

**REPORT of the Meeting of the Town Development
Committee held on 24th September 2015**

- Present:-* Cllr. Maggie Tyrrell (Chairman)
- Cllrs. Alan Carman
Vincent Costello
Clare Fardell
Bob Griffin
Shirley Holloway
Gail Whitehead
Adrian Savery (Thornbury Chamber of Commerce)
Judith Payne (Town Clerk)
Sandra Richardson (Deputy Town Clerk)
- Absent:* Cllr: Helen Harrison
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1. APOLOGIES FOR ABSENCE

Cllr. Guy Rawlinson (Mayoral Engagement)

2. MATTERS ARISING FROM LAST REPORT

(a) Oldbury Power Station

(i) General Report

There was nothing to report at the present time but members were advised that the next Berkeley and Oldbury Joint Site Stakeholder meeting would be held on the 28th October 2015

(ii) Public Consultation on National Geological Screening Guidance

Details of the Consultation had been e-mailed to members prior to the meeting. It was agreed that, as the consultation period ran until December, the matter be deferred to the next meeting to enable members to have more time to consider the consultation fully.

(b) Car Parking - Reconfiguration of Layout in Rock Street

Cllr. Maggie Tyrrell had not had any success in contacting Tina Rainey and agreed to try and progress the matter. Members agreed that the reconfiguration of Rock Street car park to provide extra spaces was extremely important as spaces had been lost by the closure of the top section of Castle Court car park.

Members were advised that the proposed height barrier for the entrance to Rock Street car park would be installed on the 28th September.

(c) Traffic Calming Measures to and From Mini Roundabout – Gloucester Road

CLlr. Maggie Tyrrell had not received a response from Rob Wiltsher and agreed to try and progress the matter.

(d) Deterioration of Listed Buildings in the High Street and the Plain

The Clerk had still not received a response from South Gloucestershire Council's Conservation Officer, Ian Gething, concerning the state of the listed buildings in the High Street and The Plain and it was agreed that she would write again to Mr. Gething and provide Cllr. Maggie Tyrrell with a copy.

It was noted that a planning application to develop the old Green and Burton building in Quaker Lane had been submitted.

(e) Designated Coach Parking

It was reported that South Gloucestershire Council was quite happy for coaches to park on the Industrial Estate and Adrian Savery agreed to advise the Chamber of Commerce accordingly. Adrian Savery also stated that he had received information that Thornbury Castle would be willing to allow coaches to park at the hotel. Mr. Savery agreed to contact the Castle to ascertain whether this information was correct.

(f) Bus Services for Thornbury and Travel to Southmead Hospital

Members welcomed the implementation of the new 77 bus service from Thornbury to Southmead Hospital. However, consternation was expressed that the discontinued service to UWE and to Cossham Hospital had raised issues of concern. Members had campaigned for a bus service to Southmead Hospital but not at the expense of other valuable services.

It was agreed to write to First Bus complaining that the company should have consulted Town Council on the proposed changes particularly as some of the changes disadvantaged local residents.

(g) South Gloucestershire Council - Policies Sites and Places Plan – Designated Local Green Space

The Clerk had sent all the relevant information to South Gloucestershire Council and, as no further details had been requested, it was assumed that all 19 sections provided by the Clerk were correct.

(h) Request for Pedestrian Crossing Outside Grace Lodge

Catherine Kirk, Grace Lodge Manager had requested, during Public Participation, for support to install a zebra crossing outside the Lodge as elderly residents were finding it difficult and dangerous to cross Rock Street. The matter had been referred to the Town Development Committee for further consideration.

It was agreed to write to Rob Wiltsher, South Gloucestershire Council, and ask if he could investigate measures that could put in place to protect the elderly residents when crossing Rock Street.

3. MATTERS IN PROGRESS

(a) Town Centre Partnership

Copies of the meeting of 3.9.15 had been circulated, via e-mail, prior to the meeting and the information was received and noted.

The Chamber of Commerce was considering suggestions for signage for the town centre. Members would require draft plans to peruse before agreeing to match-fund the scheme. A small working group with members from Town Development and Environment Committees would be set up to look at the draft plans.

On the 3rd November the Town Centre Strategy would be reviewed to ascertain which identified matters had been addressed and which were still outstanding.

4. PLANNING APPLICATIONS

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

5. PLANNING DECISIONS

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

6. CORRESPONDENCE

(a) South Gloucestershire Council – Proposed 20mph Speed Restriction and Warning Signs

Copies of the Consultation had been e-mailed to members for information prior to the meeting. General support for the scheme was given but members felt that signage should be sympathetic to the rural surroundings particularly in the area near the Church. The Clerk was instructed to write to South Gloucestershire Council and request that members have sight of the proposed signs and an opportunity to comments on the placement, design etc.

(b) South Gloucestershire Council – Street Naming at Park Farm

A request had been received from Lynne Jonas, South Gloucestershire Council, for suggestions for street names for the new Park Farm development.

It was agreed that the street names should have a rural theme such as Barleyfields, Deer Park Close etc.

THORNBURY TOWN COUNCIL

CODE

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 24th September 2015 (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
01.09.15	PT15/3744/F	8 Severn View Road	Erection of two storey front and side and single storey side extension to form additional living accommodation.	P	No objection.	
02.09.15	PT15/3629/PDR	21 Kingfisher Close	Erection of single storey rear extension to provide additional living accommodation.	P	No objection.	
07.09.15	PT15/3870/F	Eastwood Farm Gloucester Road Whitfield	Change of use of farm office to 1 no. dwelling (Class C3) as defined in Town & Country Planning (Use Classes) Order 1987 (as amended). Resubmission of PT14/3911/F	P	No objection in principle, but change of use should be subject to the rules for conversion of an agricultural building.	

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 24th September 2015 (to be tabled)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
17.09.15	PT15/3941/F	The Malthouse 5 Quaker Lane	Renovation and extension of existing building to a use falling within Class A2 (Financial and Professional Services) of the Schedule to the Use Classes Order at ground floor level with residential accommodation at first and second floor levels.	P	No objection, subject to the approval of the Conservation Officer.	
22.09.15	PT15/4068/RVC	Alexandra House Midland Way	Variation of Condition of PT14/4961/F listing approved plans (added by PT15/2629/NMA) to substitute approved drawings with those received by the Council on 17 th September 2015.	NP	No objection.	
22.09.15	PT15/4095/F	2 Eskdale	Erection of two storey side and single storey rear extension to form garage and additional living accommodation (amendment to previously approved scheme PT13/1104/F)	p	No objection.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the Meeting of 24th September 2015.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/1547/F	Erection of first floor side extension to form additional living accommodation.	6 Coombe Avenue	No objection.	PERMISSION
PT15/1565/RVC	Removal of Condition 27 and variation of Condition 10 attached to planning permission PT13/2618/F to enable the installation of a hardcore access track.	Pound House Farm Old Gloucester Road	No comment.	WITHDRAWN
PT15/1573/F	Erection of 2 no. agricultural barns, fencing and gate and associated works.	Kyneton House Mumbleys Lane	No objection.	WITHDRAWN
PT15/2007/PDR	Conversion of integral garage into additional living accommodation.	78 Knapp Road	No objection.	PERMISSION
PT15/2073/F PT15/2074/LB	Erection of single storey rear extension to form additional living accommodation (amendment to previously approved scheme PT11/2358/F)	Laburnum Cottage 16 Gloucester Road	No objection, subject to approval by the Conservation Officer.	PERMISSION
PT15/2117/F	Erection of first floor side extension to form additional living accommodation.	10 Cossham Close	No objection.	PERMISSION
PT15/2149/TRE	Works to crown reduce 1 no. Silver Birch tree to leave a height of 7.5m and radial spread of 4m covered by TPO 32/06.	The Orchard 61 Gloucester Road	No objection, subject to approval by the South Gloucestershire Council Tree Officer.	PERMISSION
PT15/2201/TCA	Works to crown reduce 2 no. Plum trees by 2.4m and 1 no. Holly tree by 0.5m in Thornbury Conservation Area.	The Priory 17 Castle Street	Not notified.	No objection

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/2437/F	Erection of conservatory to north east elevation.	25 Osprey Park	No objection.	PERMISSION
PT15/2632/PND	Prior notification of the intention to demolish 20 no. garages.	Garages Eastland Avenue	Support.	No objection.
PT15/2679/TRE	Works to reduce to previous points 2 no. Ash trees and 1 no. Sycamore tree all covered by TPO 05/15 dated 2 April 2015.	1 Chatsworth Gardens	No objection, subject to approval by the South Gloucestershire Council Tree Officer.	PERMISSION
PT14/4060/F	Erection of two blocks to form 8 no. terraced dwellings with access and associated works. <i>(Amended Plans)</i>	Land North of Castle Court.	OBJECT – (Comments submitted on 22/05/15 resubmitted) and the Town Council supports the objections submitted by neighbouring residents.	PERMISSION
PT15/1083/RVC	Variation of Condition 2 attached to PT12/0253/LB to amend the wording from, Prior to the commencement of the development to, Prior to their construction or installation.	Marlwood Grange Alveston Hill	No objection	PERMISSION
PT15/1951/F	Demolition of rear lean to and boiler housing to facilitate erection of single storey rear extensions to form garden room, utility room and porch.	4A The Close	No objection, subject to approval by the Conservation Officer.	PERMISSION
PR15/2382/F	Erection of two storey side extension to form additional living accommodation and erection of front porch.	7 Thicket Walk	No objection	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/2488/F	Erection of a single storey front and side extension and also the erection of a single storey side and rear extension.	3 Waterford Close	No objection	PERMISSION
PT15/2434/F	Erection of 1 no. detached dwelling with associated works.	13 St. David's Road	OBJECT – to overdevelopment of the site and there are concerns about increased traffic in an area where vehicle movements, in particular buses, are already restricted.	WITHDRAWN
PT15/2498/CLE	Application for the Certificate of Lawfulness for the existing use of residential children's home to allow extended placements from 295 days per year to 365 days per year.	Tyndale House/ Hauliers House Sheiling School Park Road	No objection	PERMISSION
PT15/2551/F	Erection of single storey side extension to form additional living accommodation.	Harwood Tytherington Road	No objection	PERMISSION
PT15/2589/F	Demolition of existing garage and erection of single storey rear extension to form additional living accommodation.	29 Hazel Crescent	No objection	PERMISSION
PT15/2661/F	Conversion of existing garage and erection of first floor and single storey side extension to form garage and additional living accommodation. Construction of new vehicular access.	Hyway Gloucester Road Grovesend	No objection	PERMISSION
PT15/2689/HED	Removal of 2 no. 5m length of hedgerow to facilitate the installation of a new sewer.	Land adj. to Oldbury Lane	No objection, on the condition that the hedge is reinstated after the work has been completed.	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/2949/F	Erection of first floor side extension and rear single storey extension to provide additional living accommodation.	28 Severn Drive	No objection	PERMISSION
PT15/2780/LB	Part demolition of existing boundary wall and erection of replacement with re-capping of existing wall.	Wellfield Kington Lane	No objection, subject to the satisfaction of the Conservation Officer.	PERMISSION
PT15/2913/F	Erection of single storey rear extension to form additional living accommodation.	32 St. David's Road	No objection	PERMISSION
PT15/2513/LB	Installation of replacement rooflights.	Marlwood Grange Alveston Hill	No objection	PERMISSION
PT15/2695/F	Proposed conversion of former public convenience to form 1 no. one bedroom apartment (resubmission of PT15/0777/F)	Former Public Conveniences. Quaker Lane	No objection	PERMISSION
PT15/3054/F	Erection of single storey side extension to form additional living accommodation.	6 Speedwell Close	No objection	PERMISSION
PT15/3075/F	Erection of single storey rear extension to form additional living accommodation.	19 Primrose Drive	No objection	PERMISSION
PT15/3086/RVC	Variation of Conditions 1,3 and 19 to increase the number of dwellings in Phases 2 and 3 of the consented scheme and to increase the density attached to planning permission PT14/2398/RVC.	Land at Morton Way	OBJECT – Members' objected unanimously to the removal of Conditions 1, 3 and 19 as stated in the planning consent as the increase in density of housing by 40 dwelling would be out of keeping with the rural environment resulting in the urbanisation of the landscape.	WITHDRAWN

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/3121/F	Replacement of existing front flat garage roof with pitched roof with 2 no. rooflights.	13 Derwent Court	No objection.	PERMISSION
PT15/3423/TCA	Works to fell 1 no. Purple Beech situated within the Thornbury Conservation Area.	Park House 12 High Street	No objection, subject to inspection by and agreement of the Tree Officer. Consideration should also be given to compensatory planting.	No objection
PT15/3463/TCA	Works to 1 no. Cherry Tree to crown lift to 3 metres and crown reduce to leave a height of 8 metres and radial spread of 6 metres in Thornbury Conservation Area.	St. Johns House Kington Lane	No objection, subject to inspection by and agreement of the Tree Officer.	No objection