

**REPORT of the Meeting of the Town Development
Committee held on 27th October 2015**

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Alan Carman
Vincent Costello
Clare Fardell
Helen Harrison (Late Arrival)
Guy Rawlinson
Gail Whitehead
Adrian Savery (Thornbury Chamber of Commerce)
Judith Payne (Town Clerk)
Sandra Richardson (Deputy Town Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs. Bob Griffin (Out of Thornbury)
Shirley Holloway (Out of Thornbury)

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. Cllr. Guy Rawlinson, Council's representative on the Site Stakeholders' Group, had not been notified directly of the meeting and the Clerk agreed to investigate the matter.

(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 members should e-mail their comments on the Guidance to Clerk prior to the next meeting.

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

Cllr. Maggie Tyrrell had spoken to Tina Rainey who had advised that there was no capital budget for the reconfiguration and was under the impression that the whole of Rock Street car park was going to be tarmacked. It was anticipated that the scheme would appear on South Gloucestershire Council's list and Cllr Tyrrell agreed to speak again to Tina Rainey and investigate the possibility of funding the project with Section 106 money.

Cllr. Tyrrell also advised that the Director of Community Services, Steve Evans, was aware that she was looking at various Section 106 funded projects.

Cllr. Clare Fardell stated that the relining of Rock Street car park had been awaited since the loss of part of Castle Court car park and that South Gloucestershire Council had a responsibility for safeguarding the vitality and viability of the town. It was agreed that pressure should be put on South Gloucestershire Council to progress the matter swiftly and the Clerk was requested to send all previous correspondence relating to this proposed scheme to Tina Rainey.

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

A letter had been received from Joan Hall saying that she was surprised to see a number of ‘SLOW’ markings on the lower part of Gloucester Road adjacent to the new developments and that she had been advised by South Gloucestershire Council that her request to install ‘SLOW’ on the upper part of Gloucester Road had been passed to the Assess and Decide team to consider. She hoped that members would support her request taking into consideration the number of representations she had made to Council for these markings to be installed.

Cllr. Maggie Tyrrell advised that the ‘SLOW’ markings on the lower section of Gloucester Road had been paid for by developers and that Mrs. Hall had members’ support for markings at the upper end of the road because the Clerk had already sent three letters to South Gloucestershire Council which included that request.

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

The Clerk had received a response from Ian Gething, South Gloucestershire Council’s Conservation Officer advising that he had attempted to contact the owner of both properties specifically with a view to gaining access to 2 The Plain to survey its condition. A letter, setting out South Gloucestershire Council’s concerns over the deteriorating condition of the listed building and setting out its powers under the Planning (Listed Buildings and Conservation Areas) Act, had been returned undelivered despite having sent it to the address stated on the land registry search. A previous letter sent to the ‘agent’ dealing with the property had also been returned. The next step would be to contact the other parties/organisations recorded as having an interest in the building.

Mr. Gething had been in contact with the present occupiers of 32 High Street and had been informed that they intend to undertake repairs to the building in the near future and would also be addressing the new signage. An officer would be visiting the building in the next few days to ascertain the timescale for the proposed works. The information was noted.

(e) Designated Coach Parking

Adrian Savery stated at the last meeting that he had received information that Thornbury Castle would be willing to allow coaches to park at the hotel. He had not managed to obtain a response from the Castle.

The information was noted.

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

The Clerk had written to First Bus complaining that the company should have consulted Town Council on the proposed changes to the bus services particularly as some of the changes disadvantaged local residents. A response had not yet been received.

The information was noted.

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

Cllr. Maggie Tyrrell advised that the completion of the Policies, Sites and Places Development Plan Document (PSP DPD) had been delayed as South Gloucestershire Council had made the decision to undertake additional work, with supporting public consultation, to review the Council's 5 year housing land supply position.

As South Gloucestershire Council cannot demonstrate a 5 year housing land supply, nor is it likely to be able to until work on the PSP DPD is completed and the Plan independently examines, means that relevant housing supply policies in the Core Strategy continue to be regarded as out of date. Paragraph 49 of the National Planning Policy Framework (NPPF) states that:-

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'

Therefore, for decision-taking this means (unless material consideration indicates otherwise) planning should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in the Framework indicate develop should be restricted.

Members expressed concern at the above comments and it was agreed that the situation should be carefully monitored but, in the meantime, this item should be removed from the agenda until further information was received.

(h) Request for Pedestrian Crossing Outside Grace Lodge

The Clerk had written to Rob Wiltsher, South Gloucestershire Council, and asking him to investigate measures that could put in place to protect the elderly residents when crossing Rock Street but, as yet, had not received a response. Members raised other issues concerning traffic movement around the town and it was agreed that consideration should be given to setting up a Working Group to look at other areas with a view to producing a cohesive plan for the town as a whole.

(Cllr. Helen Harrison arrived)

3. MATTERS IN PROGRESS

(a) Hedgerow Destruction Adjacent to Park Farm Development

A letter had been received from Gareth Davies expressing concern that the developer's obligation to protect and enhance the hedgerow that currently sheltered residents from the full impact of building had not been fulfilled. Fears had also been expressed that Western Power intended to remove a section of the hedge to install cabling and it had been noted that this power company had removed an unnecessarily large section of a nearby hedge which had not been properly reinstated. Mr. Davies had spoken to Cllr. Clare Fardell who had agreed to make enquiries on behalf of local residents.

Cllr. Fardell advised that South Gloucestershire Council's Hedgerow Officer would be meeting with the developer on site and reporting back. The matter was being taken very seriously and Cllr. Fardell was happy that the appropriate officers were now dealing with the matter.

The information was noted.

(b) Traffic Movement Around the Pump

Cllr. Guy Rawlinson had witnessed an accident where a vehicle had driven around the Pump from the High Street and collided with another vehicle coming up Castle Street. Members agreed that this item should be included for consideration for the suggested Working Party referred to in Item 2(h)

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 Changes to South Gloucestershire Council's Planning Application Requirement 2015

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

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 27th October 2015 (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
09.10.15	PT15/3803/F	Morton Farm Old Gloucester Road	Change of Use of 3 no. buildings to Business, general industry and storage and distribution (Class B1, B2 and B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and 3 no. buildings to agricultural use (part retrospective).	P	No objection provided the application conforms to current regulations.	
09.10.15	PT15/4304/F	10 The Paddocks	Erection of two storey side and single storey rear extensions to provide additional living accommodation.	P	No objection.	
09.10.15	PT15/4359/F	47 Ashgrove	Erection of two storey front and side extension and single storey rear extension to form additional living accommodation.	P	No objection.	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
13.10.15	PT15/2985/F	The Old Fire Station High Street	<i>Revised Proposals – Amended Flue Position.</i> Demolition of existing single storey rear extension to facilitate erection of single storey rear extension, installation of replace extract ventilation system, grille for air intake, new external compressors and replacement side door.	NP	No objection.	
14.10.15	PT15/4279/RVC	Former Car Park Castle Court	Variation of Condition No. 16 attached to planning permission PT14/4060/F to replace Site Layout Plan SK01 rev 1 for SK01 J, Floor Plans SK02 rev C for SK02 D and Elevations plan SK03 rev C for SK03 D	P	No objection.	
14.10.15	PT15/4385/F	Orchard Rise Crossways Lane	Erection of two storey rear extension to provide additional living accommodation.	P	No objection.	

THORNBURY TOWN COUNCIL**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 27th October 2015 (to be tabled)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
16.10.15	PT15/4463/TRE	43 Chatsworth Park	Works to crown thin by 20% and crown lift to 3m 1 no. Copper Beech tree covered by TPO 29 dated 4 th May 1972.	P	No objection subject to the approval of the Tree Officer.	
20.10.15	PT15/4454/F	7-9 Midland Way	Change of Use from (Class B1) Business to (Class B8) Storage or Distribution to include external alterations as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	P	No objection.	
20.10.15	PT15/4491/F	The Lodge Gloucester Road Grovesend	Erection of single storey side extension to existing outbuilding to facilitate conversion to 1 no. holiday let.	P	No objection.	
23.10.15	PT15/4598/CLE	Land and Stables at Hacket Lane.	Application for a Certificate of Lawfulness for the existing use of land and buildings as a mixed agricultural and equestrian business use.	P	No objection.	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
26.10.15	PT15/2917/O	Land at Post Farm	<p>Revised Proposals. Residential development of up to 125 no. dwellings on 6.6 hectares with public open space and associated infrastructure. Outline application including access with all other matters reserved.</p>	P	<p>OBJECT – The proposed development is outside the planned development boundary which was stipulated clearly in the recent adopted Core Strategy. The town is already accommodating 300 more homes than the Core Strategy deemed necessary and concerns have been expressed that the infrastructure required to support the 850 extra homes already approved is not sufficient. GP practices are currently under continuous pressure, there are parking problems in the town centre and the schools will have difficulty in providing places for the increasing population.</p> <p>Members agreed unanimously to object to the application for the above reasons but also on the grounds that increased traffic generated by the proposed development on Butt Lane would create a significant danger to vehicles, cyclists and pedestrians using this busy road.</p> <p><i>Cont.</i></p>	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
26.10.15	PT15/2917/O	Land at Post Farm	<p><i>Revised Proposals.</i> Residential development of up to 125 no. dwellings on 6.6 hectares with public open space and associated infrastructure. Outline application including access with all other matters reserved.</p>	P	<p><i>Continued from previous page:</i></p> <p>There are serious concerns about the safety of motorists and pedestrians on Butt Lane because of the speed of traffic and amount of vehicles using the road.</p> <p>This number of vehicles will increase considerably when construction of the new Oldbury Power Station commences.</p> <p>The development would not make a cohesive addition to the town as it is even further from the town centre than existing approved schemes. There is no strategic planning in place for potential new dwellings in the town at the present time or the infrastructure to support it.</p>	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting of 27th October 2015

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/2435/F	Construction of a permanent access track and associated works (Retrospective). To be read in conjunction with PT13/2618/F	Pound House Farm Old Gloucester Road	No comment (adjoining parish)	PERMISSION
PT15/2920/F	Erection of two storey front extension to form additional living accommodation.	Norfolk House Hacket Lane	No objection.	PERMISSION
PT15/3156/F	Erection of pitched roof over existing garage to replace flat roof.	3 Derwent Court	No objection	PERMISSION
PT15/3442/PNOR	Prior notification of a change of use from Offices (Class B1a) to 6 no. self-contained flats (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Unit 9 Midland Way	OBJECT to the loss of commercial premises and employment potential in the town. With approval already given for 800 new homes in the town this application is deemed to be premature.	PERMISSION
PT15/3629/PDR	Erection of single storey rear extension to provide additional living accommodation.	21 Kingfisher Close	No objection	PERMISSION
PT15/3744/F	Erection of two storey front and side and single storey side extension to form additional living accommodation.	8 Severn View Road	No objection	REFUSAL
PT15/2971/ADV	Display of 1 no. externally illuminated fascia sign and 1 no. non illuminated hanging sign.	The Old Fire Station High Street	No objection	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/3570/F	Installation of dormer window to side elevation.	The Homestead 6 Sibland Road	OBJECT – the installation of the dormer window would impinge upon the privacy of residents in No. 4 Sibland Road, thereby affecting the neighbours amenities.	PERMISSION
PT15/3764/LB	Replacement of rear barn window with a door.	Marlwood Grange Alveston Hill	No objection, subject to the approval of the Conservation Officer.	PERMISSION
PT15/2719/F	Land at Crossways Lane	Erection of extensions and conversion of two agricultural buildings to form 1 no. dwelling with associated works.	No objection.	PERMISSION