

THORNBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee
held on Tuesday 23 October 2018

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

Adrian Savery (Thornbury Chamber of Commerce)

Sandra Richardson (Deputy Town Clerk)
Wendy Sydenham (Administrator)

(Cllr Vincent Costello – absent)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Shirley Holloway (another commitment)
Cllr Gail Whitehead (out of Thornbury)

2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST

No declarations of interest were made.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

The Chairman welcomed a member of the public to the meeting and it was agreed to bring forward item 7 of the agenda.

7. TO CONSIDER PLANNING AND LICENSING APPLICATIONS

A member of the public addressed Council with regard to the planning application for the erection of a convenience store on Morton Way (PT18/4678/F). The member of public, who is a resident of Badger Road, tabled a summary of the concerns that some residents had about the application. These concerns were summarised as follows:-

- Building still overbearing to neighbouring properties.
- Crime hazards built into the plan.
- Traffic disruption still very likely.
- Plan includes significant errors and omissions.
- Opening times excessive.

The Chairman thanked the member of public for their comments. The application was discussed in detail and it was agreed that Council would submit the following response to South Gloucestershire Council:-

OBJECT - Council objects to this proposal, and would support comments from neighbouring residents, for the following reasons:-

1. The proximity and height of the rear wall of the proposed building would have an overbearing impact on neighbouring properties, including blocking natural light from their gardens.
2. Crime prevention advice provided in response to a previous proposal has not been fully taken into account in this new proposal, and therefore crime hazards still remain.
3. The proposed opening hours are too long and should be in line with other stores of this kind.
4. There is a lack of adequate space on the site for a store of this size and nature.

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

4. TO CONSIDER ANY MATTERS ARISING FROM THE REPORT OF THE MEETING HELD ON 11 SEPTEMBER 2018 NO CONSIDERED ELSEWHERE ON THE AGENDA

The report of the Town Development Committee meeting of 11 September 2018 had been circulated and was noted. The Deputy Clerk provided an updated on a number of matters arising from the report. A meeting with bus companies had been arranged for 13 November 2018 at 10.00am, but the Deputy Clerk agreed to clarify which bus company the meeting was with. The letter from a member of public regarding the issue of speeding at the upper end of Gloucester Road had been forwarded to South Gloucestershire Council, but no response had been received as yet. South Gloucestershire Council had noted our interest in them providing "real time" bus information, but also confirmed that there was no funding currently available.

5. TO CONSIDER THE LETTER FROM SOUTH GLOUCESTERSHIRE COUNCIL AND ACCOMPANYING CORRESPONDENCE ON PLANNING CHANGES AT SOUTH GLOUCESTERSHIRE COUNCIL

A recent response from the Head of Strategic Planning and Housing at South Gloucestershire Council regarding our concerns about the changes to the planning application process had been circulated and was noted. Cllr Clive Parkinson highlighted the issue of South Gloucestershire Council Planning Committee meetings being held in Kingswood, which was difficult to travel to because of a lack of public transport, significant traffic problems and a lack of parking. It was agreed that the Deputy Clerk should write to South Gloucestershire Council to highlight our concern that this venue would deter Thornbury residents from attending meetings which would consider applications that would have an impact on their neighbourhood.

6. TO RECEIVE AN UPDATE ON THE COMPLAINT TO SOUTH GLOUCESTERSHIRE COUNCIL CHIEF EXECUTIVE OFFICER ON COMMUNICATIONS WITH THE TOWN COUNCIL

A recent response from the Head of Strategic Planning and Housing at South Gloucestershire Council regarding our concerns about the significant lack of communication on important planning issues had been circulated and was noted.

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. Concerns regarding the height of the new build behind the Old Fire Station were raised and it was agreed that we should write to the enforcement team to ask for the Conservation Officer to look closely at the build, emphasising that it is within the Thornbury Conservation Area.

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

A letter from the Chair of Thornbury Neighbourhood Plan to the Planning Policy Manager at South Gloucestershire Council had been circulated. A response to the letter was tabled and noted. It was agreed that this did not fully respond to the requests for information in the Chair's letters and that we should write to South Gloucestershire Council to express our disappointment that Thornbury Neighbourhood Plan had not been provided with the information that they had requested and to which they were entitled.

Cllr Clive Parkinson provided an update on the development of a Neighbourhood Plan. The group were currently considering how to consult on the draft Plan. A significant number of comments received during the initial consultation and which were outside of the remit of the group had been put into an "Action Plan" but there was uncertainty about how this should be taken forward. It was agreed that this issue should be put on the agenda for the next Town Development Committee meeting to consider whether Council should take this forward or whether a separate group should be formed. It was further agreed that the Neighbourhood Plan group should be informed of this and asked to put together a "bullet point" list of issues for the Committee to consider.

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

None.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered on 23 October 2018

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
04.10.18	PT18/4377/F	7 Cossham Close, Thornbury, BS35 1JP	Demolition of existing garage. Erection of two storey side and single storey rear and front extensions to provide additional living accommodation.	No objection, subject to the protection of neighbours' residential amenities.	
04.10.18	PT18/4114/TCA	West Shen, 28 Gloucester Road, Thornbury	Works to crown lift 2 no. Lime trees and 3 no. Lawson Cypress trees to approx. 6m, all situated in the Thornbury Conservation Area.	No objection, subject to the Tree Officer's approval.	
09.10.18	PT18/4368/RVC	The Chalet, Thornbury Hill, Alveston	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 appoint 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).	No objection.	
11.10.18	PT18/4549/F	Oak Leaf Nurseries, Oak Farm, Oldbury Lane, Thornbury	Erection of single storey side link extension to provide additional living accommodation.	No objection.	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
11.10.18	PT18/4280/TCA	16 The Plain, Thornbury, BS35 2BF	Works to pollard 5 no. Sycamore trees by 4 metres to a metre from the stem, all situated in the Thornbury Conservation Area.	No objection, subject to the Tree Officer's approval.	
15.10.18	PT18/4599/ADV	Unit 22-24, Cooper Road, Thornbury	Display of 3 no. non-illuminated signs.	No objection.	
15.10.18	PT18/4592/F	Cornercroft Barn, Hacket Lane, Thornbury	Demolition of existing garage. Erection of 1 no. detached dwelling with associated works.	OBJECT – Council has concerns regarding over-development of the plot, impact on the ecology of the area, concerns that building near the culvert will increase the risk of flooding, and concerns about parking on the site.	
16.10.18	PT18/4637/FDI	Morton Way, Thornbury	Permanent diversion of footpath OTH/94.	No objection.	
<i>APPLICATIONS RECEIVED AFTER AGENDA SENT OUT</i>					
17.10.18	PT18/4602/PNH	4 Siband Close, Thornbury, BS35 2HR	Erection of single storey rear extension, which would extend beyond the rear wall of the original house by 4.3 metres, for which the maximum height would be 2.8 metres and for which the height of the eaves would be 2.8 metres.	No objection.	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
18.10.18	PT18/4678/F	Land at Morton Way, Thornbury, BS35 1LR	Erection of a convenience storey (Class A1).	OBJECT – see above.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting on 23 October 2018

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/3418/F	Erection of first floor side extension over existing garage to form additional living accommodation.	57 Ashgrove, Thornbury, BS35 2LH	No objection.	Approve with conditions.
PT18/3797/TCA	Works to fell 1 no. Silver Birch tree situated within the Thornbury Conservation Area.	4 Stokefield Close, Thornbury, BS35 1HE	No objection, subject to the Tree Officer's approval.	No objection.
PT18/3591/PNH	Erection of a rear conservatory, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 2.28 metres and for which the height of the eaves would be 2.1 metres.	6 Chatsworth Park, Thornbury, BS35 1JF	No objection.	No objection.
PT18/3705/F	Erection of a single storey rear extension to existing garage to form ancillary annexe.	Firs Barn, Gloucester Road, Grovesend, Thornbury	No objection.	Approve with conditions.
PT18/2485/LB / PT18/2484/F	Internal and external alterations to include installation of 5 no. CCTV points, wall mounted lighting provision, 2 no. vehicle charging points, 3 no. bollards, replacement of external security door and entrance pillars and creation of internal cash delivery lobby.	16 The Plain, Thornbury, BS35 2BF	No objection, subject to the Listed Buildings Officer approval.	Approve with conditions.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/0463/RM	Approval of Reserved Matters to be read in conjunction with outline permission PT15/2917/O (access, landscaping and layout) for western area, including addition of foul water pumping station.	Land at Post Farm, Morton Street, Thornbury	OBJECT, Council supports the Conservation Officer's comments and feels that the proposal should be more in keeping with the rural surroundings.	Approve with conditions.
PT17/3182/LB	Installation of internal Cisco Wireless Access Points and associated works.	16 The Plain, Thornbury, BS35 2BF	No objection, subject to complying with Listed Building Officer's requirements.	Approve with conditions.
PT18/3757/F	Change of use from Offices (Class A2) to physiotherapy and massage practice (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	4 Castle Street, Thornbury, BS35 1HB	No objection.	Approve with conditions.
PT18/2423/F	Erection of first floor side extension to provide additional living accommodation and erection of side carport.	6 Chantry Road, Thornbury, BS35 1ER	OBJECT, Council support comments from the neighbours and has concerns regarding loss of neighbours' amenities.	Approve with conditions.
PT18/3932/F	Raising of existing roofline by 250mm and erection of single storey side extension to garage. Construction of chimney.	96 Jubilee Drive, Thornbury, BS35 2YJ	No objection.	Approve with conditions.