

REPORT of the Meeting of the Town Development Committee held on 5th July 2016

Present:- Cllr. Maggie Tyrrell (Chairman)

Cllrs. Alan Carman
Vincent Costello
Clare Fardell
Angela Symonds
Gail Whitehead
Helen Harrison

Adrian Savery (Thornbury Chamber of Commerce)
Clare Nelmes (Town Clerk)

1. APOLOGIES FOR ABSENCE

Cllrs. Bob Griffin (out of Thornbury)
Guy Rawlinson (out of Thornbury)
Clive Parkinson (out of Thornbury)
Shirley Holloway (out of Thornbury)

2. MEMBERS DECLARATIONS OF INTEREST

None

3. PRESENTATION FROM LANDFORM ESTATES ON PROPOSED DEVELOPMENT OF CLEEVE PARK, THORNBURY (PT16/3565/O)

Erik Pagano, Edward Shepherd and Dominic Lawson were in attendance to provide a presentation on the proposed development and answer questions.

A background to the current position and timeframes was provided

- 5/6 February – Initial consultation
- 17 February – Presentation
- 13 April – Public exhibition
- Stakeholder discussions with neighbours and SGC
- 4 May – Pre-application meeting with SGC
- 3 June – Outline planning application submitted
- Sept/Oct – Potential committee decision
- Unlikely that development will start on site before 2018.

The scheme promoters then went onto describe how the planning application submitted has been changed and influenced by the public engagement undertaken prior to submission. This included Cleeve Woods and Crossways Woods being shown within the area of responsibility (blue line on site plan) but excluded as part of the development site (red line on site plan), Town wide development constraints and a focus on connections, access points and green routes. Amendments include:

- Additional access to the development site from Morton Way
- Scale and positioning of larger buildings on site including the proposed elderly care home

- Introduction of ecological corridors, linking the 2 woods and further planting and footpath changes to protect habitat and wildlife
- Extent of shared surface and places
- Changes to road layout to accommodate refuse vehicle movements
- Allotment provision now included
- Redesign of central square area
- Flood risk management and surface water retention including 5 acres of landscaping specifically designed to manage run off and drainage
- 10 hectares of open space/green infrastructure
- Buildings with a height of 3 storeys confined to the centre area
- Linkages to the town including 6 crossing points
- Morton Way from roundabout to Hackett Lane speed reduction from 40 to 30mph
- New and existing footpaths and connections to existing PROW

The Chair then opened up the discussion for public participation.

Mr Eardley-Wilmot stated that he would prefer a village green to a square. He also asked what guarantee would there be that the proposed residential home, nursery, and shop would be brought forward if there was no interest to develop them. In answer the developer stated that this would depend upon the need in South Gloucestershire and the interest from operators. There appeared to be little interest in a doctors surgery on an edge of town site. Mr Eardley-Wilmot also commented that the need to access employment and jobs created by these significant developments in Thornbury could trigger demand and a request for re-opening of Thornbury station, rail services and a park and ride and would urge Cllrs to support these. The Chair responded that this was likely to be an issue discussed as part of the Joint Transport Study later in the year.

A member of the public asked what the large buildings marked as white were on the masterplan. The developer explained that these areas were set aside for the residential care home, nursery provision and larger 3 storey buildings that could be flats.

Another member of the public asked about transport links into the town, with particular regard to bus services and the need to amend routes along Morton Way to serve the development. In response the developer outlined that transport improvements would be specified and conditioned as part of any s106 agreement and would include traffic calming, upgrading of bus stops (including power), PERS Audit (Pedestrian Environment audit) and a sum for improvements based on this independent assessment and improvements to the A38/Grovesend Rd junction and re-programming of the lights to improve traffic flow.

Ms Fielding presented her campaign for Flat Pack starter homes and asked what provision would be made for affordable housing and whether these types of homes could be accommodated within the site. In response the developer confirmed that the site would include the necessary affordable housing provision and that an area has been put aside for self build as part of the development.

A member of the public stated that he would support the provision of allotments on the development site, especially as modern homes have small gardens and there is a need to grow food locally.

The Chair closed the public participation session and moved onto councillor questions and debate.

Cllr Fardell commented upon concerns over transport and suggested that there was a need for improved bus services which looks at routes, destinations, frequency and journey times. She

also stated her concern about the impact of the changes on the character of Morton Way in that it would no longer serve as a ring road diverting traffic away from the town centre, causing knock on effects for other roads in the area.

Cllr Tyrrell commented that the developers estimate that 65% of the traffic from the development site would use the Grovesend Rd/A38 junction appears rather low. She was concerned that Crossways Rd would be used as an alternative route/rat run and asked the developer how they would mitigate this. In response the developer stated that this had not been raised as an issue previously and they were not planning any changes. Cllr Fardell commented that there were plans subject to funding to make Crossways Rd a quiet lane.

Cllr Whitehead asked if there was any interest in business and retail units on site. The developer responded that it was too early to enter into discussion with potential operators until planning permission had been granted. Cllr Whitehead then asked what the potential development timescales were for this site and when building could start. The developer responded that it was unlikely that building on site would start before 2018.

Adrian Savery asked for clarification on the developers comments that surface water run-off from the site would be less than current. The developers responded by stating that they had done extensive work on the drainage proposals and followed EA and SGC guidance so that drainage and surface water runoff systems could cope with a 1/100yr event +30%.

Cllr Tyrrell asked how many jobs/employment would be available on site. The developer responded that a care home would likely employ approx 60FTE, but that it was too early to say until discussions had been held with potential operators.

The chair thanked the developers for attending and answering questions.

4. PLANNING APPLICATIONS

The following planning applications were received and considered by the committee and it was RESOLVED to send the following consultation responses to South Gloucestershire Council.

PT16/3565/O Cleve Park, Land at Junction of Morton Way and Grovesend Road
Residential development of 350 dwellings, including 14 self build dwellings (all Use Class C3), development of a 70 unit elderly care facility (Flexible Use Class C2 and/or C3), development of up to 1,150 sq m floor space flexible community and/or commercial facilities (Use Classes A1, D1 and/or D2), and associated public open space and infrastructure. Access to be determined. All other matters reserved.

Thornbury Town Council OBJECTS to this application until such a time as a proper strategic plan for new development around Thornbury is in place that incorporates the infrastructure needs and services required to support the existing community and those of any new residents.

If the application is to go ahead the council would like the following points to be considered:

- Congestion on the A38 and the impact of this development on the Grovesend Road junction
- The need for improved bus services serving the town
- Concern about Crossways Road is being used as a rat-run

- Council welcomes the measures outlined by the developer to mitigate the impact of development the development on transport including traffic management measures, bus shelter improvements, enhancements to the pedestrian environment, addition crossing points on Morton Way and the contribution to the A38 junction.
- Council feels that a proper assessment should be undertaken of the facilities and infrastructure required to support Thornbury including school, health, nursery and allotment provision and that this need is adequately resourced.
- There is a need for other community infrastructure including sports facilities, community buildings and play facilities and that the draft s106 agreements heads of terms be amended to include town council as a potential recipient for sports facilities improvements.
- Town council supports the provision of 35% affordable housing provision on site and would look to see a development of mixed size and tenure to provide a range of housing suitable for the whole community.
- That consideration is given to the frontages on Morton Way to ensure that the overall character of the area is maintained.
- The council would want to see careful examination of the drainage systems, flood management plans and surface water retention measures on site to ensure that they are adequate and can cope with significant weather events and climate change.
- Council welcomes the measures that the developers are proposing to protect biodiversity on site and the provision of green corridors, the protection and management plans for the woodlands and public open space.

PT16/3684/F 5 Elizabeth Close

Removal of existing dormer and the raising of roofline to provide additional living accommodation.

NO OBJECTION

PT16/3710/TCA 56 High Street

Works to prune 1 no. Walnut tree situated within Thornbury Conservation Area back to former pruning points.

NO OBJECTION subject to tree officer

PT16/3713/F 33 Lavender Close

Erection of two storey side extension to provide additional living accommodation.

NO OBJECTION subject to protection for neighbouring property amenity

PT16/3741/F Norfolk House, Hacket Lane

Erection of first floor extension to garage.

NO OBJECTION

PT16/3795/F 'Severn View', Gloucester Road, Grovesend

Erection of a two storey rear extension to form additional living accommodation.

NO OBJECTION subject to protection for neighbouring property amenity

PT16/1580/F 14 High Street (Revised Proposals)

Subdivision of building and change of use of one unit from Retail (Class A1) to Restaurant (Class A3) as defined in Town & Country Planning (Use Classes) Order 1987 (as amended). Installation of plant/machinery on flat roof and external flue to rear elevation.

OBJECT. This revised application does not address Town Council's previous concerns. Impact of development and modifications on important historic building and setting. Impact of noise and smells from a/c unit and extractor fans on neighbouring properties and residential amenity

PT16/1582/LB 14 High Street (*Revised Proposals*)

Internal and external alterations to facilitate subdivision of building and conversion of one unit from retail to restaurant.

OBJECT. This revised application does not address Town Council's previous concerns. Impact of development and modifications on important historic building and setting. Damage to internal and external historic and listed features. Impact of noise and smells from a/c unit and extractor fans on neighbouring properties and residential amenity

PT16/3952/PDR 51 Jubilee Drive

Demolition of existing conservatory and erection of single storey rear extension.

NO OBJECTION

5. **MATTERS ARISING FROM LAST REPORT**

(a) Oldbury Power Station - General Update

The council has received a copy of the Magnox Socio-economic Plan 2016 to 2019, also available online: <https://magnoxsites.com/wp-content/uploads/2016/06/FINAL-English-Magnox-Socio-economic-plan-2016-19.pdf>. The clerk is also looking at suitable dates in the autumn for Magnox to provide councillors with an update on the decommissioning and redevelopment of Oldbury Nuclear Power Station.

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

Council have received a response from Mark King, Head of Streetcare to Council's concerns about the schedule for re-configuring the Rock Street Car Park (email dated: 31.5.16) Mr King outlined that due to the age and state of the surface, removing the existing lining would damage the surface, require resurfacing, significantly increasing the cost (to approx £75,000) and time that the car park would be unavailable for use. SGC do not have the funds available for these works and that this expenditure would be considered as part of the future capital works programme. The Clerk was instructed to write a response stating Council's disappointment at this outcome and urging SGC to give these works a high priority in the capital programme to enable the works to proceed as soon as possible to relieve strain on the car park.

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

A response has been received from R Wiltshire stating that a SLOW marking would be installed on the approaches to Gloucester Road roundabout in line with previously agreed plans. The Clerk was instructed to ask for clarification on the timescales of these works.

(d) Future development in Thornbury petition and letter to South Gloucestershire Council

Cllr Tyrrell updated councillors on South Gloucestershire's Full Council meeting on 29 June at which she presented the first 800 signatures to the petition. A motion was also agreed at this meeting about the pressure of development that Thornbury is facing, the lack of a strategic plan and the challenges caused by developers not completing housing for which they have planning permission and the impact that this is having on the 5 year land supply.

A response has also been received from Steve Evans in response to the letter sent to Cllr Riddle as leader of the council. A response has yet to be received from Luke Hall MP.

- (e) Buckover Garden Village
There was no update since the last meeting

6. **UPDATE ON POLICY, SITES AND PLACES PLAN**

Cllr Tyrrell provided an update following the South Gloucestershire Full Council meeting on 29 June, where the draft South Gloucestershire Local Plan: 2016 Policies Sites and Places Development Plan document proposed submission was approved ahead of consultation. Of particular note for Thornbury is the Green Space designations, to which SGC have objected as landowner to their land being registered affecting Streamleaze and Osprey Park amongst other sites. This will need careful consideration when the consultation comes before council in August.

7. **PLANNING DECISIONS**

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

8. **CORRESPONDENCE**

The following correspondence was considered by councillors and noted and the Clerk instructed to respond as appropriate.

- Email from TL (24.6.16) Petition comments
- Email from DM (27.6.16) Question about a neighbourhood plan for Thornbury
- Email from A&AP (25.6.16) Councils position regarding development in Thornbury and petition
- Email from NC (2.7.16) Planning permission for food outlets and range of shops in town centre

PLANNING DECISIONS notified at the meeting of 5th July 2016

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/1512/F	Erection of single storey rear and side extension, and single storey front extension to form additional living accommodation.	34 Chiltern Park	<p>OBJECT to the new side wall of the property forming a wall along the footpath that may appear overbearing to walkers.</p> <p>The fence replacing the wall is inappropriate alongside the footpath, which could be easily damaged and could become unsightly very quickly. Where a fence has been allowed in another application on this estate it was in a location that is set back from the footpath and is masked/enhanced by soft planting in front of it. This is not possible in this location. If fences replaced walls alongside more of the many footpaths on the estate it would adversely affect the cohesive design of the area and could rapidly lead to a very untidy landscape.</p> <p>This is a large plot but the property is nearly doubling in size and this should be carefully considered.</p>	PERMISSION
PT16/0519/O	Erection of 1no. detached dwelling and garage (Outline) with access and layout to be determined. All other matters reserved.	Land adjacent to Pound Cottage Old Gloucester Road	OBJECT – the proposed development is outside the town development boundary.	REFUSAL

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT16/1761/F	Erection of front porch, single storey side and single storey rear extension to provide additional living accommodation.	5 Homefield	No objection.	PERMISSION
PT16/1405/F	Change of use from Bank (Class A2) to mixed use cafe (Class A1, A3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) and creation of outdoor seating area.	31-33 High Street	No objection	PERMISSION
PT16/2874/PNH	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.35m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.5m.	6 Orchard Avenue	No objection	WITHDRAWN
PT16/1819/PDR	Erection of single storey rear extension to form additional living accommodation.	23 Sorrel Close	No objection	PERMISSION