

**REPORT of the Meeting of the Town Development  
Committee held on 13<sup>th</sup> December 2011**

*Present:-* Cllr. Maggie Tyrrell (Vice-Chairman)

Cllrs. Gill Brooks  
Chris Clifford  
Vincent Costello  
Gareth Davies  
Bob Griffin  
Helen Harrison  
Neil Halsall

Adrian Savery (Thornbury Chamber of Commerce)  
Judith Payne (Town Clerk)  
Sandra Richardson (Deputy Town Clerk)

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**1. APOLOGIES FOR ABSENCE**

Cllrs: Phyllida Parsloe (Indisposed)

**2. MATTERS ARISING FROM LAST REPORT**

a) **Town Centre Strategy Working Group – Draft Action Plan – Car & Coach Parking**

The Clerk had received an e-mail from Robert Walsh advising that he was the new Head of Service at South Gloucestershire Council responsible for car parking enforcement and that he had been tasked with leading the response to car parking issues raised by Town Council. He suggested that a working party be formed consisting of a technical team representative from South Gloucestershire Council, two Town Council representatives and two South Gloucestershire Council ward members.

The Clerk had responded to Mr. Walsh suggesting that it would be advantageous to have a representative of the Chamber of Commerce on the Working Group. Mr. Walsh hoped that once agreement had been reached on the approach of the group then it could complete its work by meeting once in December then three or four times through January.

Cllr. Maggie Tyrrell said that this Town Council project was in danger of being taken over by South Gloucestershire Council and that, although she had no objection to the working group being formed, she stipulated that Town Council should take the lead in the discussions. Members had no objection to the proposed make up of the group provided there was Chamber of Commerce representation.

Cllr. Tyrrell said that the first meeting of the group would look at the range of car and coach parking issues that had been raised and prioritise them. Members were aware that there was a series of single issues that needed to be discussed. The Working Group would report back to Committee.

*Mrs. Clare Fardell said that representatives of High Street retailers had been lobbying her about car parking and that she had received several complaints about the entrance and exit to Rock Street car park.*

(b) Oldbury Power Station

The report of the Site Stakeholders Group meeting held on 2<sup>nd</sup> November 2011 had been e-mailed to members, for information, prior to the meeting. Members were aware that the power station was coming to the end of its life and that consideration would have to be given to the administration of the site.

It was agreed that 'Oldbury Power Shadow Review Group' be placed on the agenda of future Town Development Committee meetings.

(c) Core Strategy

(i) Review of Green Belt

The Clerk was still awaiting a response from South Gloucestershire Council's Senior Planning Officer, Patrick Conroy.

The review of the green belt undertaken as part of the revision of the Core Strategy had just become available. Cllr. Gareth Davies said that this revision was not a fresh look at Thornbury and that, because of the scheduling of the Medieval Fishponds as an Ancient Monument, a new element should have been introduced into the review. There was no evidence that the change in status of the fishponds had been considered in the review.

*Mrs. Clare Fardell advised that South Gloucestershire Council's Cabinet had reviewed the revised Core Strategy on the previous day and four main topics had been considered. These were:-*

- *The Future of Filton Airfield*
- *Review of the Green Belt*
- *How to accommodate more housing*
- *Where that housing should be*

*The Cabinet had gone through all the changes and there were only three alterations that were relevant to Thornbury.*

Cllr. Neil Halsall said that South Gloucestershire Council had reviewed the green belt in its entirety as part of the review of the Core Strategy. He suggested that members should attend the South Gloucestershire Full Council meeting on the 14<sup>th</sup> December to express their views.

Cllr. Gareth Davies felt that Thornbury had been sold short in the review and that the construction of 500 houses in the town had been deemed as only a small part of the Core Strategy. Consideration had not been given to local needs and the Inspector would probably be looking at the big picture and may not have concerns about Thornbury.

Cllr. Vincent Costello advised that he had attended three South Gloucestershire Council meetings during the summer and felt that the planning process was profoundly political not technical. Although planning officers carried out the technical process to the best of their ability, any decisions were dictated by politicians.

Cllr. Clive Parkinson felt that, as Patrick Conroy had completed four months work on the Core Strategy revision, he may be in a position to respond to Council's request for a review of Thornbury's green belt. Mr. Conroy had acknowledged the request and advised that consideration would be given to the issue and that he would respond shortly.

It was agreed to write to Mr. Conroy and request that he responds to Council as promised so that members were in a position to submit an informed response to the Inspector.

(ii) Thornbury Community Plan

A report of the Working Group meeting held on the 4<sup>th</sup> November had been presented to Full Council on the 15<sup>th</sup> November. The next meeting would be held on the 13<sup>th</sup> January 2012 and a public meeting had been arranged for the 15<sup>th</sup> March 2012

(iii) Medieval Fishponds – Request for Independent Technical Information

A response from South Gloucestershire Council's Archaeology and Heritage officer to Council's request for an independent assessment of drainage and flooding of the area was still awaited.

*Mrs. Clare Fardell advised that South Gloucestershire Council's two Development Control Committees and the Planning Select Committee had met jointly to consider the revised Core Strategy document and to request any alterations for the Cabinet and then Full Council to consider. Few changes had been made in the Core Strategy to the section relating to Thornbury except to note that the Medieval Fishponds had been granted Ancient Monument status.*

*It was however unanimously agreed that some words should be added to the section relating the fishponds. The alterations are as follows with the added words in bold type:-*

*'Developers will be required to demonstrate through a flood risk assessment that development will not increase the risk of flood risk downstream of the development, **or do any material harm to the Medieval Fishponds, or to the other heritage assets.**'*

Cllr. Gareth Davies stated that 'material harm' did not mention de-watering specifically. It was acknowledged that flooding would damage the fishponds but drying out could have an even greater detrimental effect. He was concerned that the fishponds could be ruined if they dried out and Thornbury could lose an area of archaeological importance. Cllr. Davies suggested that evidence should be produced to demonstrate that the streams feeding the fishponds would not be affected by any development at Park Farm.

Cllr. Neil Halsall advised that Allan Burberry had said that the stream that had fed the fishponds centuries ago were no longer supplying water to the area and that it was coming from a different source.

Cllr. Gareth Davies said there was no evidence of surface water entering the fishponds so it was quite probable that the area was being spring fed. Cllr. Neil Halsall stated that non-one know, at the present time, where the fishponds water supply was coming from.

Cllr. Maggie Tyrrell felt that the fishponds were now getting the highest level of protection and that technical evidence would be useful.

Cllr. Vincent Costello thought that the source of the water could possibly be coming from the geological boundary between the existing Park Farm estate that had been built on conglomerate rock and the adjacent flood plain.

(iv) South Gloucestershire Council – Post Submission Changes

This matter was dealt with under item 2(c)(i). It was agreed that a Special Council meeting should be called to formulate Council's response to the changes and the Clerk would arrange a meeting date. It would also be necessary to make some changes to already scheduled committee meetings to accommodate the extra Council meeting which would be held in the Cossham Hall.

It was also agreed that Cllrs. Phyllida Parsloe, Maggie Tyrrell, Clive Parkinson and the Clerk look at the lengthy revised Core Strategy document and highlight all sections relevant to Thornbury.

(d) Heritage Signs for Thornbury

A response was awaited from Mark Parry and the Clerk would endeavour to progress the matter early next year.

**3. MATTERS IN PROGRESS**

(a) Hacket Hill/Lane – Traffic Issues – Vehicle Count

An e-mail had been received from Mrs. Clare Fardell advising that she had received a summary of the findings of traffic monitoring on Hacket Lane and Whitewall Lane carried out by South Gloucestershire Council. She had attached a copy of the results to her e-mail, all of which had been circulated to members for information prior to the meeting. Mrs. Fardell had contacted the resident that first raised the issue and advised him that the traffic movements, in her opinion, were not significant enough to warrant her requesting traffic calming measures.

Members had considered the number of traffic movements in the report and also agreed not to pursue the installation of traffic calming measures.

(b) Empty Housing in Thornbury

Cllr. Gareth Davies had raised this issue as a result of the recently published Government report on Empty Housing. He questioned whether it was possible to access information on the number of empty houses in Thornbury and Cllr. Maggie Tyrrell advised that South Gloucestershire Council had an Empty Homes officer. She thought that this officer obtained a large proportion of his information from local residents giving details of houses that were unoccupied. It was agreed to write to South Gloucestershire Council's Empty Houses Officer and ask for any information he may have on the number of houses that were unoccupied in the town.

**4. PLANNING APPLICATIONS**

Planning applications were received and noted as detailed in the attached schedule

**5. PLANNING DECISIONS**

Planning decisions were received and noted as detailed in the attached schedule.

**6. CORRESPONDENCE**

(a) Network Rail – Railways Communications System

Notification had been received from Network Rail of its intention to construct a 25m lattice mast at a site in Grovesend, west of the quarry. The mast was part of a scheme to install a nationwide Railway Communication System across the entire rail network. The information was noted.

**THORNBURY TOWN COUNCIL****CODE**

P – Plans available for inspection at Town Hall

PLANNING APPLICATIONS considered on 13<sup>th</sup> December 2011 (Circulated)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>CODE</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
21.11.11	PT11/3327/F	Morton Street	Change of use of a redundant agricultural barn to create a single dwelling. (Resubmission of PT11/1640/F)	P	No objection	
17.11.11	PT11/3534/F	22 Church Road	Erection of single storey side extension to form store and additional living accommodation.	P	(Cllr Clive Parkinson declared a prejudicial interest) No objection	
21.11.11	PT11/3590/O	Land opposite Oakdale, Hacket Lane	Erection of 1 no. four bedroom dwelling with an integral disabled person self contained living apartment (Outline). All matters reserved.	P	OBJECT – the development is outside the town boundary and would result in the loss of open space in this rural area.	
21.11.11	PT11/3633/F	24 Foxglove Close	Erection of front porch.	P	No objection	
21.11.11	PT11/3644/F	16 Larkspur Close	Erection of rear conservatory.	P	No objection	
22.11.11	PT11/3665/F	16 Prowse Close	Erection of single storey rear extension to form additional living accommodation.	P	No objection	

DATE	REF. NO	LOCATION	PROPOSAL	CODE	COMMENT	PLANNING DECISION
23.11.11	PT11/3592/F	Pound Cottage Church Road	Alteration to existing outbuilding, raising the roof line and boundary wall and installation of chimney. Erection of single storey side extension to form link between dwelling and outbuilding. (Resubmission of PT11/0683/F).	p	No objection	
24.11.11	PT11/3672/ADV PT11/3674/LB	53 High Street	Display of 1 no. non-illuminated projecting sign and 1 no. non-illuminated logo.	p	No objection	
29.11.11	PT11/3691/F	20 Kestral Close	Erection of single storey rear extension to form additional living accommodation.	P	No objection	
29.11.11	PT11/36539/F	Parkmill Farm Oldbury Lane	Installation of ground mounted solar panels and associated equipment. Erection of 2.1m high chain link fence.	P	No objection	
05.12.11	PT11/3766/F	Oak Farm Oldbury Lane	Internal and external alterations to existing barn to facilitate the conversion to 1 no. dwelling.	P	No objection	
05.12.11	PT11/3803/F	84 Jubilee Drive	Erection of first floor front and side extension over existing garage and erection of single storey rear extension, all to provide additional living accommodation.	P	No objection	

**THORNBURY TOWN COUNCIL**

**CODE**

P – Plans available for inspection at Town Hall

NP – No plans available

PLANNING APPLICATIONS considered on 13<sup>th</sup> December 2011 (to be tabled)

<b>DATE</b>	<b>REF. NO</b>	<b>LOCATION</b>	<b>PROPOSAL</b>	<b>CODE</b>	<b>COMMENT</b>	<b>PLANNING DECISION</b>
07.12.11	PT11/3820/F	Meadow View Kington Lane	Erection of single storey side extension to provide additional living accommodation. Erection of front and rear porches. Erection of detached double garage.	P	No objection	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting of 13<sup>th</sup> December 2011

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT11/2813/F	Installation of new shop front and air conditioning units and extract fans to rear of property.	5 St. Mary Street	No objection	PERMISSION
PT11/2853/F	Installation of side dormer to provide additional living accommodation and erection of pitched roof over existing attached rear extension (lounge).	13 Meadowside	No objection	PERMISSION
PT11/2963/F	Installation of ATM cash machine to front elevation.	9 High Street	No objection	PERMISSION
PT11/3003/F	Installation of 1 no. front dormer window to provide additional living accommodation.	32 Cumbria Close	No objection	PERMISSION
PT11/2993/F	Change of use of part of ground floor from Residential (Class C3) to mixed use as residential and Hairdressers (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	52 Eastland Avenue	No objection	PERMISSION
PT11/3035/F	Erection of rear orangery.	58 Gloucester Road	No objection	PERMISSION
PT11/3052/F	Erection of first floor rear extension to form additional living accommodation.	10 Elizabeth Close	No objection	PERMISSION
PT11/3088/TRE	Works to 1 no. Copper Beech tree to crown thin by 10%, remove deadwood and reduce low lateral limbs by 15% covered by Tree Preservation Order TPO29 dated 4 May 1972.	41 Chatsworth Park	No objection	PERMISSION

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT11/3099/F	Erection of 1 no. attached dwelling with associated works.	136 Avon Way	No objection in principle, subject to necessary consideration being given to the possible effect of increased vehicular access to the highway.	PERMISSION
PT11/3296/F	Installation of 1 no. front dormer window to provide additional living accommodation.	12 Jubilee Drive	No objection	PERMISSION
PT11/3217/F	Installation of photovoltaic cells on ground frames with associated works.	Land adj to Hackett House, Hacket Lane	No objection	PERMISSION
PT11/3239/TRE	Works to crown lift by two metres 1 no. Holly tree, reduce 1 no. Sycamore by two metres, crown lift by two metres 1 no. Yew tree and crown lift by two metres 1 no. Holly tree covered by Tree Preservation Order TPO39 dated 14 December 1971.	1 Warwick Place	No objection	PERMISSION