

**THORNBURY TOWN COUNCIL**

REPORT of the Meeting of the Town Development Committee  
held on Tuesday 11 September 2018

Present: Cllr Maggie Tyrrell (Chairman)  
Cllr Vincent Costello  
Cllr Clare Fardell  
Cllr Bob Griffin  
Cllr Shirley Holloway  
Cllr Clive Parkinson  
Cllr Guy Rawlinson  
Cllr Gail Whitehead

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)  
Wendy Sydenham (Administrator)

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**1. TO RECEIVE ANY APOLOGIES FOR ABSENCE**

Cllr Angela Symonds (out of Thornbury)

**2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS**

No declarations of interest were made.

**3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC**

The Chairman welcomed members of the public to the meeting. One member of the public addressed the Committee with regard to the bus services around Thornbury and the lack of information on arrival times at various stops. The issue of the bus service and also the recent consultation was discussed in detail by the Committee and it was agreed that a further meeting should be arranged with representatives from the bus companies and South Gloucestershire Council as there are a number of concerns still outstanding. Councillors will get together and advise the Clerk of the agenda and potentially suitable dates. The concerns to be discussed include the lack of detailed information on stops in Thornbury, errors in the timetables, services into the new estates and responses to feedback. The Chairman thanked the member of the public for her comments.

**4. TO CONSIDER THE ISSUE OF SPEEDING AT THE UPPER END OF GLOUCESTER ROAD**

A letter from a member of the public had been circulated and the member of the public, who was present, addressed the Committee to emphasis that the road markings that had been put in place at the upper end of Gloucester Road were inadequate and also that the present 30 MPH was not safe in that part of the road. The issue was discussed and it was agreed that the Clerk should forward the letter from the member of the public to the Traffic Management Engineer at South Gloucestershire Council and that the Chairman would contact the Director of Street Care to ascertain whether further measures were planned to address the speeding issue. The Chairman thanked the member of the public for her comments.

**5. TO CONSIDER PLANNING AND LICENSING APPLICATIONS**

The Committee considered planning and licensing applications and agreed comments for submission to South Gloucestershire Council as detailed in the attached schedule.

Two members of the public addressed the Committee with regard to the planning application for The Slad, Itchington Road, Thornbury (PT18/2669/F). They outlined their concerns regarding the application including additional traffic on a narrow/potentially hazardous lane, the heights of the proposed properties which would be greater than adjacent properties, the increase in population of a small hamlet and that the plans were very different to the original plans for three dwellings which had previously been given planning permission. The Chairman thanked the members of the public for their comments. The Committee discussed the application and it was agreed that the following comments would be passed back to South Gloucestershire Council :-

OBJECT – Council objects to this proposal for the following reasons:-

1. The proposed development is out of keeping with the rural character of the hamlet.
2. Over-development of the area.
3. The size, shape and design of the dwellings is not comparable with the original plans for three dwellings which had been given planning permission. Council feels that the height of the dwellings should be no greater than the adjacent properties and there is insufficient amenity space.
4. Outside the development boundary.

It was also agreed that the Clerk would write to Tytherington Parish Council to ask for their support in objecting to this application.

**6. TO NOTE THE SCHEDULE OF PLANNING APPLICATION DECISIONS MADE BY SOUTH GLOUCESTERSHIRE COUNCIL**

The planning application decisions had been circulated and were noted as detailed in the attached schedule.

**7. TO NOTE THE SCHEDULE OF PLANNING ENFORCEMENT COMPLAINTS RECEIVED BY SOUTH GLOUCESTERSHIRE COUNCIL**

The schedule of planning enforcement complaints received from South Gloucestershire Council had been circulated and were noted.

**8. TO CONSIDER THE ISSUE OF ACCESSING “REAL TIME” BUS INFORMATION**

The Clerk reported that South Gloucestershire Council had raised the possibility of “real time” bus information being available on suitable bus shelters in Thornbury. The issue was discussed and it was agreed that the Clerk would contact South Gloucestershire Council to confirm that the Committee was very supportive of the provision of “real time” bus information and would like South Gloucestershire to investigate further the possibility of providing a bus shelter on “The Plain”, taking into account that it is in a Conservation Area.

**9. TO CONSIDER WHETHER WE REQUIRE A POLICY FOR APPLICATIONS THAT ARE OUTSIDE OF THE DEVELOPMENT BOUNDARY**

The issue of whether Council requires a policy for applications that are outside of the development boundary was discussed and it was agreed that the Chairman and the Clerk would liaise to progress this, including possibly discussing the issue with a member of the NDP team with experience in planning.

**10. TO RECEIVE AN UPDATE ON THE DEVELOPMENT OF A NEIGHBOURHOOD PLAN FOR THORNBURY**

The Clerk reported that Lemon Gazelle are working with the NDP group to write policies for inclusion in the neighbourhood plan. The Clerk confirmed that the group would not publish the Plan until the South Gloucestershire Council Plan had been published.

**11. TO CONSIDER ANY OTHER CORRESPONDENCE, CONSULTATIONS OR URGENT BUSINESS**

- (a) The Clerk confirmed that the report on the Buckover development workshop had been circulated. There was some concern that it was not an accurate reflection of the workshop.
- (b) The Clerk tabled a copy of the South Gloucestershire Council presentation “Review of the Planning Decision Making Progress” which had been given at the Town and Parish Council Forum. The Clerk confirmed that she had written to South Gloucestershire Council to express Council’s disappointment at the lack of information provided to local Councils on these changes and to invite them to a future Town Development Committee meeting. The Chairman also highlighted the lack of notice that had been given regarding the postponement of the Public Inquiry into the Bovis Homes appeal for the Land South of Gloucester Road, and that the postponement had been discussed with a local pressure group before the Town Council was informed. It was agreed that the Clerk would write to South Gloucestershire Council to highlight Council’s disappointment with this situation.
- (c) The Clerk reported that she would be booking an ALCA course on planning training for Councillors and that any Councillors interested should let her know.

## **THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 11 September 2018

<b>DATE</b>	<b>REF NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
28.08.18	<a href="#">PT18/3861/F</a>	Park View, Butt Lane, Thornbury	Construction of a new two storey, 5 bedroom dwelling at land adjacent Park View, Butt Lane, Thornbury	No comment, but Council notes and supports the Traffic Officer's comments.	
29.08.18	<a href="#">PT18/3456/F</a>	33 Waterford Close, Thornbury, BS35 2HU	Erection of second storey front extension to form additional living accommodation.	No objection.	
30.08.18	<a href="#">PT18/3932/F</a>	96 Jubilee Drive, Thornbury, BS35 2YJ	Raising of existing roofline by 250mm and erection of single storey side extension to garage. Construction of chimney.	No objection.	
30.08.18	<a href="#">PT18/2669/F</a>	The Slad, Itchington Road, Thornbury	Erection of 5 no. dwellings with access, parking, landscaping and associated works.	OBJECT – Council objects to this proposal for the following reasons:- 1. The proposed development is out of keeping with the rural character of the hamlet. 2. Over-development of the area. 3. The size, shape and design of the dwellings is not comparable with the original plans for three dwellings which had been given planning permission. Council feels that the height of the dwellings should be no greater than the adjacent properties and there is insufficient amenity space. 4. Outside the development boundary.	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
04.09.18	<a href="#">PT18/3967/F</a>	16 Cumbria Close, Thornbury, BS35 2YE	Erection of first floor side and single storey rear extension to form additional living accommodation.	No objection.	

LICENSING APPLICATIONS considered on 11 September 2018

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	DECISION
31.08.18	<a href="#">LI18/2741/STM &amp; LI18/2746/STM</a>	Butties Sandwich Bar	Mobile street trader van - to trade throughout the South Gloucestershire area.	No objection.	

**THORNBURY TOWN COUNCIL**

PLANNING DECISIONS notified at the meeting on 11 September 2018

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT18/2273/F	Installation of rear shutter roller doors and alterations to shop front.	Thornbury Motors Ltd, Grovesend, Thornbury	No objection.	Approve with conditions.
PT18/2187/F	Erection of single storey rear extension and alterations to windows on rear elevation.	1 Chatsworth Park, Thornbury, BS35 1JF	No comment made – not received.	Approve with conditions.
PT18/2439/TCA	Works to coppice 2 no. Yew trees to 300mm from ground level. Trees situated within the Thornbury Conservation Area.	St Marys Church, Castle Street, Thornbury	No objection, subject to the Tree Officer's approval.	Withdrawn.
PT18/2367/TRE	Works to crown lift 1 no. Willow tree by up to 4 metres. Covered by Tree Preservation Order SGTPO 10/06 dated 26 September 2006.	1 Oakleaze Road, Thornbury, BS35 2LG	No objection, subject to the Tree Officer's approval.	Approve with conditions.
PT18/0646/F	Demolition of existing conservatory. Erection of single storey rear extension and side extensions to form additional living accommodation. Raising of roof line to facilitate loft conversion. Creation of new pedestrian access.	Thornfield, Gloucester Road, Thornbury	No objection, subject to consideration being given to landscaping to sit within the design context of the area and that drainage on the hardstanding is sufficient.	Approve with conditions.
PT18/2418/F	Erection of side conservatory.	61 Squires Leaze, Thornbury, BS35 1TH	No objection.	Approve with conditions.
PT18/0704/F	Erection of 1 no. dwelling and associated works.	Plot 4, The Bridles, Horseshoe Hill, Milbury Heath	OBJECT, the proposed development is outside the development boundary.	Refusal.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/5471/F	Change of use to ground floor from an osteopath clinic (Class D1) to a residential use (Class C3) in connection with the residential use of the upper floor, as defined in Town and Country (Use Classes) Order 1987 (as amended).	10 The Plain, Thornbury, BS35 2AG	OBJECT, due to loss of employment site.	Refusal.
PT18/1953/F	Demolition of existing dwelling and erection of replacement dwelling. Alterations to existing detached garage including the raising of ridge height (resubmission of PT15/1115/F).	High Point, Milbury Heath Road, Buckover	No objection.	Approve with conditions.
PT17/5201/F PT17/5202/LB	Change of use from first/second floor ancillary office and storage to 3 no. self-contained apartments (Class C3) with associated internal and external works, as defined in Town and Country (Use Classes) Order 1987 (as amended).	First and Second Floor, 14 High Street, Thornbury	OBJECT, due to loss of employment premises.	Approve with conditions.
PT18/2479/LB	Retention of internal plasterboard partition wall and door with installation of toilet and washbasin.	The Priory, 17 Castle Street, Thornbury	No objection, subject to the approval of the Listed Buildings Officer.	Approve with conditions.
PT18/0807/F	Conversion of 3 no. agricultural buildings to form 1 no. dwelling and ancillary outbuilding with new access, parking and associated works.	Buildings at Grovesend Road, Thornbury	No objection, subject to complying with the policy on the change of use of agricultural buildings.	Approve with conditions.
PT18/2571/PDR	Installation of 1 no. obscure glazed window to first floor West elevation.	8 Nightingale Close, Thornbury, BS35 1TG	No objection.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/2729/F	Erection of first floor side extension above existing single storey garage to provide additional living accommodation.	17 Mallow Close, Thornbury, BS35 1UE	<i>No comment made by Town Council - ? received from SGC ?</i>	Approve with conditions.
PT18/2924/F	Erection of first floor and two storey side extension to provide additional living accommodation.	31 Foxglove Close, Thornbury, BS35 1UG	No objection.	Approve with conditions.
PT17/5472/LB	Change of use to ground floor from an osteopath clinic (Class D1) to a residential use (Class C3) in connection with the residential use of the upper floor (as defined in the Town and Country Use Classes Order 1987 as amended).	10 The Plain, Thornbury, BS35 2AG	OBJECT, due to loss of employment site.	Approve with conditions.
PT16/4774/O	Erection of 130 no. dwellings on 8.00 hectares of land with public open space, drainage, associated works and access. Outline application with access for consideration, all other matters reserved.	Land West of Gloucester Road, Thornbury, BS35 1RA	OBJECT - Town Council would like to reiterate it previous objections to this application which still stand despite the reduced number of dwellings. The proposed reduction in the number of properties does not reduce the harm that would be caused by the development or improve the sustainability of the development or access to local services. The Sustainable Access Profile is incorrect, please refer to the Council's response to the local plan prospectus consultation with corrections to this information.	Approve with conditions.

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT18/2832/F	Erection of single storey rear extension to form additional living accommodation. Demolition of existing single garage and erection of detached double garage.	86 Charles Close, Thornbury, BS35 1LL	No objection, subject to protection of neighbours' residential amenities.	Approve with conditions.
PT18/2834/F	Erection of a replacement glass and timber canopy to rear.	12 Gloucester Road, Thornbury, BS35 1DG	No comment as Council feels there is insufficient information provided. Council is content to rely on the Listed Buildings Officer to ensure the work is carried out to the correct standard.	Approve with conditions.
PT18/3043/TRE	Works to 5 no. various trees to lift off building by 1.5m, crown lift 1 no. Ironwood by 1.5m and remove 1 no. Willow tree covered by TPO no. 39 dated 14 December 1971.	Sheiling School, Park Road, Thornbury, BS35 1HP	No objection, subject to the Tree Officer's approval.	Approve with conditions.
PT18/3060/TRE	Works to 8 no. Common Lime trees to remove epicormic growth back to main stem trees covered by TPO no. 39 dated 14 <sup>th</sup> December 1971.	Sheiling School, Park Road, Thornbury, BS35 1HP	No objection, subject to the Tree Officer's approval.	Approve with conditions.
PT18/3018/F	Demolition of existing garage and erection of a single storey rear extension to form additional living accommodation.	17 Ashgrove, Thornbury, Bristol, BS35 2LH	No objection, subject to protection of neighbours' residential amenities.	Approve with conditions.
PT18/3263/F	Erection of a two storey side extension and first floor side extension to form additional living accommodation.	61 Jubilee Drive, Thornbury, BS35 2YH	No objection.	Approve with conditions.

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT18/3362/F	Alterations to existing roofline to change flat roof to pitched roof.	19 Siband Way, Thornbury, BS35 2EJ	No objection.	Approve with conditions.
PT18/3515/TCA	Works to crown reduce 2 no. Yew trees to leave finished heights of 3.5 metres and radial spreads of 2 metres. Trees situated within the Thornbury Conservation Area.	St Marys Church, Castle Street, Thornbury	No objection, subject to the Tree Officer's approval.	No objection.
PT17/4396/F	Retention of existing mixed commercial uses Class B2 (general industry), Class B8 (storage and distribution) and ancillary office use. Erection of 1 no. dwelling and associated works (part retrospective).	Land at Milbury Heath Road, Buckover, GL12 8QH	OBJECT, Council would strongly suggest splitting this application into two applications – one for the business premises and one for the residential premises. Council requests further information on the business activities so that it can fully consider the impact on the area. Council would further express concern that it is outside the development boundary and is a very prominent development in a rural location.	Refusal.