

REPORT of the Meeting of the Town Development Committee
held on Tuesday 5 March 2019

Present: Cllr Maggie Tyrrell (Chairman)
Cllr Clare Fardell
Cllr Bob Griffin
Cllr Guy Rawlinson
Cllr Pam Shipp
Cllr Angela Symonds

Adrian Savery (Thornbury Chamber of Commerce)

Louise Powell (Town Clerk)
Wendy Sydenham (Administrator)

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Vincent Costello (out of Thornbury)
Cllr Shirley Holloway (another commitment)
Cllr Clive Parkinson (out of Thornbury)

2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST

None.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

None.

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

The report of the Town Development Committee meeting of 22 January 2019 had been circulated and was noted.

The Chairman reported that both she and Cllr Clare Fardell has presented at the Public Inquiry into the Bovis Homes Ltd appeal on behalf of Council and the outcome of the Inquiry was now awaited. The Chairman also reported that South Gloucestershire Council had not been successful in its case against the Cleve Park appeal and this development would now go ahead.

5. TO CONSIDER THE CONSULTATION LETTER FOR P19/1815/F LAND ADJACENT TO THORNBURY SKATE PARK, THORNBURY LEISURE CENTRE, FILNORE WOOD

The planning application was reviewed and discussed. It was agreed that the Council fully supported the application as it was an important facility for young people in the town, but that it was important that advice from the Police and the Anti-Social Behaviour Team should be adhered to and should be made a condition of planning permission being granted. It was agreed that these comments would be submitted to South Gloucestershire Council Planning Department.

6. **TO CONSIDER AN EMAIL REGARDING AN APPLICATION FOR A SPECIAL EXTINGUISHER ORDER UNDER S118B OF THE HIGHWAYS ACT 1980**

An email regarding this issue had been circulated and was discussed. It was agreed that the Clerk would respond stating that Council felt that this was a matter for South Gloucestershire Council to consider and that it was hoped that their Safeguarding Officers would have an input into the decision.

7. **TO CONSIDER THE SOUTH GLOUCESTERSHIRE COUNCIL ONLINE CONSULTATION – STREET TRADING POLICY REVIEW**

The consultation was noted. The Clerk confirmed that the deadline for feedback was 20 March 2019 and that any if Committee members had comments, they should pass them onto the Clerk before the deadline.

8. **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.

9. **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.

10. **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.

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

The Clerk reported that the draft plan was now ready and had gone back to the consultants for the accompanying documents to be completed. The plan would come back to Council after Purdah and would also be sent to South Gloucestershire Council for informal review.

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

- (a) A copy of a letter to South Gloucestershire Council from a member of the public was tabled. The letter raised a number of safety concerns in the High Street, in particular the lack of visibility near the zebra crossings due to the number of vans and buses parking nearby. The issues were discussed in detail and it was noted that often these issues were exacerbated by cars parking in the bus layby. It was agreed that this issue would be referred to the next Council for consideration with the recommendation that they invite a South Gloucestershire Council Highways Officer to attend a Committee or Council meeting.
- (b) The Clerk tabled an email from the South Gloucestershire Council Community Spaces Improvements Manager regarding s106 funds from the West of Park Farm development. The funds were being considered for public open space requirements and Council was being asked to contribute to the list of eligible projects for consideration. The issue was discussed in detail. It was noted that the request was not very clear and the criteria seemed very narrow, especially eligible locations. It was also noted that there was a very tight deadline for contributions (15 March 2019)

which was disappointing as it gave Council very little time to consider eligible projects. It was agreed that the Clerk should contact the Community Spaces Team to clarify the criteria and also to request an extension, ideally so that the issue could be considered at full Council on 19 March 2019. It was also agreed that in the meantime the issue could be considered further at the Finance and Policy Committee meeting in two days time, on 7 March 2019. Finally, it was agreed that the Chairman would put in a complaint to the new Director of that Department regarding the lack of time given to consider eligible projects.

- (c) Cllr Bob Griffin reported that he had heard of potential changes to the gate to the side of the Town Hall. The Clerk asked for further information from Cllr Bob Griffin with a view to raising the issue at the next Town Centre Partnership meeting.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered on 5 March 2019

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
22.02.19	P19/1925/F	The Chalet, Thornbury Hill, Alveston	Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 no. dwelling with associated works.	OBJECT – Council has a number of concerns regarding this application - overdevelopment of the site, increase in size of the foot print, cumulative effect of a number of applications on that site adversely affecting the green belt and concerns regarding access arrangements to and from the hill.	
25.02.19	P19/2095/F	38 Elmdale Crescent, Thornbury	Erection of two storey side extension to provide additional living accommodation. <i>(Note - revised proposals received on 27.02.19.)</i>	No objection.	
26.02.19	P19/2157/CLP	Chelwood, Vattingstone Lane, Alveston	Erection of indoor pool complex with associated works.	OBJECT – inappropriate development in the green belt due to scale and design.	
26.02.19	P19/1957/F	18 Coln Square, Thornbury	Erection of a single storey rear extension to form additional living accommodation.	No objection.	
27.02.19	PT18/5344/F	Ringtail Cottage, Butt Lane, Thornbury	<i>(Note – revised proposals.)</i> Erection of a two storey extension to form additional living accommodation and erection of front porch to kitchen area. Demolition of existing attached garage and installation of a driveway and erection of detached double garage.	<i>Previous comment – no objection.</i> No objection.	

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
04.03.19	P19/2377/PDR	6 Mallow Close, Thornbury, BS35 1UE	Erection of a single storey rear extension to form additional living accommodation.	No objection.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting on 5 March 2019

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/5824/F	Erection of boundary walls and fencing. Installation of vehicular access.	13 Gillingstool, Thornbury	OBJECT – the changes will detract from the “open” character of the road and are therefore inappropriate in that setting.	Refusal.
PT18/6362/TCA	Works to fell 1 no. Sycamore tree (T2) and crown reduce the height by 5 metres and a radial spread by up to 4 metres 1 no. Sycamore tree (T3). Trees situated in the Thornbury Conservation Area.	2 Stokefield Close, Thornbury	No objection, subject to the Tree Officer’s approval.	No objection.
P19/0117/F	Erection of a single storey rear extension to form additional living accommodation.	21 Church Road, Thornbury	No objection, subject to the protection of neighbours’ residential amenities.	Approve with conditions.
PT18/5796/F	Demolition of existing log cabin and erection of 1 no. dwelling with associated works.	Balmers View, Green Lane, Milbury Heath	OBJECT – this is a large, new dwelling outside the development boundary and is intrusive in this rural location. It has no relation to the current cabin on site, has little design merit and is incompatible with the location.	Refusal.
PT18/6737/HED	Removal of 3 no. five metre sections of hedgerow to facilitate the replacement of a waste main adjacent to Oldbury Road, North of Thornbury.	Land Adjacent to Oldbury Lane, North of Thornbury	No objection, subject to the horticultural expert’s comments and Council would expect that the reinstatement was to a high standard.	Approve.

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
PT18/6150/F	Demolition of existing garage. Erection of detached garage and annexe ancillary to the main dwelling house.	53 Ashgrove, Thornbury	No objection, but should be on condition that this cannot be further developed to create a separate dwelling without full planning permission.	Approve with conditions.
PT18/6305/F	Erection of first floor side extension to form additional living accommodation and erection of front porch.	9 Lavender Close, Thornbury	No objection.	Approve with conditions.
PT18/4823/F	Installation of 3 no. front dormer windows and raising of roof line. Replacement of existing corrugated sheeting garage roof with roman tiles.	Crossways Farm, Crossways Lane, Thornbury	OBJECT – raising the roofline of this property alters the proportions of the dwelling and creates a roofline that is out of proportion with the traditional cottage design, which is sited in a lane that has been noted for the special rural character in South Gloucestershire documents. The character of the building would be altered to the detriment of the street scene.	Approve with conditions.
P19/0992/CLP	Demolition of existing conservatory. Erection of single storey rear extension.	25 Tilting Road, Thornbury, BS35 1ES	No objection.	Approve with conditions.
PT18/5245/F	Erection of single storey rear and single storey front extensions to form additional living accommodation.	8 Shannon Court, Thornbury, BS35 2HN	No objection.	Approve with conditions.