

THORNBURY TOWN COUNCIL

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

Present: Cllr Maggie Tyrrell (Chairman)
Cllr Vincent Costello
Cllr Clare Fardell
Cllr Shirley Holloway
Cllr Clive Parkinson

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)
Wendy Sydenham (Administrator)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Bob Griffin (out of Thornbury)
Cllr Guy Rawlinson (another commitment)
Cllr Angela Symonds (another commitment)

2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST

No declarations of interest were made.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no members of the public present.

4. TO CONSIDER ANY MATTERS ARISING FROM THE REPORT OF THE MEETING HELD ON 23 OCTOBER 2018 NOT CONSIDERED ELSEWHERE ON THE AGENDA

The report of the Town Development Committee meeting of 23 October 2018 had been circulated and was noted.

5. TO CONSIDER IF WE SHOULD HAVE A BOUNDARY POLICY

Advice from a planner had been circulated and was noted. The advice suggested that it may not be possible to put together a general boundary policy and that instead applications should be assessed and comments made on a case by case basis. The Committee agreed with the advice. The Clerk commented that it might be possible to include a landscape character assessment in the Neighbourhood Development Plan which identified special characteristics of the town. This may help to strengthen Council's argument with regard to planning applications to which it objected.

6. THE FORMATION OF AN ACTION PLAN WITH INFORMATION FROM THORNBURY NEIGHBOURHOOD PLAN

A list of bullet points was circulated of issues raised during the initial Neighbourhood Plan consultation but that are outside of the remit of the Plan. Council agreed that these were important issues and that it was essential that those who had raised them felt they were being

considered. It was agreed in principle that Council would be responsible for taking these issues forward and that at the next Town Development Committee meeting further consideration would be given to how to do this. It was also agreed that there would be other parties interested in working on this e.g. some members of the NDP group, Town Centre Partnership, etc.

Copies of “Thornbury Neighbourhood Plan – Our Draft Vision and Objectives” were tabled for the Committee’s information. This document was being handed out at events around Thornbury.

7. TO CONSIDER PLANNING AND LICENSING APPLICATIONS

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

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

The schedule of planning application decisions (attached) had been circulated and was noted.

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

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

10. TO NOTE THE PLANNING APPLICATION FOR THE SLAD, ITCHINGTON ROAD, THORNBURY FOR FIVE NO. DWELLINGS (pt18/2669/£) GOING TO SOUTH GLOUCESTERSHIRE COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE ON 13 DECEMBER 2018

It was noted that Cllr Maggie Tyrrell would be attending the Council Development Management Committee on 13 December 2018 on behalf of Council.

11. TO NOTE THE ARRANGEMENTS FOR THE PUBLIC INQUIRY INTO THE BOVIS HOMES LTD APPEAL APPLICATION (PT17/2006/O)

It was noted that Cllr Maggie Tyrrell would be attending the public inquiry on behalf of Council. It was agreed that the Clerk would inform South Gloucestershire Council that Cllr Tyrrell would be attending and ask for some guidance on which dates representations would be heard.

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

The Clerk reported on a meeting between representatives of the Neighbourhood Plan group and South Gloucestershire Council. It had been confirmed at the meeting that developers would need to be contacted first before their contact details could be provided to the group to arrange meetings with them. There was some concern that this may hold up the second public consultation, but it was noted that it was not certain whether these meetings would impact the Plan that much. It was also noted that the second consultation may fall during purdah and therefore the Committee would need to consider whether it would like to see a copy of the Plan before purdah began.

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

- (a) An email had been received from a member of public regarding road safety concerns when turning out of Whitebridge Gardens onto Midland Way. It was noted that the higher fences and hedges around the Grace Care Centre had worsened visibility. Cllr Maggie Tyrrell confirmed that she would provide the Clerk with the name of the South Gloucester Council Officer who was dealing with this issue so that the member of public's concerns could be passed on to them. Cllr Tyrrell would also contact the Officer to see when a site visit would take place and what progress was being made with measures such as road markings, extending the 30 MPH speed limit, etc. Cllr Clive Parkinson volunteered to be involved with any visits or meetings regarding this issue.

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PLANNING APPLICATIONS considered on 11 December 2018

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
03.12.18	PT18/5643/F	Orchard End, Sibland Road, Thornbury	Erection of a two storey rear extension to form additional living accommodation (re-submission of PT18/4084/F).	<i>Previous comment – no objection, subject to protection of neighbours’ residential amenities.</i> No objection, Council reiterates its previous comments.	
03.12.18	PT18/5735/F	82 Swallow Park, Thornbury, BS35 1LU	Erection of single storey rear and side extension to provide additional living accommodation.	No objection.	
05.12.18	PT18/5824/F	13 Gillingstool, Thornbury, BS35 2EQ	Erection of boundary walls and fencing. Installation of vehicular access gates.	OBJECT, the changes will detract from the “open” character of the road and are therefore inappropriate in that setting.	
10.12.18	PT18/5299/F	Merry Heaven Farm, Old Gloucester Road, Alveston	Erection of 1 no. building to form animal feed mill of mixed use (Class B2 and Class B8) and erection of 1 no. single storey building to form ancillary office. Installation of weighbridge with parking, turning areas, access road, surface water lagoon and associated works.	No objection, but Council would ask that Officers be aware of concerns that have been raised by a local resident, and which Council fully supports, as follows:- (see attached).	
10.12.18	PT18/6002/PDR	1 Foxglove Close, Thornbury, BS35 1UG	Erection of single storey rear and side extension to form additional living accommodation. Re-alignment of perimeter fences.	No objection.	

PT18/5299/F – continued...

I would like to ascertain whether the existing processing plant are responsible for the pumping of grey water into the Filnore brook which always coincides with rainfall irrespective of whether there is general water flow or not in the stream. You will be aware that this stream is seasonal, usually dry between May and October although this does vary. My concern is that the pumped effluent is not always as grey as it should be. There may be other 'users' of the Merry Heaven Farm who are responsible but I am not aware of any establishment that would produce such an effluent. Apart from the effect that grey water has on the ecology of this water course the geology of the escarpment is such that the stream water flows into limestone strata where it outcrops on the slopes of the escarpment. Whether this replenishes ground water reservoirs used for drinking water I do not know but feel that the Environment Agency should be consulted.

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PLANNING DECISIONS notified at the meeting on 11 December 2018

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/4315/TCA	Works to crown reduce 1 no. Crab Apple tree to leave a finished height of 3.5 metres and radial spread of 3.5 metres. Situated within the Thornbury Conservation Area.	Selwood, 22 Gloucester Road, Thornbury	No objection, subject to Tree Officer's approval.	No objection.
PT18/3074/F	Installation of new shopfront (retrospective).	16-18 St Marys Way, Thornbury, BS35 2BH	OBJECT, this type of shop frontage is totally out of character with the local area.	Approve.
PT18/3456/F	Erection of first floor front extension to form additional living accommodation.	33 Waterford Close, Thornbury, BS35 2HU	No objection.	Refusal.
PT18/4114/TCA	Works to crown lift 2 no. Lime trees and 3 no. Lawson Cypress trees to approx. 6 metres, all situated in the Thornbury Conservation Area.	West Shen, 28 Gloucester Road, Thornbury	No objection, subject to the Tree Officer's approval.	No objection.
PT18/3967/F	Erection of first floor side and single storey rear extension to form additional living accommodation.	16 Cumbria Close, Thornbury, BS35 2YE	No objection.	Approve with conditions.
PT18/4084/F	Erection of two storey rear extension and first floor side extension to form additional living accommodation.	Orchard End, Sibland Road, Thornbury	No objection, subject to the protection of neighbours' residential amenities.	Refusal.
PT18/4280/TCA	Works to pollard 5 no. Sycamore trees by 4 metres to a metre from the stem, all situated in the Thornbury Conservation Area.	16 The Plain, Thornbury, BS35 2BF	No objection, subject to the Tree Officer's approval.	Withdrawn.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/3861/F	Construction of a new two storey, 5 bedroom dwelling at land adjacent to Park View, Butt Lane, Thornbury, Bristol.	Park View, Butt Lane, Thornbury, BS35 1RB	No comment, but Council notes and supports the Traffic Officer's comments.	Approve with conditions.
PT17/5414/F	Change of use of land from agricultural to mixed agricultural and equestrian use (sui generis) as defined in the Town and Country (Use Classes) Order 1987 (as amended).	Pool Farm, Oldbury Lane, Thornbury, BS35 1RE	No objection.	Approve with conditions.
PT18/4368/RVC	Variation of conditions no 5, 6 and 7 attached to planning permission PT17/0327/F - condition 5 to alter the access to enter from the north and south, and condition 6 to alter to only exit from northern access point, and condition 7 to alter to say southern entrance for vehicular traffic will have a sign displaying "Entrance Only", the sign must be clearly visible to users of the highway (Alveston Hill).	The Chalet, Thornbury Hill, Alveston	No objection.	Approve with conditions.
PT18/4284/F	Erection of single storey rear extension to form additional living accommodation. Demolition of existing single garage and erection of detached double garage. Resubmission of PT18/2832/F.	86 Charles Close, Thornbury, BS35 1LL	No objection, subject to the protection of neighbours' residential amenities.	Approve with conditions.
PT18/4173/F	Change of Use from Offices (Class B1) to Veterinary Surgery (Class D1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) to include installation of 6 no. air conditioning units and enclosure, gas bottle storage unit, fire exits to side elevation and front ramp.	CVA House, 2 Cooper Road, Thornbury	No objection.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/4765/F	Erection of single storey side extension to form additional living accommodation and installation of timber weatherboarding to rear and side elevations.	Foxhole Cottage, Crossways Lane, Thornbury	No objection.	Approve with conditions.
PT18/4377/F	Demolition of existing garage. Erection of two storey side and single storey rear and front extensions to provide additional living accommodation.	7 Cossham Close, Thornbury, BS35 1JP	No objection, subject to the protection of neighbours' residential amenities.	Approve with conditions.
PT18/4926/TRE	Works to re-pollard to previous points 1 no. Maple tree, crown reduce 2 no. Pine trees by 2 metres and fell 1 no. Conifer tree, all covered by SGTPO 31/17, dated 23.01.2018.	Thornbury Hospital, Gloucester Road, Thornbury	No objection, subject to Tree Officer's approval.	Approve with conditions.
PT18/4549/F	Erection of single storey side link extension to provide additional living accommodation.	Oak Leaf Nurseries, Oak Farm, Oldbury Lane, Thornbury	No objection.	Approve with conditions.