

**REPORT of the Meeting of the Town Development
Committee held on 26th January 2016**

Present:- Cllr. Maggie Tyrrell (Chairman)

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

Adrian Savery (Thornbury Chamber of Commerce)
Judith Payne (Town Clerk)
Sandra Richardson (Deputy Town Clerk)

PUBLIC PARTICIPATION

Representatives of Welbeck Strategic Land, JTP Architects and Landform Estates gave a presentation to members on a proposal to develop 70 acres, Cleve Park, on fields adjoining Morton Way and Grovesend Road. The development would create a new neighbourhood of 350 homes, including self-build plots and bungalows. Open spaces and community uses would also be included in the plans.

A Community Planning Day had been arranged for Saturday 6th February starting at 10.45am and finishing at 4.00pm which would include three Workshops and a presentation by Michael Holmes, Chairman of the National Custom and Self-build Association. Local Residents can come for a short while or stay all day and team members would be on hand to answer questions. It was hoped that at the end of the workshops someone from each would stand up and explain what was discussed in each group, giving a chance to show the diversity of views. It was anticipated that an outline planning application would be submitted in February.

Following the Community Planning Day, the team will analyse and summarise the outcomes and draw up a conceptual masterplan for the new development. This plan will be presented to the local community at 6.30pm on Wednesday 17th February at the Armstrong Hall.

Several issues were raised by local residents as follows:-

- Colin Pickering asked if the proposals included plans to change the layout of the Grovesend Road roundabout. The Cleve Park team advised that there were no such plans.
- John Richings and Joan Hall raised access and traffic issues and were advised to attend the event on the 6th February and speak to the team's Traffic Engineering Consultant.
- Cllr. Clare Fardell stated that, although most Thornbury residents would be against further development, it was very likely that permission would be given. The planning day would be useful to discuss how this particular development could benefit Thornbury.
- Ray Pioli challenged the team to pose the question to local residents at the exhibition '*Does Thornbury require this development?*' with a yes or no answer. This would give an honest record of what the public really think.

- Concern was expressed about the short time between the Planning Day and the Report Back Presentation. Also Council's South Gloucestershire Council members had an important Budget Meeting on the 17th February and would not, therefore, be able to attend the Feedback session. The Cleve Park team agreed to find a mutually convenient date for the South Gloucestershire Councillors to receive the Feedback presentation and the Clerk would circulate some dates for consideration.

Representatives of Welbeck, Landform and JTP were thanked for their presentation and left the meeting.

1. APOLOGIES FOR ABSENCE

Cllrs. Alan Carman (Out of Thornbury)

As Joan Hall was in attendance, it was agreed to take Item 6(b) as first business

6. (b) Joan Hall - Various Matters

Mrs. Hall had written to Council about three problems that she had observed in the town which she knew were the responsibility of South Gloucestershire Council but wished to draw members' attention to them.

- Blocked drain outside Quaker Lane toilets causing a large puddle in heavy rain from the drain to halfway to Owen's Flower Shop.
- Potholes on the roundabout outside the Mezze on The Plain.
- On the day of the Christmas Food market buses were diverted and some stopped on The Plain and Chapel Street and some did not. The High Street was open to traffic but there was no prior notification either on the High Street or Rock Street bus stops about the diversion and many people were stranded. Mrs. Hall had contacted the bus company who had advised that the information was on their website and that South Gloucestershire Council was responsible for bus stops.

It was agreed to follow up these matters with South Gloucestershire Council.

(Because of the importance and urgency of the item 3(a) it was agreed to take the item as next business)

3. MATTERS IN PROGRESS

(a) South Gloucestershire Council – Joint Spatial Plan and Transport Study

Cllr. Maggie Tyrrell had prepared some draft comments for members' consideration. It was agreed to submit the comments with just a couple of small additions and a copy of the submission is attached to this report.

2. MATTERS ARISING FROM LAST REPORT

(a) Oldbury Power Station - General Report

Notification had been received from Magnox of the Site Stakeholders' Meeting to be held on 27th January and Cllr. Guy Rawlinson confirmed that he would be attending. Copies of the notification together with an Environment Agency Report and the minutes of the Meeting held on 29th July 2015 had been circulated to members, via e-mail, prior to the meeting. The information was received and noted.

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

Cllr. Maggie Tyrrell advised that there was nothing to report at the present time and agreed to try and progress the matter. The information was noted

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

There was no progress to report on this matter at the present time.

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

The Clerk had received no further information from South Gloucestershire Council since the last meeting and it was agreed to send a reminder to Ian Gething, South Gloucestershire Council's Conservation Officer.

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

The Clerk had still not received a response from First Bus and it was agreed that another reminder would be sent.

(f) South Gloucestershire Council - Policies Sites and Places Plan

Members had agreed a response to the Plan at the Full Council meeting on the 7th January and the Clerk had submitted the comments to South Gloucestershire Council. An acknowledgement had been received. The information was noted.

(g) Request for Pedestrian Crossing Outside Grace Lodge

Following the receipt of a response from Rob Wiltsher, South Gloucestershire Council, in which he had given reasons for not installing a crossing outside Grace Lodge, the Clerk had written again to ask if consideration could be given to any other traffic-calming measures that could be put in place to alleviate the problem. A response was awaited.

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 – Local Planning Application Requirement List - Consultation

Copies of the e-mail from South Gloucestershire Council containing information on the link to the Consultation had been forwarded to members prior to the meeting. The Clerk and members had difficulty accessing the link and were, therefore, unable to comment on the consultation.

FOR INFORMATION ONLY

Cllr. Maggie Tyrrell advised that she had noticed on the South Gloucestershire Council website that there was a consultation being held on street lighting from Gillingstool to Alexandra Way but Town Council had received no notification of the existence of the consultation. The Clerk would investigate the matter.

THORNBURY TOWN COUNCIL

CODE

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 26th January 2016 (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
08.01.16	PT15/4279/RVC	Former Car Park Castle Court	<i>Revised Plans</i> Variation of Condition No. 16 attached to planning permission PT14/4060/F to replace site layout plan SK01 rev1 for SK01 J. Floor Plans SK02 rev C for SK02 D and Elevations plan SK03 rev C for SK03 D.		<i>(comments required by 22.01.16)</i> OBJECT – The changes to the raised level of the development are inappropriate.	
14.01.16	PT15/5060/RM	Land at Morton Way Phase 2	<i>Revised Proposals</i> Erection of 110 no. dwellings with landscaping (including a country park), car parking and associated works (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT14/2398/RVC formerly PT12/2395/O)		<i>(comments required by 21.01.16)</i> No further comment.	
07.01.16	PT15/5429/F	Wellfield Cottage Kington Lane	Construction of drainage mound (retrospective)	P	No objection.	
08.01.16	PT15/5521/F	The Gables Costers Close Alveston	<i>Adjoining Parish Consultation</i> Demolition of existing industrial building and dwelling. Erection of 10 no. dwellings with alteration to access, car parking and associated works.	P	No objection.	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
11.01.16	PT15/5528/RM	Park Farm Phases 2,3 and 4 Butt Lane	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, Thornbury development, in addition to the discharge of pre-commencement conditions and S106 obligations. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT11/1442/O).	P	<p>No objection, subject to the Environment Agency being satisfied that the drainage on site is adequate and that all existing hedgerows and trees are protected.</p> <p>There appears not to be enough visitor parking as it is unevenly distributed across the site leaving some areas without.</p>	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
12.01.16	PT16/0094/TCA	Daggs Allotments High Street	Works to 1 no. Ash tree to re-pollard to 6 mtrs above ground just above where it forks and remove one other lower limb, tree situated within the Thornbury Conservation Area.	P	No objection, subject to approval by the South Gloucestershire Tree Officer.	
18.01.16	PT16/0088/O	The Folly Crossways Lane	Erection of 9 No. dwellings (Outline) with access to be determined.	P	OBJECT – The proposed development is outside the development boundary and is, therefore, inappropriate. The low density of housing shows poor use of the land and does not contain a mix of dwellings that would meet the local needs, particularly as it contains no affordable housing.	
18.01.16	PT16/0169/PDR	84 Jubilee Drive	Erection of rear conservatory	P	No objection.	

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 26th January 2016 (to be tabled)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
19.01.16	PT15/5094/ADV	5 High Street	<i>(Revised Plan to reduce the letter sections to 15mm on advert front elevation)</i> Display of 1 no. non-illuminated fascia sign and keyline lighting on front elevation.	NP	OBJECT – The scale of the sign is too large in relation to the building and the keyline lighting inappropriate in the Conservation Area.	
19.01.16	PT16/0170/F	81 Oakleaze Road	Erection of front porch and erection of two storey side extension to provide additional living accommodation.	P	No objection.	
21.01.16	PT16/0250/TCA	Rosemount House 66 High Street	Works to pollard back 6 no. lime trees situated within a Conservation Area.	P	No objection, subject to approval by the South Gloucestershire Tree Officer.	
25.01.16	PT16/0093/TCA	9 Stokefield Close	Works to reduce crown to leave a height of 4.5 metres and radial spread of 3 metres to 1 no. Purple Leaved Crab Apple situated within the Thornbury Conservation Area.	P	No objection, subject to approval by the South Gloucestershire Tree Officer.	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
25.01.16	PT16/0044/TCA	24 Castle Street	Works to reduce crown to leave a height of 4.5 metres and radial spread of 3 metres to 1 no. Holly tree and crown thin by 30% to 1 no. Laburnum tree situated within the Thornbury Conservation Area.	P	No objection, subject to approval by the South Gloucestershire Tree Officer.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting of 26th January 2016

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/2985/F	Demolition of existing single storey rear extension to facilitate erection of single storey rear extension, installation of replacement extract ventilation system, grille for air intake, new external compressors and replacement side door.	The Old Fire Station High Street	No objection in principle, providing the proposals are in-keeping with the listed building and Conservation Area.	PERMISSION
PT15/4359/F	Erection of two storey front and side extension and single storey rear extension to form additional living accommodation.	47 Ashgrove	No objection.	PERMISSION
PT15/4385/F	Erection of two storey and single storey rear extension to provide additional living accommodation.	Orchard Rise Crossways Lane	No objection.	PERMISSION
PT15/4454/F	Subdivision of Units 7-9 and part change of use from Class B1 (Business) to Class B8 (Storage or Distribution), together with minor external alterations as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	7-9 Midland Way	No objection/	PERMISSION
PT15/4598/CLE	Application for a Certificate of Lawfulness for the existing use of land and buildings as a mixed agricultural and equestrian business use.	Land and Stables at Hacket Lane	No objection.	WITHDRAWN
PT15/4703/F	Demolition of public convenience in Conservation Area. Erection of 1 no. dwelling and associated works.	Public Convenience Quaker Lane	No objection	PERMISSION
PT15/4878/F	Two storey and single storey side extensions to provide additional living accommodation.	8 Severn View Road	No objection	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/4807/F	Erection of two storey side extension to form additional living accommodation, the conversion and extension of existing detached garage to form single storey annexe ancillary to main dwelling and erection of detached car port.	Ashby Cottage Crossways Lane	OBJECT – This proposed substantial building is outside the town development boundary and is out of keeping in a rural setting.	WITHDRAWN
PT15/4491/F	Erection of single storey side extension to existing outbuilding to facilitate conversion to 1 no. holiday let.	The Lodge Gloucester Road Grovesend	No objection.	PERMISSION
PT15/4553/LB	Repairs to rear elevation like for like. Alteration to roofline to include formation of glazed roof lantern. Alteration to doors and windows. Extension of rear pitched roof to provide covered area.	24 High Street	No objection, subject to approval by South Gloucestershire Council Listed Building Officer.	PERMISSION
PT15/5387/F	Demolition of existing garage. Erection of two storey side extension to form additional living accommodation.	11 Swallow Park	No objection.	PERMISSION
PT15/5063/F	Erection of first floor side, two storey front/side and single storey rear extensions to provide additional living accommodation and garage space.	Croft House Hacket Lane	No objection	PERMISSION
PT15/5208/0	Erection of 1 no. dwelling (outline) with access, layout and scale to be determined. All other matters reserved.	East End House Grovesend Road	No objection.	PERMISSION