

THORBURY TOWN COUNCILREPORT of the Meeting of the Town Development Committee
held on Tuesday 3 July 2018

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

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)
Wendy Sydenham (Administrator)

(Cllr Vincent Costello)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Bob Griffin (out of Thornbury)

2. TO RECEIVE ANY MEMBER'S DECLARATION OF INTERESTS

No declaration of interests were made.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

The Chairman confirmed that members of the public were present in relation to agenda items 4 and 8 and it was therefore agreed to cover those items first.

4. TO RECEIVE A PRESENTATION REGARDING MERRY HEAVEN FARM FROM DAVID JAMES & PARTNERS LTD

The Committee received a presentation led by David James & Partners and supported by representatives from Mole Valley, Nichols Ltd and Merry Heaven Farm. The presentation was aimed at seeking initial views on a planning application to further develop current animal feed production facilities at Merry Heaven Farm including the building of a new mill. The new facilities would allow for all aspects of the production process to be in one place and for the production of blended and compound animal feed. The new mill would have approximately the same footprint as an existing building (42m x 47m) but would be much taller (25-30m) although it was believed that it should not be visible either from the A38 or from Thornbury. The representatives emphasised that their aim was to improve the supply for local farmers, to use raw materials from local farms and to employ local people. They had already spoken to Alveston Parish Council, but wanted also to speak to Thornbury Town Council as a neighbouring parish. The pre-application is currently with South Gloucestershire Council for consideration.

There were a number of questions and comments from both Councillors and members of the public and the following further information was provided:-

It was anticipated that the traffic to and from the premises would roughly double from 50 lorry trips per day to 100. The production process should use only steam and air which would comply with environmental regulations, and therefore there should not be any significant waste water. Approximately 30 local people would be employed and there would be sufficient parking on site. There was the potential for apprenticeship schemes and one of the companies involved had just taken on an apprentice. It was believed that local farmers would support the plans. A right hand turning lane may need to be built. The building work should take 14-18 months.

A number of other concerns were noted. Other suppliers in the area may lose business as a result of the plans and their concerns would have to be considered. There may be highway safety concerns as the entrance is on a fast road on a bend.

The Chairman thanked the representatives for attending and confirmed that Council looked forward to considering the plans further as part of the formal application process. Cllr Clive Parkinson asked the Clerk to speak to the Clerk at Alveston Parish Council to ascertain their view on the plans.

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

A member of public addressed the Committee to highlight a recent road traffic incident at the upper end of Gloucester Road and how fortunate it had been that the injuries sustained had not been worse. The member of public asked that the Committee continue to pressure South Gloucestershire Council into addressing the issue. Another member of public highlighted the two hidden entrances on that part of the road and how dangerous they were. Various solutions were discussed and it was felt that the only reasonable way forward would be to implement some kind of hazard indication to drivers, e.g. "SLOW" markings on the road or yellow lines.

The Committee thanked the members of public for their comments and agreed that there were significant concerns about the road. The Chairman referred to a copy of an email from a Traffic Management Engineer at South Gloucestershire Council which had confirmed that this issue would only be looked at in the next financial year and only with the potential for it to be put on a list for implementation. The Committee felt that this was a completely inadequate response to the issue and were surprised that it was not already on a list for implementation. It was agreed that the Clerk should write to the Traffic Management Engineer, copied to the Director of Street Care, emphasising the unacceptable amount of time that this was taking, the fact that Council thought it was already on the funded list for implementation, the number of complaints that had been received about that section of road and ask what we needed to do in order to escalate the issue (perhaps including attending a cabinet meeting). The Chairman also confirmed that she was due to meet with the Traffic Management Engineer about another issue and would raise this issue with him at that meeting.

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.

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.

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

Cllr Clive Parkinson reported that the Working Group had completed the review of areas that could become policies, including taking on board comments from consultants. He also highlighted the significant number of valid public comments that could not be covered by the remit of a Neighbourhood Plan and would therefore need to come back to Council for review, including such issues as car parking and the desired type/location of shops. It was confirmed that the NDP process was on target but that there was an issue with the potential need to tie in with the timing of the Joint Spatial Plan and the Local Plan.

10. TO CONSIDER ANY OTHER CORRESPONDENCE, CONSULTATIONS OR URGENT BUSINESS

- (a) Cllr Clare Fardell reported that there was a damaged post box on Morton Way and that the Post Office had confirmed that there were no plans to replace or repair it. It was agreed that the Clerk should write to the Post Office to request in strong terms that a new post box be provided somewhere near that area.
- (b) It was agreed that feedback from the recent meeting with First Bus and South Gloucestershire Council regarding the new T1/T2 service be on the agenda for the next Finance and Policy Committee meeting. The Clerk confirmed that this would be covered at the meeting under matters arising.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered on 3 July 2018

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
14.06.18	PT18/2423/F	6 Chantry Road, Thornbury, BS35 1ER	Erection of first floor side extension to provide additional living accommodation and erection of a side carport.	OBJECT, Council supports the comments from neighbours and has concerns regarding loss of neighbour's amenities.	
14.06.18	PT18/2505/R3F	Land off New Passage Road, and the A403 (Severn Road) South Gloucestershire Severnside	The Avonmouth Severnside Enterprise Scheme (ASEA) ecological mitigation and flood defence scheme includes works at three site within South Gloucestershire, as follows:- <u>Area 1 Scheme</u> (Aust to Severn Beach – Severnside) – construction of new flood defence walls, embankments and flood gates, raising of existing flood defence walls and embankments, and improvements to the Cake Pill Outfall, Chestle Pill Outfall, and Cotteralls Pill Outfall. <u>Area 3A Scheme</u> (Severn Beach Railway – North) – construction of new flood defence walls, and improvements to the New Pill Outfall. <u>Area 5 Scheme</u> (Northwick) – creation of an ecological mitigation area comprising 41.9 ha freshwater seasonally (winter months) wet grassland habitat and 14.49 ha of permanent open water in the form of ponds.	This application was discussed and it was agreed that the Clerk would write to the Clerks from affected parishes to ascertain their views. <i>Following the meeting it was noted that the deadline for comments was 04.07.18 and therefore the following comment was submitted:-</i> <i>Thornbury Town Council is not directly affected by this application, but it supports any comments made by directly affected parishes.</i>	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
14.06.18	PT18/2807/F	89 Charles Close, Thornbury, BS35 1LL	Erection of single storey rear extension and single storey front extension to form additional living accommodation. Demolition of existing detached garage and erection of 1 no. new detached garage.	No objection.	
15.06.18	PT18/2479/LB	The Priory, 17 Castle Street, Thornbury	Retention of internal plasterboard partition wall and door with installation of toilet and washbasin.	No objection, subject to the approval of the Listed Buildings Officer.	
18.06.18	PT18/2832/F	86 Charles Close, Thornbury, BS35 1LL	Erection of single storey rear extension to form additional living accommodation. Demolition of existing single garage and erection of detached double garage.	No objection, subject to protection of neighbours' residential amenities.	
21.06.18	PT18/2834/LB	12 Gloucester Road, Thornbury, BS35 1DG	Retention of a replacement canopy.	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.	
25.06.18	PT18/2924/F	31 Foxglove Close, Thornbury, BS35 1UG	Erection of first floor and two storey side extension to provide additional living accommodation.	No objection.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting on 3 July 2018

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT17/5004/LB	Internal and external alterations to include repairs to windows, new internal door between GF kitchen and annex, re-fit FF bathroom, dismantle 2 no. chimneys and rebuild, replace decayed roof timbers and fascia boards and replace existing UPVC rainwater goods with cast iron.	Yew Tree Farm, Morton Street, Thornbury	Council would like to ask that the Listed Buildings Officer carefully considers whether this is an appropriate design for a listed building.	Approve with conditions.
PT17/5085/F	Conversion of existing garage to include raising roofline for additional living accommodation.	48 Ellesmere, Thornbury, BS35 2ES	No objection, subject to meeting residential parking standards.	Approve with conditions.
PT18/1225/F	Erection of single storey rear extension to provide additional living accommodation.	4 Park View Avenue, Thornbury, BS35 1DT	No objection.	Approve with conditions.
PT18/1378/F	Erection of a two storey side extension to form additional living accommodation.	49 Ashgrove, Thornbury, BS35 2LH	No objection, subject to compliance with minimum parking standards.	Approve with conditions.
PT18/2012/TCA	Works to crown lift 1 no. Sycamore (T1) by 2.4 metres and fell 1 no. Sycamore. Situated in the Thornbury Conservation Area.	58 Castle Street, Thornbury, BS35 2FS	No objection, subject to the Tree Officer's approval.	No objection.
PT18/1663/F	Erection of single storey front extension to form porch.	Hollybush Cottage, Gloucester Road, Grovesend	No objection.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/1695/F	Erection of two storey side extension to form additional living accommodation (resubmission of PT17/1882/F).	Sherston, Crossways Lane, Thornbury	No objection.	Approve with conditions.
PT18/1302/R3F	Erection of new timber frame nursery building, relocation of existing footpath around new building, alteration to the playground, 3 additional parking spaces added and new bollards added.	Gillingstool Primary School, Gillingstool, Thornbury	No objection.	Deemed consent.
PT18/0889/R3F	Erection of new sections of boundary fence and replacement gates.	Manorbrook Primary School, Park Road, Thornbury	No objection.	Deemed consent.
PT18/1603/CLP	Certificate of Lawfulness proposed for Units 22-24 to be used as mixed use classes B1, B2 and B8 with trade counter.	Units 22-24 Cooper Road, Thornbury, BS35 3UW	<i>Not commented on by Council. ?Received?</i>	Approve with conditions.
PT18/1152/RM	Erection of 1 no. dwelling. Approval of Reserved Matters to be read in conjunction with Outline application PT16/0960/O.	9 Clare Walk, Thornbury, BS35 1EN	No objection.	Approve with conditions.
PT18/2107/RVC	Variation of condition 3 attached to planning permission PT17/5163/F to substitute with plans no. 1673-P100 Rev D, 1673-P101 Rev B and 1673-P000 Rev E.	Mundy Playing Fields, Kington Lane, Thornbury	No objection.	Approve with conditions.
PT18/2342/TCA	Works to 4 no. Lime trees to re-pollard to previous points. Trees situated in the Thornbury Conservation Area.	16 The Plain, Thornbury, BS35 2BF	No objection, subject to the Tree Officer's approval.	No objection.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/1921/F	Erection of single storey rear extension to form additional living accommodation.	24 Knapp Road, Thornbury, BS35 2HD	No objection.	Approve with conditions.
PT18/1795/F	Demolition of existing garage. Erection of 1 no. chalet bungalow and associated works.	31 Ashgrove, Thornbury, BS35 2LH	OBJECT, Council has concerns regarding the lack of amenity space for neighbouring residences and concerns regarding over-development and the appropriateness of the proposals in that area.	Refusal.
PT18/0905/F	Demolition of existing garage. Erection of 1 no. detached dwelling with new access and associated works and erection of 1 no. detached garage.	Endrick Cottage, Gillingstool, Thornbury	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.	Approve with conditions.
PT17/4267/LB + PT17/4266/F	Internal and external alterations to include demolition of existing store, erection of single storey extension and installation of external staircase to basement, to facilitate conversion of existing offices to form 5 no. apartments with associated works. Refurbishment of 1 no. existing second floor residential apartment.	Park House, 12 High Street, Thornbury, BS35 2AQ	OBJECT, the change of use would lead to loss of employment. We would support the Conservation Officer's comments as Council has concerns about the historical features of the building.	Approve with conditions.