

THORBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee
held on Tuesday 2 July 2019 in the Council Chamber

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

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)
Wendy Sydenham (Minutes)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Maggie Tyrrell - Chairman (work commitment)
Cllr Eva Lily Fielding (out of Thornbury)

2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST

Cllr Jayne Stansfield declared an interest in matters relating to PT18/3756/O (Land at Crossways, Morton Way, Thornbury) as a neighbouring resident (agenda item 6).

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

There were no representations from the public.

4. TO CONSIDER ANY MATTERS ARISING FROM THE REPORT OF THE MEETING HELD ON 21 MAY 2019 NOT CONSIDERED ELSEWHERE ON THE AGENDA

The report of the Town Development Committee meeting of 21 May 2019 had been circulated and was noted.

With regard to item 8 of the report, the Clerk reported that she had not received a response from South Gloucestershire Council to her request for information on the link road and bus routes. Cllr Jayne Stansfield reported that South Gloucestershire Council were currently carrying out feasibility work on this issue and it was agreed that she would ask for Thornbury Town Council to be kept informed of progress.

5. TO NOTE THE WEST OF ENGLAND JOINT SPATIAL PLAN EXAMINATION PROGRAMME

A letter regarding hearings programme for the examination of the West of England Joint Spatial Plan had been circulated and it was noted that Thornbury Town Council had not put in a request to attend. It was also noted that a written response had been submitted and would be considered by the Inspector. The Clerk agreed to circulate a copy of Council's written response to the Committee. It was noted that Council's response comprehensively covered

it's view on the JSP and that it could be made available to any members of the public who wished to see it.

6. TO CONSIDER REPRESENTATION AT THE PUBLIC INQUIRY FOR APPLICATION PT18/3756/O (LAND AT CROSSWAYS, MORTON WAY, THORNBURY)

A letter from South Gloucestershire Council regarding the above Public Inquiry had been circulated. It was agreed that the Clerk would respond to the letter to confirm that Cllr Maggie Tyrrell, or a nominated alternate member of the Committee, would attend to represent Thornbury Town Council.

7. 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.

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

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

It was agreed that the Clerk would circulate details of why application P19/2896/F (8 The Plain, Thornbury, BS35 2AG) had been refused.

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. In particular the complaint regarding COM/19/0398/OD (Prospect House, Knapp Road, Thornbury) was noted and Cllr Jayne Stansfield agreed to clarify action being taken in response to the complaint, especially in relation to materials being used for the driveway.

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

The Clerk provided an update on the development of a Neighbourhood Plan. The group had cancelled its last meeting as a response was still awaited from South Gloucestershire Council on the draft Plan, and it was possible that they would cancel the next meeting. The group had been informed that this delay was due to South Gloucestershire Council resources being diverted the JSP examination. The Clerk had written to the Planning Officer to express the group's disappointment in the delay and stress that this was holding up the implementation of the Plan. It was agreed that the Clerk should now write to the Director to strongly express Council's disappointment with the delay.

11. TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS

(a) Public Engagement on the Aust Ferry Improvements Proposals

The Committee noted the consultation.

(b) South Gloucestershire Council Permit Scheme for Road Works and Street Works

The Committee was pleased to see that this scheme was planned and hoped that it would be successful.

(c) South Gloucester Council StreetCare Team Survey

It was agreed that the Clerk would respond to the survey on Council's behalf including a comment on StreetCare being very late in cutting the grass in a number of open spaces, e.g. Streamleaze area.

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

- (a) Cllr Shirley Holloway provided more information on an email that had been circulated to Councillors regarding a new bus purchased by the Four Towns and Vale Link to bring people from surrounding villages into Thornbury. Comments on the route and timetable were welcomed and Cllr Shirley Holloway confirmed that she would be attending the open day on Friday 2 August 2019.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered on 2 July 2019

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
12.06.19	P19/6828/PNH	38 Jubilee Drive Thornbury Bristol South Gloucestershire BS35 2YQ	Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.425 metres for which the maximum height would be 3.66 metres and for which the height of the eaves would be 2.4 metres	No objection.	
12.06.19	P19/6439/F	Land Adjacent To Ringtail Cottage Butt Lane Thornbury Bristol South Gloucestershire	Erection of 3 No. detached dwellings and 3 No. detached garages with associated works.	OBJECT – the proposed development is outside the development boundary, Council has concerns regarding access on to the highway which it is hoped will be addressed by the Highways Officer, and Councils also has concerns regarding the neighbours amenities.	
18.06.19	P19/6897/F	37 Armstrong Close Thornbury Bristol South Gloucestershire BS35 2PQ	Erection of a single storey side and a single storey rear extension to form garage and additional living accommodation	No objection, but Council has concerns regarding the building regulations in relation to the boundary wall and the foundations.	
19.06.19	P19/6941/O	Apple Tree Cottage Old Gloucester Road Thornbury Bristol	Erection of 1 no. dwelling (Outline) with access, appearance, landscaping, layout and scale to be determined.	OBJECT – the proposed development is outside the development boundary and Councils has concerns regarding the neighbours amenities.	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
20.06.19	P19/6816/LB	Glebe Cottage Castle Street Thornbury Bristol	Creation of opening in garden wall to form doorway.	No objection, subject to Conservation Officer's approval.	
20.06.19	P19/7239/CLP	11 Crossways Road Thornbury Bristol South Gloucestershire BS35 2YL	Erection of a single storey rear extension to form additional living accommodation.	No objection.	
25.06.19	P19/6861/LB	The Stables Park Farm Butt Lane Thornbury Bristol South Gloucestershire	Internal and external alterations to include the erection of single storey side extension, raising of roof line and creation of new door and window openings to facilitate conversion of cart sheds to 1 No. dwelling.	No objection.	
25.06.19	P19/6860/F	The Stables Park Farm Butt Lane Thornbury Bristol	Erection of single storey side extension and raising of roof line to facilitate conversion of cart sheds to 1 No. dwelling.	No objection.	
27.06.19	P19/7237/LB	4A The Close Thornbury Bristol BS35 2AL	Like for like renovation and replacement of 1no. front elevation single glazed lower (6 pane) panel of timber sash window.	No objection.	
28.06.19	P19/7679/F	12 Celandine Close Thornbury Bristol South Gloucestershire BS35 1UB	Erection of two storey and single storey side extension to provide additional living accommodation.	No objection.	

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PLANNING DECISIONS notified at the meeting on 2 July 2019

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/2919/F	Change of Use from retail (Class A1) Outpatient clinic (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	9 St Mary Street Thornbury Bristol South Gloucestershire BS35 2AB	No objection	Approve with conditions
P19/3468/F	Erection of a single storey front extension to facilitate a porch and WC with associated works.	12 Hawthorn Crescent Thornbury Bristol South Gloucestershire BS35 1ED	No objection	Approve with conditions
P19/1338/F	Erection of 1 no. detached dwelling with associated works.	Orchard Lodge Clay Lane Thornbury Bristol BS35 3UD	Object-the proposed development is outside the development boundary	Refusal
P19/2896/F	Conversion of existing office/store (Class B1 (a)) to 1no self contained apartment (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	8 The Plain Thornbury Bristol South Gloucestershire BS35 2AG	No objection	Refusal
P19/2157/CLP	Erection of indoor pool complex with associated works.	Chelwood Vattingstone Lane Alveston Bristol South Gloucestershire	Object-inappropriate development in the green belt due to scale and design	Approve with conditions
PT18/6359/F	Erection of single storey garage and garden room to provide additional living accommodation.	44 Oakleaze Road Thornbury Bristol South Gloucestershire BS35 2LN	No objection	Approve with conditions

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/4208/F	Landscaping works to provide compliant disabled access to south porch and installation of new entrance doors.	St Marys Church Castle Street Thornbury South Gloucestershire BS35 1HQ	No objection – subject to Listed Building Officer’s Approval	Approve with conditions
P19/4763/F	Erection of first floor extension to existing garage to form ancillary annexe with associated works.	Grovesend Cottage Gloucester Road Grovesend Thornbury Bristol	No objection	Approve with conditions
P19/5015/F	Erection of rear extension to form additional living accommodation.	10 Jubilee Drive Thornbury Bristol South Gloucestershire BS35 2YG	No objection	Approve with conditions
P19/1815/F	Installation of 2 No. shipping containers to form community café (Class A3) and associated works.	Land Adjacent To Thornbury Skate Park Thornbury Leisure Centre Filnore Field Thornbury	Council is fully supportive of this application which will provide a very important facility for young people in the town. Council would like to stress that advice received from police and anti-social officers regarding anti-social behaviour should be adhered to and be made a condition of planning permission being granted.	Approve with conditions
P19/3990/F	Raising of roof line by 250mm to facilitate the installation of roof insulation.	11 Walker Way Thornbury South Gloucestershire BS35 3US	No comment recorded	Approve with conditions

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/5884/RVC	Variation of condition 15 attached to PT16/0982/F substitute plan numbers 10082TB-PA02 Rev C with 10082TB-NMA 221 and 10082TB-NMA 222, 10082TB-PA03 Rev C with 10082TB-NMA 223 and 10082TB-NMA 230, 10082TB-NMA 230 with 10082TB: P240, 10082TB-PA06 Rev C with 10082TB: P241 and 10082TB: P241 with 10082TB: P242.	The Council Offices Castle Street Thornbury South Gloucestershire BS35 1HF	Object – the site is in a highly sensitive location and the design of the building is critical. The condition was applied specifically to protect the appearance of the buildings and ensure they do not detract from the character of the area.	Withdrawn
P19/5198/TRE	Works to fell 1 no. Cypress and 1 no. Eucalyptus tree covered by SGTPO 01/15 dated 8th June 2015	Land at Castle Street Thornbury South Gloucestershire BS35 1HA	No objection, subject to tree officer's recommendation	Approve with conditions
P19/5059/F	Installation of front dormer to provide additional living accommodation	41 Malvern Drive Thornbury Bristol South Gloucestershire BS35 2HY	No objection	Approve with conditions
P19/3776/F	Installation of replacement steps to the side elevation.	Thornbury United Reformed Church Rock Street Thornbury Bristol South Gloucestershire	No objection	Approve with conditions
P19/4488/F	Erection of single storey side and rear extension to provide additional living accommodation.	94 Osprey Park Thornbury Bristol South Gloucestershire BS35 1LZ	No objection	Approve with conditions
P19/3868/F	Demolition of existing link extension. Raising of roofline and erection of extensions to provide additional living accommodation.	Fair View Cutts Heath Road Buckover Wotton Under Edge South Gloucestershire	Deadline for comment submission was day of council meeting. Deadline missed.	Approve with conditions

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/4460/F	Erection of a two storey side and rear extension to form additional living accommodation.	74 Oakleaze Road Thornbury Bristol South Gloucestershire BS35 2LP	No objection	Approve with conditions
P19/5040/F	Erection of single storey front, first floor side and single storey rear extensions to form additional living accommodation.	5 Tilting Road Thornbury Bristol South Gloucestershire BS35 1EP	Approve with conditions	Approve with conditions