-In Centre Committee.

**ENVIRONMENT
COMMITTEE**

32/15. The report of the Environment Committee meeting held on 13th January 2015 was presented by the Chairman, Cllr Matthew Stringer.

Matters Arising:-

(a) Fairtrade Status

33/15. Cllr Matthew Stringer stated that it has been agreed to renew the town's Fairtrade Status.

(b) Localism Service 2015/16

34/15. Cllr Matthew Stringer stated that it had been agreed at the meeting to appoint South Gloucestershire Council once again for the grass cutting contract in 2015/16.

35/15. It was proposed by Cllr Matthew Stringer, seconded by Cllr Chris Clifford and unanimously agreed that the report is adopted.

**PLAYING FIELDS
AND CEMETERY
COMMITTEE**

36/15. The report of the Playing Fields and Cemetery Committee meeting held on 15th January 2015 was presented by the Chairman, Cllr Clive Parkinson.

Matters Arising:-

(a) Development of Land at Poulterbrook

37/15. Cllr Clive Parkinson reported that the Football Club is very hopeful of securing a grant from the G.F.A. and hope construction of the football pitches can be started in time for the autumn season.

(b) Repairs to Wellfield Lane and the Entrance to Cemetery

38/15. The Clerk reported that the contractor had been able to change his schedule and has now completed the repairs to the surfacing in Wellfield Lane and the Cemetery entrance.

39/15. It was proposed by Cllr Clive Parkinson, seconded by Cllr Maggie Tyrrell and unanimously agreed that the report is adopted.

**FINANCE &
POLICY
COMMITTEE**

40/15. The Finance and Policy Committee meeting held on 29th January 2015 was presented by the Chairman, Cllr Bob Griffin.

Matters Arising:-

(a) Project Steering Group for Thornbury Hospital

41/15. Cllr Maggie Tyrrell reported that a site meeting had taken place with the Health Minister Norman Lamb MP, Steve Webb MP, senior members of the NHS Trust, representatives from property services, local GP's and Councillors. There seemed to be a genuine will to work together and they are very interested in developing the site as one facility incorporating GP facilities, community services, particularly rehabilitation and at least 6-8 beds.

(b) Creating a Dementia Friendly Community

42/15. Cllr Clive Parkinson reported that he has arranged the first Dementia Awareness Meeting to be held on 23rd March in the Council Chamber, Town Hall.

43/15. It was proposed by Cllr Bob Griffin, seconded by Cllr Neil Halsall and unanimously agreed that the report is adopted.

**TOWN
DEVELOPMENT
COMMITTEE**

44/15. The report of the Town Development Committee meeting held on 27th January 2015 was presented by the Chairman, Cllr Maggie Tyrrell.

Matters Arising:-

(a) Car Parking

45/15. Cllr Maggie Tyrrell reported that the plans for Castle Court car park are now available. Cllr Graham Lanfear referred to Rock Street car park and asked if the Aldi store has any obligation to financially contribute to the maintenance of this car park, the Clerk agreed to investigate.

46/15. It was proposed by Cllr Maggie Tyrrell, seconded by Cllr Chris Clifford and unanimously agreed that the report is adopted.

**PLANNING
APPLICATIONS**

47/15. Planning application No. PT14/4961/F had been considered earlier in the meeting. The remaining applications on the schedule were now considered and Council's comments for forwarding to South Gloucestershire Council are shown on the attached schedule.

**FINANCIAL
STATEMENT**

48/15. The Financial Statement for January was received and noted.

**ACCOUNTS FOR
PAYMENT**

49/15 The following accounts now due for payment were proposed by Cllr Chris Clifford and seconded by Cllr Matthew Stringer for payment to be approved:-

Central Services

Petty Cash		100.00
British Telecommunications plc	Telephone Bill	339.76
BIG Interactive	Website design and set-up	1520.00
Danwood Group Ltd	Extra photocopying charge	79.37
EDF Energy	Electricity Bill	426.30
Pitney Bowes	Franking Machine Quarterly Rental	62.66
Pitney Bowes	Franking Machine Top Up & Reset	160.80
Amazon.co.uk (S. Richardson)	Computer speakers	49.63

Playing Fields & Cemetery

Abbey Loos Ltd	Toilet Block Hire	105.60
British Telecommunications plc	Telephone Bill	26.01
Countrywide Farmers Plc	Thermal Rigger Gloves	3.99
DVLA	Vehicle License	112.50
EDF Energy	Electricity Bill	24.92
Thornbury Motors Ltd	Petrol	82.53
T H White Ltd	Set of Blades	524.74
TH White Ltd	Belt	21.70
Hawkins of Thornbury	Roll Flash Band	14.99

Environment

DVLA	Vehicle License	112.50
Thornbury Motors Ltd	Petrol	55.01

**REPRESENTATIVE
REPORTS**

There were no reports to receive from representatives on other bodies.

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 10th February (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
27.01.15	PT15/0144/F	Chelwood Vattingstone Lane Alveston	Extensions of two storey front side and rear elevation. Alteration to roofline. Single storey rear extension to form pool house and gym area. Demolition of existing outbuilding. Erection of detached garage and outbuilding to form kennels and plant room with games room, office and store area above.	P	No objection (with comments) There are some concerns about the scale of the development in an area of open countryside.	
29.01.15	PT15/0229/TCA	West Shen 28 Gloucester Road	Works to reduce the branches of 2 no. Lime trees, of which are in contact with, or likely to make contact with BT telephone wire within Thornbury Conservation Area.	P	No objection	
30.01.15	PT15/0165/F	3 Pullins Green	Replace existing bay window.	P	No objection (with comments) No objection in principle, subject to approval of the materials to be used by the Conservation Officer.	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
02.02.15	PT15/0391/PNH	21 Brookmead	Erection of single storey rear extension which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.6 metres and the height of the eaves would be 2.4 metres.	NP	No objection	

Please see next page for application No: PT14/4961/F – Alexandra Site, Midland Way

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
26.01.15	PT14/4961/F	Alexandra Site Midland Way	Demolition of existing building to facilitate erection of 23 no. dwellings and a care home with associated works.	P	<p>No objection, subject to:-</p> <ul style="list-style-type: none"> • Permitted Development rights being removed, particularly in respect of the height of the buildings. • The additional planting that the developer has agreed to provide as part of the landscaping on the perimeter of the site should be formally approved before permission is granted. • The lack of a designated bus route along Midland Way could exacerbate the existing parking problems. Consideration should be given to asking the developers to contribute to a new public transport link with a bus stop adjacent to the new development. • The contractors working hours should be defined as part of the planning approval and strictly adhered to. 	

THORNBURY TOWN COUNCIL

CODE

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 10th February 2015 (to be tabled)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
05.02.15	PT15/0350/F	12 Derwent Court	Erection of single storey rear extension, replacement of existing flat garage roof with pitched roof, and conversion of garage to form additional living accommodation.	P	No objection.	