

REPORT of the Meeting of the Town Development
Committee held on 3rd March 2015

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Gill Brooks
Vincent Costello
Bob Griffin
Graham Lanfear
Clive Parkinson
Adrian Savery (Thornbury Chamber of Commerce)
Judith Payne (Town Clerk)
Sandra Richardson (Deputy Town Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs: Chris Clifford (Out of Thornbury)
Gareth Davies (Indisposed)
Guy Rawlinson (Family Commitment)

2. MATTERS ARISING FROM LAST REPORT

(a) Oldbury Power Station

There was nothing to report at the present time.

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

Copies of three options for the re-modelling of Rock Street Car Park had been e-mailed to members for information prior to the meeting. The low cost option would not give any overall increase in parking space, the medium cost option would give an increase of 9 spaces and the high cost option would give an increase of 28 spaces. The size of the spaces would be 2.4 metres which was the guide size and larger than some of the existing spaces.

Members agreed, unanimously, that they were in favour of the high cost option because of the increase in parking spaces but they instructed the Clerk to ascertain how the long stay and short stay areas would be delineated as this was not clear from the plan.

Cllr. Graham Lanfear asked whether the information gathered by traffic wardens in the car park was logged electronically and could, therefore, be used to monitor usage.

Cllr. Graham Lanfear had raised the issue, at the last full Council meeting, of a possible Section 52 Planning Agreement that may have existed at the time the St. Mary Centre Complex was built. Re-modelling works had been carried out by the developer within the Rock Street car park with the installation of shopping trolley bays, controlled road crossing and comprehensive resurfacing. He had asked if information could be obtained on whether the owners of St. Mary Centre had any ongoing obligation to contribute to the maintenance of the car park.

The Clerk had written to South Gloucestershire Council as instructed and had received a response from Alan Sherratt advising that he had checked through old records and could find no mention of a S52 agreement that applied to the car park. However, he did say that it did not mean that there had not been one but without the records there was very little else he could do unless someone else had a copy of any agreement.

The Clerk advised that, she may be able to contact a former director of Northavon District Council and she would ask him if he was aware such an agreement existed.

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

After the last meeting the Clerk had written to Brian Gaches expressing the concerns about the speed of traffic going towards the mini roundabout along Gloucester Road and entering Gloucester Road from the roundabout. She had reiterated members' request that the word 'Slow' be painted on both sides of the road but, if this was not possible, she had said that Council would be grateful to receive and consider any other suggestions for traffic calming in this area from South Gloucestershire Council.

Brian Gaches had been discussing the matter with Rob Wilsher, South Gloucestershire Council's Assistant Engineer, but Council's questions had not been answered fully. Cllr. Maggie Tyrrell advised that she would pursue the matter with Rob Wilsher.

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

A response had been received from South Gloucestershire Council's Conservation Officer advising that he had visited the buildings but, due to pressure of work, had been unable to look into the matter further. He said he would revisit the buildings shortly and, if necessary, contact the owners with a view to carrying out any repairs.

(e) Tower Hill Farm- Solar Farm

A response had been received from Adam Banting advising that he had forwarded Council's query concerning the proposed Community Benefits to Hanwah Q Cells, the owner of Tower Hill Solar Farm. A response had not been received from the new company and the Clerk would pursue the matter.

(f) Designated Coach Parking Outside Gillingstool School

No further information had been received from South Gloucestershire Council at the present time

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

The Clerk had written to First Bus and Severnside Transport requesting that the companies give serious consideration to providing a direct bus service from Thornbury to Southmead Hospital. A copy of the e-mail had also been sent to South Gloucestershire Council's Integrated Transport Unit. No responses had been received to date but the Clerk would continue to pursue the matter.

(h) Deliveries to Co-op Rear Entrance

Contact had been made with the Co-op to ascertain whether deliveries to the premises could be made through the rear entrance. The spokesperson for the Co-op advised that rear deliveries were not possible as steps would have to be negotiated into the premises from that entrance. It was also apparent that a large delivery lorry would not be able to stop in Quaker Lane near the rear access as it would have to park on the pedestrian crossing or the zigzag lines.

Adrian Savery reported that Coffee One had a delivery at 3.30am every morning and the Co-op at 6.30am which created disturbance for the residents in the High Street, Castle Street and the Plain. Mr. Savery was asked if he could identify the name of the delivery company so that Council could possibly pursue this matter further.

3. MATTERS IN PROGRESS

(a) Town Centre Partnership

Copies of the Minutes of the Meeting held on the 4th December 2014 had been circulated to members, via e-mail, prior to the meeting. The next meeting would be convened on 5th March 2015. The information was noted

4. PLANNING APPLICATIONS

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

Cllr. Maggie Tyrrell was seeking enforcement in respect of Natwest Bank's internally illuminated sign. South Gloucestershire Council's Planning Decision notice was unclear. The information was noted

Cllr. Clive Parkinson declared a non-pecuniary interest as a Director of the Castle School Education Trust but wished to advise members of the reason for the withdrawal of the planning application. The Department of Education had recently changed the criteria for the required classroom areas and as grant awards had to comply with current regulations, the Architect would now have to produce a new set of plans. The School will resubmit the planning application with 12 months. The information was noted.

Cllr. Graham Lanfear reported that a rather obtrusive bright light had been erected in the St. Mary Centre Service Yard. The Clerk would make enquiries.

5. PLANNING DECISIONS

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

6. CORRESPONDENCE

(a) South Gloucestershire Council - Joint Strategic Planning Strategy

Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire Councils were preparing a new strategy for the West of England.

A link to the Pre-commencement document had been circulated to members, by e-mail, prior to the meeting but, as no decisions would be made before the General Election, it was agreed to note the information at this stage.

(b) South Gloucestershire Council - Policies, Sites & Places Plan

Copies of the Plan had been e-mailed to members prior to the meeting and the information was received and noted.

(c) South Gloucestershire Council - TPO at Council Offices, Stokefield Close

Copies of the Tree Preservation Order had been e-mailed to members prior to the meeting and the information was received and noted.

(d) ALCA - New Programme for Neighbourhood Planning Support 2015-18

Copies of the Programme had been e-mailed to members prior to the meeting and 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 3rd March 2015 (Circulated)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
10.02.15	PT15/0524/F	38B St. David's Road	Erection of two storey side extension to form additional living accommodation. (Re-submission of PT14/4222/F)	P	No objection.	
11.02.15	PT15/0319/F	Whitewall House Whitewall Lane Buckover	Alterations including raising the roofline of existing outbuilding to facilitate conversion to residential annexe.	P	OBJECT – The property is situated outside the town development boundary.	
11.02.15	PT15/0492/CLE	Milbury Cottage Whitewall Lane Buckover	Certificate of Lawfulness for the existing residential use of Milbury Cottage.	P	Noted.	
13.02.15	PT15/0349/F	Pound House Farm Old Gloucester Road	Erection of 50 metre wind turbine with associated works including track and crane pad. (Amendment to previously approved scheme PT13/2618/F)	P	OBJECT.	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
20.02.15	PT15/0686/PNH	Inglenook Cottage Thornbury Road	<i>(Neighbour Consultation Scheme)</i> Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 7.52 metres, for which the maximum height would be 3 metres and for which the height of the eaves would be 2.8 metres.	P	No objection.	
23.02.15	PT15/0686/PNH	Inglenook Cottage Thornbury Road	<i>(Revised Elevation)</i> Revisions include a high level window in new shower room.	P	No objection.	
24.02.15	PT15/0703/CLP	17 Pullins Green	Certificate of Lawfulness for the proposed erection of a single storey rear extension.	P	No objection.	
24.02.15	PT15/0672/LB	12 Castle Street	Internal and external works to include installation of en-suite bathroom with tie vent, installation of replacement window and rooflights. Conversion of garage to workshop and repair and re-wiring works.	P	No objection, subject to the approval of the Conservation Officer.	
24.02.15	PT15/0749/PNOR	Unit 1, Midland Way Business Park	Prior notification of a change of use from Offices (Class B1a) to 6 no. flats (Class C3) as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended).	P	OBJECT to the loss of commercial premises and employment potential in the town.	

THORNBURY TOWN COUNCIL

CODE

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 3rd March 2015 (to be tabled)

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
02.02.15	PT15/0777/F	Former Public Conveniences, Quaker Lane	Proposed conversion of former public convenience to form 2 no. one bedroom apartments.	P	No objection.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting of 3rd March 2015

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT14/4012/F	Demolition of existing toilet block to facilitate the erection of a two storey extension to existing sixth form centre. Creation of car park and erection of 2 no. 2.1 metre high replacement entrance gates.	Castle School Sixth Form Centre Gloucester Road	Council supports the Castle School's redevelopment of the 6 th Form site but:- (3 comments given -see file)	WITHDRAWN
PT14/4350/TRE	Works to fell 1 no. Ash tree and works to 1 no. Holm Oak tree to remove all branches from decayed stem covered by the South Glos Council TPO 0402 dated 12.04.89	Lancaster House Bristol Road	No objection, subject to inspection and agreement of the Tree Officer.	REFUSAL
PT14/4506/ADV	Consent to display 1 no. non illuminated fascia sign and 1 no. non illuminated hanging sign situated within Thornbury Conservation Area (Retrospective).	13 High Street	No objection	PERMISSION
PT14/4518/ADV	Consent to display 1 no. non illuminated Totem sign and 1 no. non illuminated banner sign.	Thornbury Leisure Centre	No objection	PERMISSION
PT14/4534/F	Erection of two storey side extension to form garage and additional living accommodation. (Resubmission of PT14/2510/F)	7 Crispin Lane	OBJECT - to the removal of the wall. It is also felt that the design of the development is not of a high standard.	PERMISSION
PT14/4538/F	The demolition of existing garage and the erection of 1no. detached dwelling and associated works.	1 Hillcrest	No objection, subject to the Transport officer's parking recommendations being accepted.	PERMISSION
PT14/4598/F	Demolition of existing carport and erection of two storey side and single storey side and rear extension to provide additional living accommodation (amendment to previously approved scheme PT14/0939/F)	38 Ashgrove	No objection	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT14/4617/F	Demolition of existing dwelling to facilitate the erection of 1 no. pair of semi-detached dwellings with access and associated works.	Westerleigh Quarry Road Alveston	No comment	PERMISSION
PT14/4694/F	Erection of single storey side and front extension to form additional living accommodation, garage and porch.	18 Homefield	No objection	PERMISSION
PT14/4887/F	Erection of a scooter store/garage.	Rockleaze Colin Close	No objection	PERMISSION
PT14/4929/PNA	Prior notification of the intention to construct an access track.	Churnmead Farm Kington Road	No comment	No objection
PT14/4996/F	Erection of single storey side extension to form store.	Hollytree Farm Morton Street	No objection	PERMISSION
PT15/0044/TCA	Works to 1 no. Sycamore tree to reduce crown by 20% situated within the Thornbury Conservation Area.	Co-op	No objection, subject to inspection by, and agreement of South Glos Council's Tree Officer.	No objection
PT15/0201/PNA	Prior notification of the intention to erect an agricultural building for the storage of farm machinery.	The Lodge Gloucester Road Grovesend	No objection	No objection