

**REPORT of the Meeting of the Town Development  
Committee held on 24<sup>TH</sup> May 2016**

*Present:-* Cllr. Maggie Tyrrell (Chairman)

Cllrs. Alan Carman  
Vincent Costello  
Clare Fardell  
Bob Griffin  
Helen Harrison  
Shirley Holloway  
Clive Parkinson  
Guy Rawlinson  
Angela Symonds

Adrian Savery (Thornbury Chamber of Commerce)  
Sandra Richardson (Deputy Town Clerk)  
Mary Sealey (Senior Administrator)

---

**1. APOLOGIES FOR ABSENCE**

Cllrs. Gail Whitehead (out of Thornbury).

**2. ELECTION OF VICE CHAIR FOR THE ENSUING YEAR**

It was proposed by Cllr Shirley Holloway, seconded by Cllr Bob Griffin and agreed that Cllr Clive Parkinson be elected as vice chair for the ensuing year.

**3. PLANNING APPLICATIONS**

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

**4. MATTERS ARISING FROM LAST REPORT**

(a) Oldbury Power Station - Site Stakeholders' Group Meeting

Cllr Guy Rawlinson attended the Site Stakeholders' Group meeting on Wednesday 27<sup>th</sup> April where forming closer links with all those involved in the industry were discussed.

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

As yet there had not been any response from South Gloucestershire Council on the re-alignment of Rock Street Car Park. Members were angry that South Gloucestershire Council, on closing Castle Court Car Park had agreed to reconfigure the Rock Street Car Park to include more places to compensate for the loss in Castle Court. It was felt that whilst having made the commitment South Gloucestershire Council had not delivered as proposed. Members agreed that an email stating this be sent to Steve Evans and also Mark King.

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

The deputy clerk informed members that a response to committees' request for SLOW to be painted on the exit and entrance to Gloucester Road from the mini-roundabout was still awaited and it was agreed to contact Mark King yet again.

(d) Cleve Park – Pre-Submission Exhibition 14.4.16

Several members had attended the Pre-Submission Exhibition where it was felt that the company had listened to all suggestions and tried to incorporate them into the development. Comment was also made that the current proposal included a large amount of open space that would come under the management committee and to be paid for by residents which raised concerns with several Councillors. Cllr Clive Parkinson expressed concern that the design company were unsure on affordable and social housing and it was agreed to await the planning application before making any final decision on the development.

**5. MATTERS IN PROGRESS**

(a) Future Development in Thornbury

At Council it had been agreed that there should be no further development in Thornbury until the current infrastructure and services of the town had been improved to support the ever increasing population. Cllr Maggie Tyrrell informed committee that following this decision a letter from Town Council to the leader of South Gloucestershire Council expressing Town Council's deep concern over the number of houses being proposed outside the agreed development boundary and asking that his Council, as the Planning Authority, rejects further applications, at least until such time as a fully sustainable strategic plan can be put in place. Such a plan must ensure that the infrastructure is provided to enable the town to remain a cohesive community that can provide adequate services for its population. Thornbury Town Council stands ready to work with South Gloucestershire to develop such a plan. The letter was presented to the chair of South Gloucestershire Council at their meeting on 18<sup>th</sup> May by Cllr Helen Harrison, chair of Thornbury Town Council.

As agreed at Council a copy of this letter had been sent to Luke Hall MP along with a communication seeking his support in council's efforts to stop further developments outside the approved South Gloucestershire Core Strategy boundary, at least until such time as a fully considered strategic plan can be put in place to support such development and also a request from this Council that he use his influence at Government level to support Thornbury Town Council in its efforts to protect the town from growing at such a pace that it's unique character and strong sense of community cannot be protected.

A petition for the residents to sign supporting Council's stance on the matter could now be signed in the Town Hall, Armstrong Hall and on line on Town Council's website [www.thornburytowncouncil.gov.uk](http://www.thornburytowncouncil.gov.uk)

The Chairman continued to report that it had come to her notice that a proposed development called Tortworth Garden Village had been discussed with South Gloucestershire Council's planning department and that detailed plans were being drawn up which would involve 3,000 houses on the Tortworth Estate and travelling across the A38 at Buckover and down to Grovesend. Members expressed their anger at South Gloucestershire Council for its lack of communication on the matter and felt this council should have been informed at a much earlier stage.

It was agreed to e-mail Patrick Conroy, Strategic Planning Manager at South Gloucestershire Council to convene a meeting where this Council could be fully informed of the proposal and time scale of the proposed planning application etc.

**6. PLANNING DECISIONS**

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

**7. CORRESPONDENCE**

None had been received.

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 24<sup>th</sup> May 2016 (Circulated)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
04.05.16	PT16/1819/PDR	23 Sorrel Close	Erection of single storey rear extension to form additional living accommodation.	No objection.	
06.05.16	PT16/1454/F	33 Dovedale	Demolition of existing conservatory. Erection of single storey rear and single storey front extensions to form additional living accommodation.	No objection.	
10.05.16	PT16/2446/ADV	14 High Street	Display of 2 no. halo illuminated signs, 1 no. externally illuminated projection sign, 1 no. internally illuminated fascia sign and menu sign. (Resubmission of PT16/1024/ADV)	OBJECT – The proposed signage is considered out of keeping with this listed building in the Conservation Area.	
11.05.16	PT16/2594/F	24 Quarry Road Alveston	<i>(Adjoining Parish Consultation)</i> Erection of two storey rear extension to provide additional living accommodation. Erection of single storey detached annexe ancillary to main dwelling.	No comment.	

DATE	REF. NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
16.05.16	PT16/2744/ADV	31-33 High Street	Display of 1 no. externally illuminated fascia sign and 1 no. externally illuminated projecting sign.	No objection.	

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 24<sup>th</sup> May 2016 (to be tabled)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
18.05.16	PT16/2879/F	Cornercroft Barn The Hacket	Erection of single storey side link extension with exterior timber cladding to form additional living accommodation.	No objection.	
20.05.16	PT16/2821/LB	14 High Street	Display of various signage and repaint exterior of building.	OBJECT to the proposed signage, which is considered out of keeping with this listed building in the Conservation Area.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the Meeting of 24<sup>th</sup> May 2016.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT15/4972/F	Construction of a new dwelling and associated district heating centre. Alterations at 1 and 2 Green Lane. Engineering works and landscape improvements.	1 and 2 Green Lane Corbetts and Adjoining Land, Milbury Heath	No comment (adjoining parish)	PERMISSION
PT15/5060/RM	Erection of 108 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)	Land at Morton Way Phase 2	Although members agree that the revised street scene is acceptable and the sports facilities and allotments are welcomed, they would wish to make the following comments :- <i>Please see file.</i>	PERMISSION
PT15/5295/F	Installation of 4 no. windows to front elevation (retrospective).	Thornbury Leisure Centre	No objection	PERMISSION
PT16/0518/F	Demolition of existing agricultural buildings and erection of new agricultural livestock building.	Grove Farm Gloucester Road Grovesend	No objection	PERMISSION
PT16/0691/F	Erection of two storey rear extension and single storey front extension to form additional living accommodation.	12 Dovedale	OBJECT to over development of the site with loss of amenity space at the rear of the property.	PERMISSION
PT16/0714/PDR	Erection of single storey rear extension to provide additional living accommodation.	24 Malvern Drive	No objection	PERMISSION

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT16/0748/F	Erection of two storey side and rear extension to form additional living accommodation.	White Cottage Crossways Lane	No objection	PERMISSION
PT16/0847/TRE	Works to 1 no. Willow tree to reduce the crown to a height of 9.1 metres and the radial spread to 5 metres. Covered by TPO 08/13 dated 15 October 2013.	Park Farm Butt Lane	No objection	PERMISSION
PT16/0960/O	Erection of 1 no. dwelling (Outline) with all matters reserved.	9 Clare Walk	No objection	PERMISSION
PT16/1016/PNOR	Prior notification of a change of use from office (Class B1) to 6 no. self contained flats (Class C3) as defined in the Town & Country Planning (Use Classes) Order 1985 as amended.	Unit 8 Midland Way Business Park, Midland Way	OBJECT to the loss of commercial premises and employment potential in the town, particularly with the new developments on the edge of the town.	PERMISSION
PT16/1129/F	Demolition of existing conservatory. Erection of a two storey rear extension to form additional living accommodation.	51 Cumbria Close	OBJECT to over development of the site.	REFUSAL
PT16/1177/LB	External alterations to remove cement pointing from stable stone walls and two storey section of the building and replace with lime mortar pointing. Raise north boundary wall to 1.7 metres and remove cattle fence and replace with wooden post and rails.	Park Farm Butt Lane	No objection	PERMISSION
PT16/1613/TRE	Works to fell 2 no. Lombardy Poplar trees covered by TPO 459 dated 2 January 1996.	The Folly Church Road	No objection, subject to approval by the South Gloucestershire Council Tree Officer.	PERMISSION



<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT16/1310/PNVE	Prior notification under Class T of Part 3 of the Town & Country Planning (General Permitted Development) Order 2015, of a change from Offices (Class B1) to registered Nursery (Class D1) as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended)	2 Cooper Road	No objection	PERMISSION
PT16/1658/F	Erection of a detached carport with storage.	2A Oakleaze Road	No objection	PERMISSION
PT16/1707/F	Erection of two storey side extension and 1 no. front dormer to provide additional living accommodation.	22 Severn View Road	No objection	PERMISSION
PT16/0994/F	Change of use from Class B1 (Business) to Class B2 (General Industry) to facilitate installation of MOT station.	Unit 10 Midland Way Business Park, Midland Way	No objection	PERMISSION
PT16/1169/F	Installation of replacement ATM and post box. Installation of new shop front with associated works to facilitate incorporation of platform lift.	23 High Street	No objection	PERMISSION
PT16/1171/ADV	Display of 1 no. non-illuminated fascia sign, 1 no. non-illuminated projecting sign, 1 no. non-illuminated nameplate wall sign, 1 no. ATM sign and 2 no. sets of non-illuminated vinyls.	23 High Street	No objection	PERMISSION