

THORBURY TOWN COUNCIL

REPORT of the Meeting of the Town Development Committee
held on Tuesday 10 September 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

Adrian Savery (Thornbury Chamber of Commerce)

Wendy Sydenham (Deputy Town Clerk)
Hannah Cornford (Minutes)

Absent: Cllr Eva Fielding

1. TO RECEIVE ANY APOLOGIES FOR ABSENCE

Cllr Angela Symonds (indisposed)

2. TO RECEIVE ANY MEMBER'S DECLARATIONS OF INTEREST

There were none.

3. TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC

A resident and co-founder of Trapp'd addressed the committee regarding his concerns on the naming of a new David Wilson development. It is being marketed as "Morton Grange", which is the name of an existing grade II* listed property in close proximity. He wished the committee to write to David Wilson and request a change of name. It was agreed that inquiries would be made over whether the owner of the property was aware of the situation and that we would contact David Wilson to request they change the name. (The Chairman agreed to take this issue as item 17, due to the urgency with which communication would need to be made.)

4. TO CONSIDER ANY MATTERS ARISING FROM THE REPORT OF THE MEETING HELD ON 02 JULY 2019 NOT CONSIDERED ELSEWHERE ON THE AGENDA

The report was adopted.

5. TO CONSIDER THE IMPACT OF THE INTRODUCTION OF 5G

This item had been referred following a member of public speaking at the last Council meeting. Cllr Parkinson suggested that considering the Committee's lack of specialist knowledge, we should approach South Glos Council to ask what research they have done and how they will advise their planners. The Deputy Clerk would write to the member of public and update them on the course of action taken.

6. **TO NOTE THE LETTER FROM THE INSPECTORS REGARDING THE EXAMINATION OF THE JOINT SPACIAL PLAN**

The letter was noted. There was discussion surrounding on what basis planning applications can be evaluated and objected to. It was stated that it would now revert to core strategy, but this would have less weight the closer to the end date we get. It was queried how this might affect the proposal for Buckover Garden Village. Cllr Parkinson requested that the Deputy Clerk write to South Glos Council to express that the Council has always been against this proposal and are pleased that the plans which allowed it have been found to be flawed. He wished the letter to be copied to Luke Hall MP.

7. **TO DISCUSS THE NEW PLAY AREA NOT OWNED BY THE TOWN COUNCIL IN THE BADGER ROAD AREA**

The playground is now open and being well used.

8. **TO CONSIDER A COMPLAINT REGARDING FIREWORKS COMPLIANCE**

The Committee were not against the use of fireworks for weddings and other important events, but it was thought that the noise of the display was perhaps unacceptable. It was agreed that the Deputy Clerk would write to the premises and ask that future fireworks used are “not of the loudest variety”. She would also write to South Glos. Council and ask how they check noise levels are within the permitted parameters.

9. **TO NOTE THE CANCELLATION OF THE PUBLIC INQUIRY INTO THE APPEAL (WITHDRAWN) FOR PT18/3756/O LAND AT CROSSWAYS (UP TO 100 DWELLINGS)**

The withdrawal was noted, but also that there is another application at the same site for 80 dwellings plus business use.

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

The documents were unavailable to view, so the task was delegated to Cllr Maggie Tyrrell to do out of meeting.

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

The schedule was noted. The Committee noted that there were a number with no Council comments recorded. It was requested that these be looked into to see whether the applications had been received by the Council.

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

The table was noted.

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

Cllr Parkinson reported that the plan was being formalised and would shortly be going off for review prior to consultation. Some of the issues that had been raised were outside the scope of the plan. These were referred to item 14.

14. TO CONSIDER ISSUES RAISED DURING CONSULTATION ON THE NEIGHBOURHOOD PLAN WHICH ARE OUTSIDE OF ITS REMIT

A paper outlining these issues had been circulated and discussed, including which committee might best address each issue. It was agreed that there should be a working group to assist committees in this work. The working group would initially be all the councillors on the Neighbourhood Plan group plus those who are chairs of the above mentioned committees. The working group will also discuss representatives from other organisations joining the group.

Cllr Stansfield suggested that item 12.1.3 was related to the correspondence from Rob Wiltsher regarding road safety. There was discussion surrounding the extent of the proposed speed limit reduction. Cllr Tyrrell reported that after recent negotiations, a local bus fare rate had been agreed.

15. TO CONSIDER ISSUES RAISED DURING COUNCILLOR SURGERIES

(a) Speeding on Thornbury Hill

South Gloucestershire Council had responded that they would repaint the 'Slow' sign and also put a temporary speed indicator at the bottom of the hill. Cllr Stansfield had met with a traffic engineer and shown him the deer run and a sign would be erected as a result of this. It was discussed also that there is a length restriction for vehicles on that stretch of road. Cllr Griffin had been approached by a night HGV driver who reported that new lorry drivers from a particular company were using this road in convoy at night and that it was dangerous. It was agreed the Deputy Clerk would write to the company to remind them of the restrictions on this road, and also to South Glos to check the appropriate signage is in place. It was also noted a 30mph sign is missing at Streamleaze and this would be reported also.

16. TO CONSIDER COUNCIL'S RESPONSE TO THE FOLLOWING CONSULTATIONS:

(a) Consultation of the Plain (Bus Stop), Thornbury

There was discussion surrounding the proposals put forwards by South Glos Council. It was felt although the Committee doesn't object to the raising of the curb, it was an opportunity to review the wider issues with the location of this stop. The current position causes congestion when two or more buses arrive and need to stop. It was discussed where the stop could be moved to in order to alleviate this problem and improve safety.

(b) Proposed Changes to South Gloucestershire Council's Local Planning Application Requirements 2019

This would be deferred until the next meeting.

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

There were none.

THORNBURY TOWN COUNCIL

PLANNING APPLICATIONS considered on 10 September 19

THE FOLLOWING APPLICATIONS WERE RECEIVED AFTER THE AGENDA AND PAPERS WERE SENT OUT

DATE	REF NO	LOCATION	PROPOSAL	COMMENT	PLANNING DECISION
05.09.19	P19/12239/F	6 Regents Close Thornbury Bristol South Gloucestershire BS35 1HY	Erection of single storey rear extension to form additional living accommodation.	Delegate to Cllr Maggie Tyrrell as documents not available to view online.	

THORNBURY TOWN COUNCIL

PLANNING DECISIONS notified at the meeting on 10 SEPTEMBER 2019

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/1925/F	Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 No. dwelling with associated works	The Chalet Thornbury Hill Alveston Bristol South Gloucestershire	OBJECT - Council has a number of concerns regarding this application - overdevelopment of the site, increase in size of the footprint, 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.	Approve with conditions
P19/5247/F	Erection of a single storey rear extension to provide additional living accommodation. Erection of a front porch.	32 Wye Court Thornbury Bristol South Gloucestershire BS35 2DL	No comments registered	Approve with conditions
P19/6162/TCA	Works to fell 1 no. Birch tree. Tree situated in the Thornbury Conservation Area.	3 Castle Street Thornbury Bristol South Gloucestershire BS35 1HA	No objection	No objection
P19/5255/RVC	Variation of condition 7 attached to PT18/4678/F to replace the approved plans Proposed First Floor 16TH_GA_011 Rev M with 16TH_GA_011 Rev R, Proposed Roof 16TH_GA_012 Rev E with 16TH_GA_012 Rev F, Proposed Elevations-Sheet 1 16TH_GA_013 Rev H with 16TH_GA_013 Rev L, and Proposed Elevations-Sheet 2 16TH_GA_014 Rev G with 16TH_GA_014 Rev K.	Land Off Morton Way/Badger Road Thornbury Bristol South Gloucestershire BS35 1LR	No comments registered	Approve with conditions

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/5640/F	Demolition of existing garage. Erection of detached garage and annexe ancillary to the main dwelling house. (Re-submission of PT18/6150/F)	53 Ashgrove Thornbury Bristol South Gloucestershire BS35 2LH	No objection	Approve with conditions
P19/6828/PNH	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	38 Jubilee Drive Thornbury Bristol South Gloucestershire BS35 2YQ	No objection	Refusal
P19/5954/F	Creation of new access.	The Cottage Easton Hill Road Thornbury Bristol South Gloucestershire	No objection	Approve with conditions
P19/3197/O	Quarrylease Lower Morton Thornbury South Gloucestershire BS35 1LF	Demolition of existing buildings. Erection of 1 no. dwelling (Outline) with access to be determined, all other matters reserved.	No comments recorded	Refusal
P19/5591/F	1 Cheviot Drive Thornbury Bristol South Gloucestershire BS35 2YA	Demolition of existing conservatory. Erection of single storey side and rear extension to provide additional living accommodation.	No objection	Approve with conditions
P19/6941/O	Apple Tree Cottage Old Gloucester Road Thornbury Bristol South Gloucestershire	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 Council has concerns regarding the neighbours amenities	Refusal

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/5346/R3F	Erection of new sections of boundary fence	Manorbrook Primary School Park Road Thornbury Bristol South Gloucestershire	No objection	Deemed consent
P19/7679/F	Erection of two storey and single storey side extension to provide additional living accommodation	12 Celandine Close Thornbury Bristol South Gloucestershire BS35 1UB	No objections	Approve with conditions
P19/6897/F	Erection of a single storey side and a single storey rear extension to form garage and additional living accommodation.	37 Armstrong Close Thornbury Bristol South Gloucestershire BS35 2PQ	No objection, but Council has concerns regarding the building regulations in relation to the boundary wall and the foundations	Approve with conditions
P19/7237/LB	Like for like renovation and replacement of 1no. front elevation single glazed lower (6 pane) panel of timber sash window.	4A The Close Thornbury Bristol South Gloucestershire BS35 2AL	No Objection	Approve with conditions
P19/6816/LB	Creation of opening in garden wall to form doorway	Glebe Cottage, Castle Street, Thornbury, Bristol	No objection, subject to Conservation Officer's approval	Approve with conditions
P19/7239/CLP	Erection of a single storey rear extension to form additional living accommodation	11 Crossways Road, Thornbury, Bristol, South Glos, BS35 2YL	No objection	Approve with conditions
P19/5254/LB	Internal and external works to include removal of signage to principle elevation and internal cameras and counter. Removal of internal ATM machine and installation of steel plate to fill opening. Removal of 1 No. night safe and installation of steel plate to fill opening on principle elevation	41 High Street, Thornbury, Bristol	No objection	Approve with conditions

REF NO	PROPOSAL	ADDRESS	TOWN COUNCIL COMMENT	DECISION
P19/7914/F	Erection of single storey side extension to form additional living accommodation.	4 Larkspur Close Thornbury Bristol South Gloucestershire BS35 1UQ	No objection	Approve with conditions
PT18/2930/F	Erection of 6 retirement cottages, including landscaping, parking, and associated works.	Former Council Offices Castle Street Thornbury South Gloucestershire BS35 1HF	OBJECT - the proposal is detrimental to other residencies in the development as it is using open space that was an essential part of the application for the main development.	Approve with conditions
P19/09252/F	Erection of a single storey rear extension to form additional living accommodation.	29 Malvern Drive Thornbury Bristol South Gloucestershire BS35 2HY	No objection	Approve with conditions
P19/09320/PNH	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.4 metres, for which the maximum height would be 3.8 metres, and for which the height of the eaves would be 2.7 metres.	22 Hillcrest Thornbury Bristol South Gloucestershire BS35 2JA	No objection	No objection
P19/09750/CL	Erection of front porch	95 Osprey Park Thornbury Bristol South Gloucestershire BS35 1LZ	No objection	Refusal
P19/6824/F	Demolition of outbuildings. Erection of two storey side, two storey rear and single storey rear extensions to form additional living accommodation.	1 Parkmill Cottages Oldbury Lane Thornbury Bristol South Gloucestershire	No objection	Approve with conditions
P19/09281/PDR	Erection of single storey rear extension to form additional living accommodation.	38 Jubilee Drive Thornbury Bristol South Gloucestershire BS35 2YQ	No objection	Approve with conditions

THORNBURY TOWN COUNCIL

ENFORCEMENT COMPLAINTS (details received from South Gloucestershire Council) – noted at meeting on 10 September 2019

<i>DATE</i>	<i>REFERENCE</i>	<i>LOCATION</i>	<i>COMPLAINT</i>
03.07.19	COM/19/0557/BOC	Bloor development on Morton Way, Thornbury, BS35 3UE	Breach of condition 7 attached to planning permission PT17/3446/F hours of working, vehicles on site after 7pm
09.07.19	COM/19/0572/OD	10 Pine Close, Thornbury, Bristol, South Glos	Erection of a rear extension.
09.07.19	COM/19/0576/COU	Pound Mill Business Centre, Pound Mill Farm Lane, Thornbury, South Glos.	Office being used as residential and caravan sited on property. Land used for equestrian purposes.
08.08.19	COM/19/0689/BUS	26 Rudgeway Park, Rudgeway, Bristol, South Glos.	Childminding business being run from property – LISTED BY SOUTH GLOS AS THORNBURY BUT NOT IN PARISH
13.08.19	COM/19/0709/UNT	71 Swallow Park, Thornbury, Bristol	Untidy Land
13.08.19	COM/19/0710/UNT	38 Swallow Park, Thornbury, Bristol	Untidy Land
20.08.19	COM/19/0730/OD	27 Cumbria Close, Thornbury, Bristol	Front garden paved over and picket fence erected
22.08.19	COM/19/0742/OD	13 Ellesmere, Thornbury, Bristol	Erection of a rear extension, 2.1m high extending 4.6m from the rear of the property
03.09.19	COM/19/0746/ADV	Land at Post Farm, Butt Lane, Thornbury, Bristol	Removal of hedgerow and installation of advertising boards