

**THORBURY TOWN COUNCIL**REPORT of the Meeting of the Town Development Committee  
held on Tuesday 29 May 2018

Present: Cllr Maggie Tyrrell (Chairman)  
Cllr Clare Fardell  
Cllr Bob Griffin  
Cllr Shirley Holloway  
Cllr Clive Parkinson  
Cllr Guy Rawlinson  
Cllr Angela Symonds

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 Vincent Costello (out of Thornbury)  
Cllr Gail Whitehead (out of Thornbury)

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

Cllr Clive Parkinson declared an interest in any discussion relating to Castle School as a member of CSET.

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

There were a number of members of the public present, mainly to speak in relation to items 5 and 10 (see below).

A resident of Grace Lodge addressed the Committee in order to highlight the dangers in crossing Rock Street, particularly for the less able residents of Grace Lodge. Even if the pedestrian crossing next to Aldi is used, that would involve Grace Lodge residents crossing the Bath Road which can also be a very busy road with cars going to and from the car park, and which may get busier when the Library moves to Turnberries. It was agreed that this was an urgent safety issue and that Council would support a request to either have a pedestrian crossing put in or, at least, to have "elderly people" traffic signs erected. Cllr Maggie Tyrrell reported that she would shortly be meeting on site with a representative from South Gloucestershire to discuss this issue and would let residents know the outcome.

**4. TO ELECT A VICE CHAIRMAN OF THE TOWN DEVELOPMENT COMMITTEE**

Cllr Shirley Holloway proposed that Cllr Clive Parkinson be elected Vice Chairman of the Town Development Committee. This was seconded by Cllr Clare Fardell. There being no further nominations, it was unanimously agreed that Cllr Clive Parkinson be duly elected.

**5. TO RECEIVE PRESENTATIONS FROM:**

A number of members of the public were present to hear the presentations and comment on them, but one member of the public wished to address Committee in advance of the

presentation. He stated that he felt that planning and development were out of control in Thornbury and that the Town Council should be taking a more active role in this. Cllr Maggie Tyrrell responded to these concerns by stressing that the Core Strategy and Joint Spatial Plan were South Gloucestershire Council documents over which the Town Council had little control. The Town Council was sponsoring the development of a Neighbourhood Plan, had commented on every planning application in the area, had spoken at various planning appeals, etc., but that it was limited in its powers, but did everything possible to stress the need for appropriate infrastructure to be put in place.

(a) Bloor Homes – Land at Crossways

Representatives from Bloor Homes presented to the Committee on draft plans for development of land at Crossways. There were a number of comments/issues raised by both members of the public and Councillors as follows:-

Comments/Issues:

- The assertion that there is little demand for employment land was questioned, especially as the town's population expands as more developments progress.
- Flooding risks as less fields for rain water to soak into.
- Continual changes of employment land to residential land, will substantially increase traffic on A38, etc.
- Affects major recreational route for walkers, cyclists, etc.
- If green spaces are increased in the development, the density of dwellings will increase.
- Height of dwellings (2.5 stories) is too high.
- Employment areas need to include retail as there may be a shortage on new developments.

(b) Barwood Land – Land West of Park Farm

A representative from Barwood Land presented to the Committee on draft plans for development of land west of Park Farm. There were a number of comments/issues raised by both members of the public and Councillors as follows:-

- Question whether this amount of housing is actually needed.
- Low income housing is needed more than this type of housing.
- In an area of past flooding, on a flood plain. Had been told that after Park Farm, there should be no more building in the area because of the flood risk.
- Areas of green space on development plan are on the flood plain.
- Oldbury Lane is not an appropriate place for this level of development

It was agreed that Thornbury Town Council and Oldbury Parish Council should work closely together on a response to this application when it comes through and that the Clerk should make contact with their Clerk to start this process.

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

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

**7. 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.

**8. TO NOTE THE SCHEDULE OF PLANNING ENFORCEMENT COMPLAINTS RECEIVE BY SOUTH GLOUCESTERSHIRE COUNCIL**

The schedule of planning enforcement complaints received from South Gloucestershire Council had been circulated and were noted. It was agreed that it would be useful to continue circulating these in advance of meetings.

**9. TO CONSIDER THE NOTICE OF PROPOSAL FOR TRAFFIC ORDER (PT.5837) – MORTON WAY AREA – 20 MPH, 30 MPH, 40 MPH SPEED LIMITS**

These were noted but it was felt that those areas were being dealt with in isolation and not as a coherent traffic plan for Thornbury, and that what was actually needed was a complete review of traffic speeds and regulations in the town. It was felt that there were speeding issues that were far more urgent than these and that the layout of roads in the new estates meant that it a 20 MPH limit was unnecessary.

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

A member of the public addressed the Committee regarding the issue of speeding at the upper end of Gloucester Road and to ask if any response had been received from South Gloucestershire Council (SGC). The Clerk reported that a response had been received which confirmed that this issue was an a list for 2018/2019 awaiting funding/prioritisation. This issue was discussed and the following actions agreed – Cllr Maggie Tyrrell would raise the issue at a future SGC Cabinet meeting, the Clerk would circulate the emailed response from SGC and would also invite a representative from SGC to attend a future Town Development Committee meeting.

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

The Working Group have completed working through all of the ideas/options that had been raised during the consultation and how they could be presented as policies, and would now look at prioritising those policies. The group continued to work closely with Lemon Gazelle who were guiding and advising them. Cllr Shirley Holloway asked the Committee to note the excellent work being done by the Working Group Chair. Cllr Clive Parkinson highlighted that at least 50% of the comments/ideas put forward by the public were outside of the remit of a Neighbourhood Plan and would therefore need to be looked at by Council in the future as a separate process.

**12. TO CONSIDER TOWN COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS:**

- (a) Transfer of small sites to support delivery of Affordable Homes

The consultation was discussed and it was agreed that more time was needed to examine the proposed sites. It was agreed that individual Councillors would examine the sites in their Wards and feedback comments directly to South Gloucestershire Council in advance of the deadline of 26 June 2018. The Clerk agreed to circulate the details to Councillors by email.

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

None.

**THORNBURY TOWN COUNCIL**

PLANNING APPLICATIONS considered on 29 May 2018

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
08.05.18	<a href="#">PT18/1953/F</a>	High Point, Milbury Heath Road, Buckover	Demolition of existing dwelling and erection of replacement dwelling. Alterations to existing detached garage including the raising of the ridge height. (Resubmission of <a href="#">PT15/1115/F</a> )	No objection.	
11.05.18	<a href="#">PT18/2170/PDR</a>	55 Squires Leaze, Thornbury	Erection of single storey rear outbuilding to provide garden room.	No objection, subject to the protection of neighbours' residential amenities.	
15.05.18	<a href="#">PT18/2107/RVC</a>	Mundy Playing Fields, Kington Lane, Thornbury	Variation of condition 3 attached to planning permission <a href="#">PT17/5163/F</a> to substitute with plans no. 1673-P100 Rev D, 1673-P101 Rev B and 1673-P000 Rev E.	No objection.	
16.05.18	<a href="#">PT18/2273/F</a>	Thornbury Motors Ltd, Grovesend Road, Thornbury	Installation of rear shutter roller doors and alterations to shop front.	No objection.	
17.05.18	<a href="#">PT18/0905/F</a>	Endrick Cottage, Gillingstool, Thornbury	Demolition of existing garage. Erection of 1 no. detached dwelling with associated works and erection of 1 no. detached garage.	OBJECT, due to concerns about over-development, being out of character with the surrounding area, the impact on neighbouring properties and inadequate parking facilities as one driveway is unsafe as it is too close to the bus lay-by.	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
18.05.18	<a href="#">PT18/2342/TCA</a>	16 The Plain, Thornbury	Works to 4 no. Lime trees to re-pollard to previous points. Trees situated in the Thornbury Conservation Area.	No objection, subject to the Tree Officer's approval.	
<i>THE APPLICATIONS BELOW WERE RECEIVED AFTER THE AGENDA WAS SENT OUT</i>					
24.05.18	<a href="#">PT18/2367/TRE</a>	1 Oakleaze Road, Thornbury, BS35 2LG	Works to crown lift 1 no. Willow tree by 8 metres. Covered by Tree Preservation Order SGTPO 10/06 dated 26 September 2006.	No objection, subject to the Tree Officer's approval.	
25.05.18	<a href="#">PT18/2418/F</a>	61 Squires Leaze, Thornbury, BS35 1TH	Erection of a side conservatory.	No objection.	

**THORNBURY TOWN COUNCIL**

PLANNING DECISIONS notified at the meeting on 29 May 2018

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT18/0924/TCA	Works to fell 1 no. Pine tree and crown lift 2 no. Pine trees to a height of 4.8 metres above ground level. All situated in the Thornbury Conservation Area.	46 Castle Street, Thornbury, BS35 1HB	No objection, subject to the Tree Officer's approval.	No objection.
PT18/0760/F	Erection of a single storey front extension.	33 Waterford Close, Thornbury, Bristol, BS35 2HU	No objection.	Approve with conditions.
PT18/0997/PNH	Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 5.9 metres, for which the maximum height would be 3.0 metres and for which the height of the eaves would be 2.9 metres.	1 North Road, Thornbury, BS35 1EA	No objection.	No objection.
PT18/0853/F	Erection of two storey and single storey rear extension to form additional living accommodation.	12 Pullins Green, Thornbury, BS35 2AX	No objection, subject to the following:- (a) protection of neighbours' residential amenities (b) the Conservation Officer's approval (c) the materials used are in keeping with the local area	Approve with conditions.
PT18/0900/F	Erection of 1 no. bungalow and associated works.	Garden Land Adjacent 61 Knapp Road, Thornbury	No objection.	Refusal.

<b>REF NO</b>	<b>PROPOSAL</b>	<b>ADDRESS</b>	<b>TOWN COUNCIL COMMENT</b>	<b>DECISION</b>
PT18/0822/F	Erection of 1 no. dwelling and associated works. (Resubmission of PT17/5660/F to include raised decking, balcony and changes to fenestration to amend the previously approved application PT15/3662/F.)	Milbury House, Whitehall Lane, Buckover	OBJECT, Council reiterates its previous objection – the proposed development is outside the development boundary.	Approve with conditions.
PT18/1376/F	Erection of single storey side and rear extension to form additional living accommodation.	12 Woodleigh, Thornbury, BS35 2JR	No objection.	Approve with conditions.
PT18/1423/F	Demolition of existing conservatory and erection of a single storey rear extension to form additional living accommodation.	17 Celandine Close, Thornbury, BS35 1UB	No objection.	Approve with conditions.
PT18/0949/PDR	Erection of single storey rear extension and garage conversion to provide additional living accommodation.	6 Homefield, Thornbury, BS35 2EW	No objection.	Approve with conditions.
PT18/1288/LB PT18/1200/F	Demolition of existing rear canopy area. Installation of new ground floor window and doors and rear dormer window. Internal alterations to include alterations to enlarge kitchen, add new bathroom to first floor and enlarge store area to second floor.	81 High Street, Thornbury, BS35 2AW	No objection, subject to the work complying with the standards for a listed building.	Approve with conditions.
PT18/0690/LB	Formation of new opening through the party wall on the First Floor between numbers 34 and 36 High Street, Thornbury.	34 High Street, Thornbury, BS35 2AJ	No object, subject to the works being in character with the building.	Approve with conditions.
PT18/0932/LB	Removal of existing lean-to and erection of a replacement glass and timber canopy.	12 Gloucester Road, Thornbury, BS35 1DG	No objection, subject to the approval of Listed Buildings.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/1419/F	Erection of single storey side extension to form additional living accommodation.	7 Kempton Close, Thornbury, BS35 1SJ	No objection.	Approve with conditions.