

**THORNBURY TOWN COUNCIL**

REPORT of the Meeting of the Town Development Committee  
held on Tuesday 10 December 2019 in the Council Chamber

Present: Cllr Maggie Tyrrell (Chairman)  
Cllr Chris Davies  
Cllr Bob Griffin  
Cllr Shirley Holloway  
Cllr Clive Parkinson  
Cllr Jayne Stansfield  
Cllr Clare Fardell  
Cllr Angela Symonds

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)  
Hannah Cornford (Minutes)

Absent: Cllr Eva Fielding

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

There were none.

**2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST**

There were none.

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

There were none.

**4. TO CONSIDER ANY MATTERS ARISING FROM THE REPORT OF THE MEETING HELD ON 22 OCTOBER 2019 NOT CONSIDERED ELSEWHERE ON THE AGENDA**

The report was adopted.

**5. TO CONSIDER A REQUEST TO AMEND THE REPORT HELD ON 22.10.19**

On receipt of the minutes of the last Town Development Committee meeting, the Buckover Garden Village Team had requested an amendment to the minutes which had already been approved at the Full Council meeting on 05.11.19. The request and wording were considered and discussed. It was felt that the original minutes were an accurate reflection of what was said at the meeting and therefore should not be changed. It should be noted that the Buckover Garden Village Team wished to state that: *"they would take stock when any final West of England Combined Authorities responses were made, but the possibility of*

*submitting an application for Buckover Garden Village on the absence of an allocation in a plan could not be ruled out”.*

**6. TO NOTE A TRAFFIC ORDER AND PROPOSED WAITING RESTRICTIONS AT CASTLE COURT, THORNBURY**

Some queries were clarified by Cllr Parkinson and background was given by Cllr Tyrrell. The traffic order was noted.

**7. TO CONSIDER A TPO ON THE LAND NORTH OF VILNER LANE, THORNBURY**

The Tree Protection Order was welcomed by the Committee and the Clerk was instructed to comment in support of the Order.

**8. TO NOTE A TEMPORARY ROAD CLOSURE, WHITEWALL LANE, THORNBURY**

The temporary road closure was noted.

**9. TO CONSIDER AN APPLICATION FOR TEMPORARY CLOSURE OF HIGH STREET, THORNBURY, ON 26<sup>TH</sup> DECEMBER FOR THE BERKELEY HUNT BOXING DAY MEET**

Cllr Parkinson noted that a number of complaints had been made following the previous Boxing Day Meet, regarding parking of horseboxes in the Rock Street, Car Park and in ‘keep clear’ areas. There was particular concern over the blocking of disabled parking spaces. He requested that we included in our response that the planners should take these complaints into consideration when determining the application and impose any necessary conditions.

Cllr Stansfield stated she had been approached by a resident concerned about horse poo being left in the road afterwards. Adrian Savery reported that in previous years, the Hunt had always been back to the site later in the day and cleared fully the waste left behind.

**10. TO CONSIDER THE SCHEDULE OF PLANNING AND LICENSING APPLICATIONS**

The applications were considered, as per attached schedule.

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

The decisions were noted.

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

The complaints were discussed and noted.

Cllr Parkinson asked for an issue relating to access and safety at Manor Walk to be added to a future agenda or item of the appropriate committee.

**13. TO RECEIVE AN UPDATE ON THE DEVELOPMENT OF A NEIGHBOURHOOD PLAN FOR THORNBURY AND TO CONSIDER ANY ACTIONS FOR THE TOWN COUNCIL**

The Clerk reported that the next stage was consultation and the last Neighbourhood Plan meeting had included assigning roles. They were expecting to have received feedback from South Gloucestershire Council at the end of November, on whether a Strategic Environmental Assessment was required, but had been informed that they would not release this information until after purdah. The Clerk had queried this. Cllr Parkinson stated that if the Strategic Environmental Assessment was not needed then they hoped to go out to consultation around February.

**14. TO CONSIDER ANY MATTERS ON THE GROUNDS OF URGENCY**

The Clerk tabled an email from the planning authority which contained the Architect's response to Council's comments on the planning application made by Thornbury Town Football Club and asked Committee how they wished to proceed. The issue was discussed in detail and it was agreed that the Clerk would send comments back to the case officer that Council continue to object to the application. They remain concerned about the loss of light and impact on residential amenities. As the landowner, they would not find internal columns to be unacceptable, as suggested by the architect. It was agreed that Cllr Parkinson would continue conversations with the Football Club.

**THORNBURY TOWN COUNCIL**

**PLANNING APPLICATIONS considered on 10 December 2019**

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
08.11.19	P19/15831/F	Aldi 3 Horseshoe Lane Thornbury Bristol South Gloucestershire	Installation of additional external plan and associated plant enclosure to roof.	<i>SENT TO MAGGIE 08.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING No objection – submitted 26.11.19</i>	
11.11.19	P19/16340/TCA	22 Gloucester Road Thornbury Bristol South Gloucestershire BS35 1DG	Works to crown reduce 1 no. Apple tree to leave a height of 3.5m and radial spread of 1.3m, tree situated in the Thornbury Conservation Area.	<i>SENT TO MAGGIE 08.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING No objection subject to agreement with tree officer – submitted 26.11.19</i>	
12.11.19	P19/16080/F	Chelwood Vattingstone Lane Alveston Bristol South Gloucestershire	Alterations to roof line. Erection of two storey rear, single storey rear and first floor front extensions to form additional living accommodation.	<i>SENT TO MAGGIE 20.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING No objection – submitted 26.11.19</i>	
18.11.19	P19/16806/F	11 Chantry Road Thornbury Bristol South Gloucestershire BS35 1ER	Erection of a two-storey rear and a first-floor side extension to form additional living accommodation. Erection of a single storey front extension to form porch and WC.	<i>SENT TO MAGGIE 20.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING No objection – submitted 26.11.19</i>	
19.11.19	P19/16956/O	Land Adjacent To 1 Parkmill Cottages Oldbury Lane Thornbury BS35 1 RD	Erection of 1 no. agricultural workers dwelling (Outline) with access and layout to be determined, all other matters reserved.	<i>SENT TO MAGGIE 20.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING No objection if officers are confident the building meets the requirements for a farm worker's cottage – submitted 26.11.19</i>	
19.11.19	P19/15661/CLE	48 High Street Thornbury Bristol South	Continued use of building as offices (Class B1(a)).	<i>SENT TO MAGGIE 20.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING No objection – submitted 26.11.19</i>	

		Gloucestershire BS35 2AL			
DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
20.11.19	P19/17077/F	Milbury Lodge Milbury Heath Road Buckover Wotton Under Edge South Gloucestershire	Erection of 1no. annex ancillary to the main dwelling (Resubmission of P19/09927/F).	<i>SENT TO MAGGIE 20.11.19 AS DUE TO EXPIRE BEFORE NEXT MEETING Object. Outside the development boundary. The structure and internal layout could easily be separated to become an independent unit rather than an annex, even though it is close to the main dwelling – submitted 26.11.19</i>	
21.11.19	P19/17014/F	Land at Near Kyneton House Mumbleys Lane Thornbury Bristol South Gloucestershire	Change of Use of land from agricultural to residential (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), Creation of hard surfacing and erection of 2.5m fencing to form tennis court.	Object to land being given residential status	
22.11.19	P19/15631/F	Wellfield Kington Lane Thornbury Bristol South Gloucestershire	Alterations to roof line, creation of roof terrace and partial garage conversion.	Object. Thornbury Town Council supports the comments made by the Conservation Officer and are concerned about loss of parking.	
22.11.19	P19/14140/F	Parkmill Farm Oldbury Lane Thornbury Bristol South Gloucestershire	Erection of 2no. agricultural buildings with associated yard area to form pig rearing unit.	No objection	
25.11.19	P19/17407/F	58 Cumbria Close Thornbury Bristol South Gloucestershire	Erection of single storey rear and side extension and first floor rear extension to form additional living accommodation.	No objection	

		BS35 2YF			
26.11.19	P19/17576/PNH	91 Barley Fields Thornbury Bristol South Gloucestershire BS35 1AQ	Erection of rear conservatory which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.3 metres, and for which the height of the eaves would be 2.35 metres.	No objection	
26.11.19	P19/16792/O	(Adjoining parish) 58 Quarry Road Alveston Bristol South Gloucestershire BS35 3JP	Erection of 1no dwelling (Outline) with access to be determined; all other matters reserved.	As an adjoining parish, Thornbury Town Council would support any objection put in by Alveston Parish Council on the grounds of severe parking difficulties in that area.	
26.11.19	P19/17558/F	Fair View Cutts Heath Road Buckover Wotton Under Edge South Gloucestershire	Demolition of existing dwelling. Erection of 1 no. dwelling and associated works.	Object. Whilst Thornbury Town Council have no objection to the demolition of the existing building, we do object to the replacement building which is not in-keeping with the neighbour's property or roofline and its rural location	